

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY POSITIONED FOUR BEDROOMED BARN CONVERSION SITUATED IN A POPULAR AND MUCH SOUGHT AFTER HAMLET. THE ACCOMMODATION, SET OVER TWO FLOORS, OFFERS SPACIOUS AND VERSATILE ROOMS WITH A WEALTH OF CHARACTER AND CHARM COUPLED WITH THE AMENITIES OF MODERN DAY LIVING. ENERGY RATING "F" NO CHAIN

2 Hill Farm Barns - Guide Price £450,000

Dingle Road, Leigh, Worcestershire, WR6 5JX

 4  3  2



2 Hill Farm Barns

Location & Description

Situated in the popular village of Leigh located between the city of Worcester and the Victorian hillside town of Great Malvern. Both centres offer a wide range of amenities including high street and independent shops, supermarkets, eateries, takeaways, sports centres and community facilities. Close by is the popular Bransford Bank House Hotel and Golf Club.

Educational facilities are well catered for at both primary and secondary levels. Transport communications are excellent with mainline railway stations in Worcester and Malvern offering direct links to Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester and brings The Midlands, South West and South Wales into an easy commute.

Property Description

2 Hill Farm Barns is a beautifully positioned barn conversion situated in a semi rural location in the popular and much sought after hamlet of Leigh. The property is situated on a small development of similar period properties in a superb location.

The property is approached initially via a gravel driveway leading through brick pillars and opens to allow for parking and being enclosed by a hedge, fence and walled perimeter. From the parking area a paved pedestrian path leads up to the front door and giving access to the accommodation which is set over two floors and offers wealth of period character and charm coupled with the amenities of modern day living. The original barn was converted and offers spacious and versatile rooms all benefitting from double glazing and oil fired central heating.

The accommodation which is in excess of 1500 square feet comprises in more detail:

Reception Hall 5.83m (18ft 10in) 0 x 3.69m (11ft 11in)

An open and welcoming space accessed through the double glazed front door with matching full height windows. This is a versatile area with laminate flooring flowing throughout. It further benefits from a double cupboard with sliding door with shelving behind. A double glazed wooden door with matching window open to and overlooks the rear garden. An open wooded balustraded staircase rises to the first floor and an entrance through to inner hallway (described later). Exposed wall and ceiling timbers. Door to

Cloakroom

Fitted with a modern white low level WC, vanity wash hand basin with mixer tap and cupboard under. Obscure double glazed window to rear, ceiling light point, tiled splashbacks.

Inner Hall

Wall mounted thermostat control point, ceiling light point, radiator. Continued wood effect laminate flooring. Door to dining room and sitting room (described later) and further door opening to

Kitchen 4.23m (13ft 8in) x 3.02m (9ft 9in)

Fitted with a range of cream fronted shaker style drawer and cupboard base units with chrome handles and roll edged worktop over. Further matching wall units with underlighting. Range of integrated appliances including a four ring stainless steel LPG gas **HOB** with stainless steel splashback and matching cooker hood over. Eye level **DOUBLE OVEN, DISHWASHER, WASHING MACHINE** and **FRIDGE FREEZER**. Breakfast bar return makes for a useful eating area. Radiator. One and half bowl sink unit set under a double glazed window to rear with drainer and mixer tap. Wall mounted LPG boiler in a matching cupboard.

Sitting Room 5.47m (17ft 8in) x 4.26m (13ft 9in)

A lovely dual aspect and generous space with double glazed door with matching side panel overlooking and opening to the garden. Further double glazed circular fanlight window to side. Feature fireplace with wooden mantle, tiled back and hearth. Two ceiling light points, two radiators. Door to





Office/Study 3.56m (11ft 6in) x 3.44m (11ft 1in)

A further versatile room with double glazed skylight to front with internal blind. Ceiling light point, exposed wall and ceiling trusses. Radiator.

Dining Room 3.61m (11ft 8in) x 3.44m (11ft 1in)

Conveniently located close to the kitchen. Double glazed window to side, double glazed skylight with internal blind to front. Ceiling light point, radiator and exposed roof trusses.

First Floor

Landing

The wealth of character and charm is continued on the upper floor with the main landing having beautiful exposed wooden roof trusses, ceiling light point, access to loft space with pull down ladder. Radiator, cupboard housing the hot water cylinder with shelving over. Door to

Master Bedroom 3.72m (12ft) x 3.56m (11ft 6in)

Fitted with a double glazed skylight to front with remote controlled internal blind. Half vaulted ceiling and exposed ceiling truss. This room offers range of fitted wardrobes incorporating hanging and shelf space and matching double doors open to

En-suite

Fitted with a close coupled WC and vanity wash hand basin with mixer tap and cupboards under. Walk-in shower enclosure with thermostatically controlled shower over. Tiled splashbacks, double glazed window to rear, wall mounted chrome heated towel rail. Inset ceiling spotlights and ceiling mounted extractor fan. Wall mounted shaver point, useful shelving and exposed ceiling timber.

Bedroom 2 3.49m (11ft 3in) x 3.54m (11ft 5in)

Double glazed windows to one wall overlook the rear garden. Half vaulted ceiling with exposed ceiling timbers. Ceiling light point, radiator and double wardrobe incorporating hanging and shelf space.

Bedroom 3 2.66m (8ft 7in) x 2.73m (8ft 10in)

Double glazed window to rear, ceiling light point, radiator, ceiling timbers and trusses.

Bedroom 4 1.86m (6ft) x 3.97m (12ft 10in)

Double glazed skylight to front with internal blind, ceiling light point, radiator. Exposed ceiling trusses.

Bathroom

Fitted with a white low level WC, vanity wash hand basin with mixer tap set into a worktop with cupboards under. Spa bath with mixer tap. Separate walk-in shower enclosure with thermostatically controlled shower over. Double glazed window to rear, tiled splashbacks, chrome wall mounted heated towel rail, inset ceiling spotlights, wall mounted extractor fan.

Outside

A paved patio area extends across the rear of the property making for a wonderful seating area where the pleasures of its fantastic setting can be enjoyed. Steps lead past planted beds and through a wooden arbour with lawn to side and to a further decked seating area and the bottom of the garden which is covered by a wooden arbour. The garden is enclosed by a walled and fenced perimeter and further benefits from a wooden **SHED**, outside light and water tap. Gated pedestrian access provides a walkway to the garage area which is En-bloc.

Single Garage En Bloc 4.68m (15ft 1in) x 2.63m (8ft 6in)

Double vehicular doors, light and power.



Directions

Leave Malvern in the direction of Leigh Sinton. AT the T junction in the village turn right towards Worcester. At the traffic island next to The Bank House Hotel turn left and go straight on through the village of Leigh. As you go up a small incline there is a right hand turn signposted Dingle Road. Proceed along Dingle Road and where the road splits the property will be seen directly in front of you as indicated by the agents For Sale board.



Services

We have been advised that mains electricity and water are connected to the property. Central heating and cooking is provided by an LPG fired system. Drainage is to a septic that is shared with five other properties, the cost of which is shared equally between these properties. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

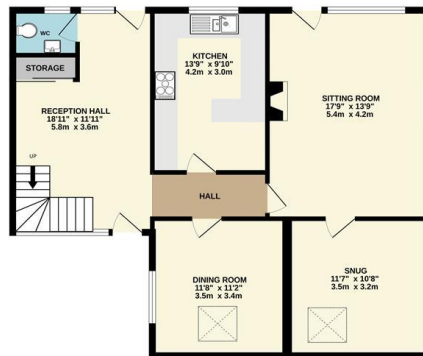
COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

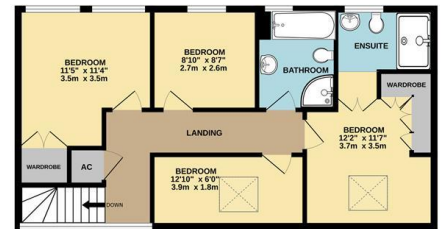
EPC

The EPC rating for this property is F (36).

GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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