

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



THE BALCONIES

HANLEY SWAN, WORCESTERSHIRE, WR8 0DN

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A UNIQUE OPPORTUNITY TO PURCHASE A SUBSTANTIAL DETACHED PROPERTY OFFERING FLEXIBLE AND VERSATILE ROOMS INCLUDING ANCILLARY ACCOMMODATION SET IN GENEROUS AND BEAUTIFULLY MAINTAINED GROUNDS AFFORDING VIEWS TO THE MALVERN HILLS AND POSITIONED IN THE POPULAR AND HIGHLY SOUGHT AFTER VILLAGE OF HANLEY SWAN

Energy Rating "D"

Location & Description

The property stands in the highly regarded south Worcestershire village of Hanley Swan, approximately four miles from the well served town of Great Malvern and a similar distance from the busy riverside town of Upton upon Severn. The village itself boasts an excellent range of local amenities including a general stores and post office, a very popular pub, village hall, church and primary school. The popular secondary school and sixth form is in Hanley Castle which is within walking distance of the property. The focal point of Hanley Swan is its village pond.

The cultural spa town of Great Malvern has a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Upton upon Severn also has an excellent choice of facilities and is well known for its riverside marina and summer music festivals. The city of Worcester is about ten miles away and junction 1 of the M50 motorway, south of Upton, is less than seven miles.

For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby.

The Balconies is a wonderful example of a period detached property, modernised and developed to a high specification of craftsmanship and finish throughout. The property has





been sympathetically extended to create versatile and flexible accommodation not only in the main house but also in the outbuildings which include a four bay garage with potential for a holiday let over as it just needs a kitchen to be installed. The main house itself is over 4700 square feet and having an auxiliary wing which is currently used as accommodation for the main residence but could easily become a self-contained annexe for a dependant relative or family member. In the past this area has also been used as an architects office by the current owners.

Approached via an 'in and out' driveway having a large gravel and tarmac area allowing for ample off road parking. The detached four bay garage is positioned away from the house with further parking and lawn to front with an external staircase rising to the Games room/holiday let which has Planning permission and is completed to provide holiday let accommodation except for the kitchen fittings. The main front lawn is flanked by a hedged perimeter interspersed with specimen trees.

The hardwood front door set under a storm porch with pitched tiled roof opens to the accommodation which is in excess of 4700 sq. ft.

The property holds a depth of character and charm, ideal for family living or those looking for multi-generational space.

The Reception Hall is a welcoming and inviting area and benefits from a cloakroom. One of the key selling features of the property is the Living Dining Kitchen positioned to the rear of the property and being westerly facing enjoying views to the Malvern Hills. This is a wonderful open space divided into three main areas of the formal fitted Kitchen with a range of integrated appliances and breakfast bar island along with further space for a breakfast table and enjoying a wood burning stove. The tiled floor flows through into the garden room which is oak framed with a vaulted ceiling and beautiful bi-fold doors opening to a covered tiled verandah with Rill to the lawn and views beyond. Leading from this room is the formal Sitting Room with a beautiful parquet floor and glazed sash windows giving views over the fields opposite. There is a feature sandstone fireplace with wood burning stove and a further door opens to the Dining Room which is a generous room

positioned at the front of the house and having an open wooden balustraded staircase rising to the first floor, a flexible and versatile space currently set up as a dining room and snug.

To the first floor there are two generous double Bedrooms both with En-suite's and two further spacious double Bedrooms benefitting and serviced by a refitted Family Bathroom. All sanitaryware has been fitted to a high standard.

Supplementing the kitchen is a Utility Room with large cloaks cupboard and which seamlessly gives access to the southern wing of the property where there a two further Cloakrooms, Kitchenette, two additional Reception Rooms as well as a large double Bedroom space and further small Bedroom to the first floor. This area has planning permission as ancillary accommodation to the main house but would be a wonderful area for a teenager suite or for a dependant family member. It has in the past been used as office space although it does not currently have the necessary permissions for this use. There is independent access to the front driveway. The main house also benefits from cellarge with good head height leading from the dining room and housing the oil fired central heating boiler, being an excellent space for storage.

In total the grounds of this property extend to approximately one acre with the majority being positioned to the rear and enjoying a westerly position. From the garden a covered verandah with floor uplighting leads to the main lawn area continuing to the southerly and westerly aspects of the house. The garden is meticulously maintained and planted to create a wonderful secluded environment boasting a wealth of colour and charm throughout the year through the well stocked herbaceous beds, interspersed with mature specimen trees. There is a further patio area to the southerly side of the house where the pleasures of this fantastic setting can be enjoyed. The formal garden continues through a gate into the second part of the garden with another large lawn area and raised vegetable beds including a Greenhouse. Vehicular double gates lead to the road. At the top of the garden there is a delightful ornamental pond with water feature with an array of Lillies and water fall and flanked by specimen beds behind which





is a paved patio area giving access to the Summer House which is of timber frame under a pitched tiled roof, with light and power, windows and a covered verandah offer a wonderful space from where to enjoy the pleasures of the garden.

Throughout the garden there are strategically placed light and power points. There is a collection of fruit trees and the whole garden is enclosed by a hedge and fenced perimeter. To the left hand side of the garden are a number of outbuildings of wooden construction under pitch tiled roofs providing secure and covered storage areas and to the easterly aspect is a covered seated verandah with brick built barbeque, ideal for entertaining.

There is a two storey detached brick built Garage under a pitched tiled roof. At ground floor there is an open space accessed via three double vehicle doors and two pedestrian doors. Light and power, a wonderful workshop space. Fitted sink unit. Over the garage is a large playroom with planning permission to be used as a holiday let if required, currently converted into one large studio room with only the kitchen units, worktops and white goods to be installed and enjoying a completed shower room, separate store, all

MISREPRESENTATIONS ACT 1967 - JOHN GOODWIN

Conditions under which particulars are issued. John Goodwin for himself and for the vendors or lessors of this property whose agent he is gives notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (ii) 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. (iii) No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.



lit by a bank of Velux skylights to the northerly aspect.

Services

We have been advised that electricity, water and drainage are connected to the property. Heating is provided by an oil fired system. 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 "G"

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 D (65).

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After about two miles fork left into Hanley Road (signed The Three Counties Showground and Upton). Follow this route for about a mile passing through a set of traffic lights, continuing into the village of Hanley Swan. At the staggered crossroads proceed for a further 0.8 miles after which the driveway for the property can be found on the right hand side as indicated by the agents for sale board.



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