

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN EXCELLENTLY POSITIONED DETACHED BUNGALOW OF SUBSTANTIAL PROPORTIONS IN EXCESS OF 3,000 SQUARE FOOT OCCUPYING A SINGLE STOREY AND OFFERING FLEXIBLE AND VERSATILE SPACE IN NEED OF REFURBISHMENT IN THIS HIGHLY SOUGHT AFTER VILLAGE LOCATION. EPC RATING "D"

Treloen - Guide Price £700,000

Roberts End, Hanley Swan, Worcestershire, WR8 0DL

4 3 2



Treloen

Location & Description

Treloen is a few minutes walk from the centre of one of Worcestershire's more favoured and picturesque villages. Hanley Swan is ideally located equidistant from the bustling centres of Great Malvern and Upton upon Severn, each approximately four miles away. In Great Malvern there is a fine range of amenities including shops, banks and Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Tennis and Sports Centre. The charming and historic riverside town of Upton offers a further choice of facilities and has a lively reputation for its summer music festivals. The City of Worcester is approximately ten miles distant.

For those who require good transport communications there is a mainline railway station at Malvern and Junction 1 of the M50 motorway just south of Upton is about five miles distant.

Within Hanley Swan there is a general stores and Post Office, a public house, a primary school (less than five minutes on foot), a village hall and church. The focal point of the village is its lovely pond which is a haven for the wildlife of the area.

Property Description

Treloen is a wonderfully positioned detached bungalow situated within this highly sought after village location of Hanley Swan. The property is accessed from a small service road shared with the local pub and a few other properties. Double wooden vehicle gates open to the driveway which continues to the front of the property opening to allow ample parking for vehicles and giving access to the double open bay car port. The property is set back from the service road behind a mature hedged perimeter giving way to lawn, planted with a range of shaped beds and enclosed by a fenced and hedged perimeter.

The living accommodation for the property is set over a single storey and extends to 3,000 square foot, benefitting from oil fired central heating and double glazing. The accommodation is in need of refurbishment but offers a fantastic project for any discerning buyer.

The living accommodation in more detail comprises:

Entrance Porch

Accessed via double glazed patio doors and enjoying a wall light point and obscured glazed wooden front door with matching side panel opening through to

Reception Hallway 5.73m (18ft 6in) x 1.94m (6ft 3in)

A welcoming space from where the dining room and sitting room as well as three of the bedrooms and bathroom can be accessed. Loft access point with pulldown ladder and being part boarded.

Dining Room 3.64m (11ft 9in) x 3.95m (12ft 9in)

A through room with double glazed double french doors opening to the rear patio. Radiator, feature archway to inner hallway (described later) and glazed wooden door giving access to kitchen. Further door opening through to

Sitting Room 5.14m (16ft 7in) maximum into bay window x 5.66m (18ft 3in)

Having a wide double glazed bay window to front overlooking the foregarden and pedestrian door to reception hallway. Radiator, fitted cupboards incorporating display cabinet in recess. A wood burning stove set into the fireplace with tiled hearth and wooden mantel over.

Breakfast Kitchen 5.73m (18ft 6in) x 3.66m (11ft 10in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units including a breakfast bar return. Set beneath the double glazed window to side is the twin bowl sink with drainer and mixer tap. Positioned in the fireplace with exposed brick is the oil fired **AGA**, integrated four ring electric **HOB** with extractor over and double oven under. Tall larder cupboard and sliding door opens through to

Utility Room 1.63m (5ft 3in) x 3.69m (11ft 11in)

Additional drawer and cupboard base units with rolled edge worktop over and matching wall unit. Space and connection point for washing machine and stainless steel circular sink with mixer tap. Obscured double glazed UPVC pedestrian door to garden.





Inner Hallway 1.94m (6ft 3in) x 2.89m (9ft 4in)

Door gives access to games room (described later) and door opens through to

Dressing Room 3.77m (12ft 2in) x 2.92m (9ft 5in)

Double glazed window to front, inset ceiling spotlights, range of fitted wardrobes incorporating hanging and shelf space. Radiator and archway leading through to

Bedroom 1 3.77m (12ft 2in) x 5.01m (16ft 2in)

Double glazed window to front, ceiling light point, radiator. A generous double bedroom and door opening through to

En-suite Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Roof light. Radiator, airing cupboard housing the hot water cylinder with shelving.

Games Room 7.23m (23ft 4in) min extending to 29'7 max x 11.52m (37ft 2in)

This is a room of generous proportions and could be redeveloped, subject to the relevant permissions being sought, into self-contained annexe, a home office or could simply be used for a wonderful playroom/games room or sitting room. Two double glazed windows overlook the rear garden either side of double glazed french doors with matching side panels. Double doors to workshop (described later) and door opens through to

Cloakroom

Low level WC, wash hand basin, roof light point.

Bedroom 2 2.84m (9ft 2in) x 4.18m (13ft 6in)

Double glazed window to side. Radiator, fitted wardrobe with matching drawer sets.

Bedroom 3 3.61m (11ft 8in) x 3.85m (12ft 5in)

Double glazed window to front, fitted wardrobes with hanging space and cupboards over. Radiator.

Bedroom 4 3.30m (10ft 8in) x 2.84m (9ft 2in)

Double glazed window to rear, range of fitted wardrobes with matching drawer sets and shelving with cupboards over. Vanity wash basin with cupboards under and light over. Radiator.

Bathroom

Fitted with a low level WC, pedestal wash hand basin and panelled bath with mixer tap, corner shower enclosure with electric shower over. Two obscured double glazed windows to rear, radiator incorporating heated towel rail.

Workshop 3.49m (11ft 3in) x 2.22m (7ft 2in)

Accessed from the games room via double doors and having further double doors leading out to the carport. A useful area with door to boiler room housing the floor mounted boiler.

Outside

To the rear of the property a block paved patio extends away from the property or a couple of steps and a gentle sloped path leading down to the lawn area enclosed by mature beds and specimen trees with the area being enclosed by hedged and fenced perimeter with gated pedestrian access to front. The garden further benefits from an outside water tap.

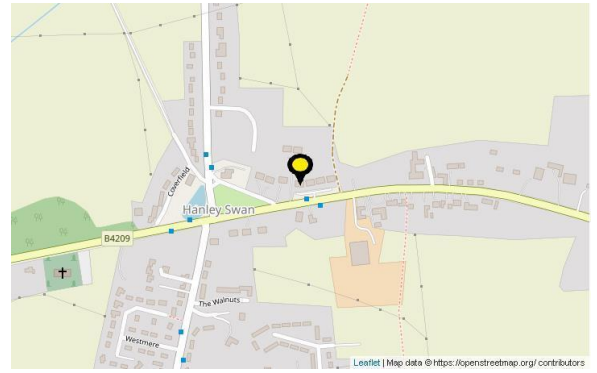
Carport 6.61m (21ft 4in) x 6.23m (20ft 1in) maximum

Being a double open bay carport enjoying light, power and water tap. Double doors lead into the workshop described earlier. There is a recess containing the oil tank.



Directions

From Great Malvern proceed south along the A449 Wells road towards Ledbury for approximately two miles, forking left into Hanley Road (signed Upton). Follow this route out of town for approximately a mile to a set of traffic lights. Carry straight on across these lights and for a further mile into the village of Hanley Swan. At the village centre pass through the crossroad then take the first left into the service road. After a short distance the property can be found on the right as indicated by the agents For Sale board.



Services

Mains electricity, water and drainage are connected to the property. Heating is provided by way of 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

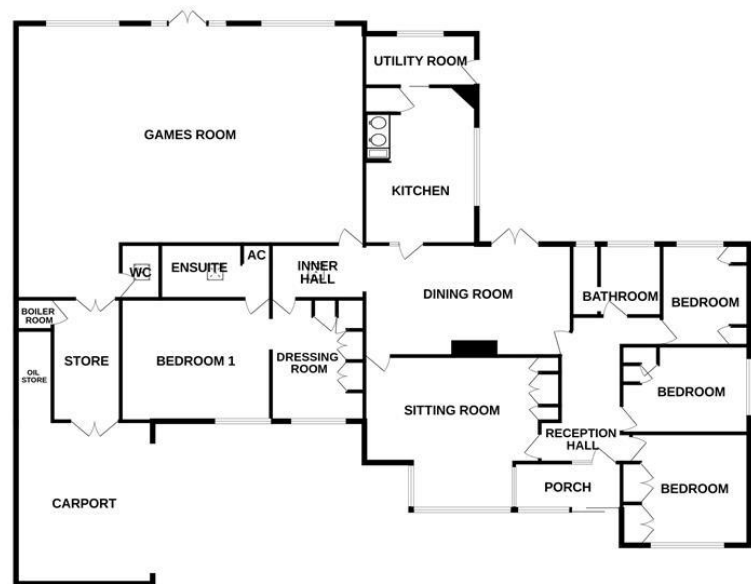
COUNCIL TAX BAND "F"

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 D (58).

GROUND FLOOR
3193 sq.ft. (296.6 sq.m.) approx.



TRELOEN
TOTAL FLOOR AREA: 3193 sq.ft. (296.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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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Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

