

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A UNIQUE DETACHED BARN CONVERSION SITUATED IN A HIGHLY DESIRABLE AND MOST CONVENIENT LOCATION CLOSE TO THE AMENITIES OF BARNARDS GREEN. THE ACCOMMODATION HAS BEEN REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD OF CRAFTSMANSHIP AND FINISH, OFFERING LIGHT AND AIRY ROOMS FULL OF PERIOD CHARACTER AND CHARM COUPLED WITH A DELIGHTFUL LANDSCAPED GARDEN AND VIEWS OF THE MALVERN HILLS, AMPLE PARKING AND A DOUBLE GARAGE. ENERGY RATING F

The Barn - Guide Price £485,000

8 Court Road, Malvern, WR14 3BL

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The Barn

Location & Description

Enjoying a convenient location less than two minutes on foot from the bustling centre of Barnards Green where there is a comprehensive choice of local amenities including a Co-op supermarket, a Post Office, shops and takeaways. The wider amenities of Great Malvern are less than a mile distant. Here there further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The immediate area is well served by some of the best schools in the region in both the private and state systems including The Chase secondary, Malvern College and Malvern St James' School. There is an equally broad choice of primary education nearby.

Transport communications are excellent. Great Malvern railway station is only about five minutes walk away with direct access to London Paddington, Birmingham, Hereford and South Wales. There is a regular bus service running through Barnards Green and junction 7 of the M5 motorway at Worcester together with junction 1 of the M50 at Upton are both only a short drive.

Property Description

The Barn represents a fantastic opportunity to purchase a delightful period barn conversion situated in a highly desirable and most convenient location. The property has undergone an extensive programme of refurbishment by the current owners, all finished to a high standard of craftsmanship and finish creating a delightful light and airy living environment. The property is initially approached over a shared road leading to just five other properties and with The Barn being the first property situated on the left where a blue brick driveway allows parking for vehicles directly to the front of the property whilst opposite is a double garage. A composite obscure double glazed door is set under a storm porch and opens to the accommodation that benefits from double glazing, gas central heating with a recently installed boiler and modern radiators in 2018. The refurbishment works undertaken include complete redecoration throughout with new floor covering, new kitchen, bathroom and fitted master bedroom.

To the rear and side of the property is a beautiful landscaped garden that offers views to the Malvern Hills.

The accommodation in more detail comprises:

Reception Hall

Being a welcoming space in the centre of the house and having a vaulted ceiling with exposed ceiling timber and light point. Wall mounted radiator and alarm control panel as well as the central heating thermostat. Oak veneered doors lead to the sitting room and dining kitchen (described later) and a futher door open to

Storage Cupboard

Being a useful space housing the wall mounted Worcester boiler which was installed in 2018. To either side are shelving units and hanging space. Ceiling light point. Continued tiled flooring from the reception hall and leads into

Living Dining Kitchen

This is an open plan area positioned to the right and rear of the property creating a wonderful space which has been considerably enhanced by the current owners. This room is divided into two main areas consisting of

Dining Kitchen 4.13m (13ft 4in) x 5.30m (17ft 1in)

Fitted kitchen installed by Malvern Kitchen Studios offers a full array of drawer and cupboard base units with a granite worktop over, set into which is a one and a half bowl stainless steel sink unit with mixer tap and matching granite splashbacks and window sills. A range of matching wall cupboards with under lighting. One of the key selling points of the kitchen is the range of integrated appliances including a Bosch black five ring gas **HOB** with matching extractor hood over and glass splashback. Two Bosch eye level **OVENS** one of which has a plate warming drawer under. Integrated Bosch **DISHWASHER** and **WASHING MACHINE/DRYER** as well as an American style **FRIDGE FREEZER**. This is a spacious room with beautiful vaulted ceiling with exposed ceiling timber, hanging from which is a feature light point. The kitchen has double glazed windows to each side with fitted shutters which is a common theme throughout the property. The kitchen is further enhanced by the





Garden Room 2.89m (9ft 4in) x 3.33m (10ft 9in)

Situated at the rear of the property on the southerly aspect and affording fine views through windows and double glazed French Doors over the landscaped garden to the Worcestershire Beacon beyond. The room has further double glazed windows to either side, flooding this area with natural light and making for a delightful seating area. Radiator, ceiling light point and continued flooring from the kitchen.

Sitting Room 5.09m (16ft 5in) x 4.54m (14ft 8in)

Another open space with high vaulted ceiling and exposed roof trusses. Southerly facing double glazed French doors with matching side panels opens to the rear garden and provides views to the Malvern Hills. Further double glazed window to side with shutters. Ceiling light point, two radiators. Open wooden balustraded staircase rises to the mezzanine floor (described later). Open to

Inner Hall

Double glazed window to side, inset spotlights, oak veneered doors opening to the bathroom (described later) and further door to

Master Bedroom 2.73m (8ft 10in) x 3.90m (12ft 7in) min to wardrobes

A dual aspect double bedroom enjoying double glazed windows to front and side with fitted shutters. Ceiling light point and wall light points over bed area. Radiator. Range of fitted bedroom furniture installed by Malvern Kitchen Studio encompassing a range of fitted wardrobes with hanging and shelf space to one wall and further matching bedside tables and two drawer sets.

Bathroom

Having been refitted with a modern suite of close coupled WC into a vanity unit incorporating a sink with mixer tap and cupboards under. Panelled bath with mixer tap and shower head fitment and shower enclosure with thermostatically controlled rainfall and hand held shower over. Tiled walls and floor. Three fitted mirrored cabinets over the sink. Chrome heated towel rail, inset LED downlighters and wall mounted extractor fan. Obscure double glazed window to side.

Mezzanine 1.75m (5ft 8in) x 3.23m (10ft 5in)

A flexible and versatile space enjoying a Velux skylight to either side with internal blinds. Radiator. This is currently set out as a useful study area and has an oak veneered door opening to

Bedroom 2 2.99m (9ft 8in) max x 2.51m (8ft 1in) min to wardrobes

Currently fitted as a dressing room but could easily be converted back to a bedroom. Two double glazed Velux skylights with internal blinds. Range of fitted wardrobes with hanging and shelf space with drawer sets installed by Sharps. Ceiling light point and radiator.

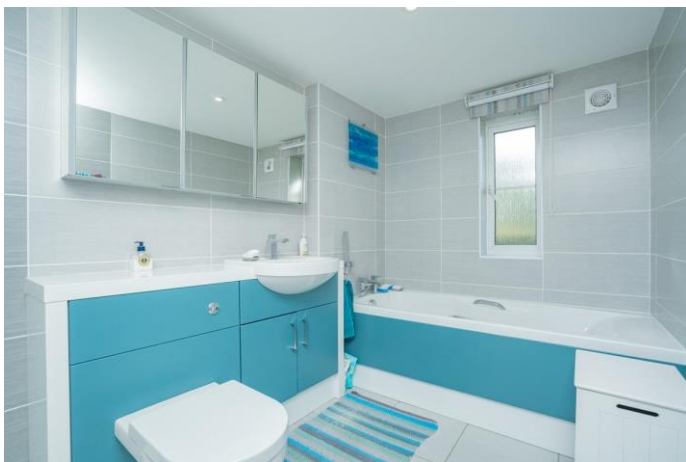
Outside

Directly to the rear of the property is the westerly facing rear garden which has been beautifully landscaped for an easy to maintain space. A paved patio area extends away from the property allowing for ample seating and leads to a stepping stone style path through a coloured slate space with water feature and shaped beds planted with a variety of plants and shrubs displaying colour and vibrance throughout the year. From all aspect of the rear garden splendid views are on offer to the Worcestershire Beacon. The garden feels private and secluded and is enclosed by a fenced, hedge and walled perimeter with gated access to front and further gate leading to the side garden (described later). A key addition of the garden is a wooden **GAZEBO** under a pitched roof and having a paved seating area flanked.

To the left of the property is a further lawned garden flanked to two sides by mature shrub beds and enclosed by a hedge and walled perimeter to two sides and being open to the driveway. From here there are glimpses to the Malvern Hill.

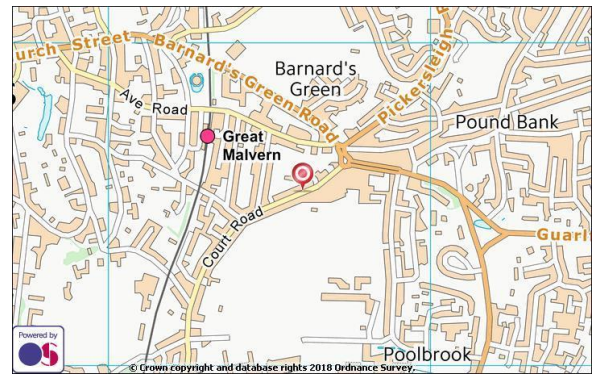
Double Garage

Positioned directly opposite the property and being adjoined to a neighbouring garage under a pitched tiled roof. Both entrances have double wooden vehicular doors giving access to the internal space that benefits from light and power with a feature Malvern Stone rear wall.



Directions

From the traffic lights in the centre of Great Malvern proceed downhill along Church Street. Follow this route into Barnards Green Road passing Malvern St James Girls' School and sports centre along the way. After a short distance you will come to a major island in Barnards Green. Take the fourth exit into Court Road. You will notice a veterinary surgery and a distinctive slate building on your right. Immediately after these two buildings turn right along a private tarmac driveway where you will see The Barn on the left.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) 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 formerly 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 "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is F (32).



MISREPRESENTATION 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 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.



Malvern Office
01684 892809

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