

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFUL DETACHED BARN CONVERSION SITUATED WITHIN THIS SETTING AND BENEFITING FROM PERIOD FEATURES COUPLED WITH THE AMENITIES OF MODERN DAY LIVING OFFERING THREE BEDROOMS AND VERSATILE ACCOMMODATION ALL BENEFITING FROM OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDEN AND OFF ROAD PARKING. EPC RATING "E".

The Barn - Guide Price £475,000

Sledge Green, Malvern, Worcestershire, WR13 6JW

3 2 2



The Barn

Location & Description

This is an ideal opportunity to purchase an attractive home on a popular site within the rural area of Sledge Green, which is within easy reach of large town centres including Ledbury (7 miles), Tewkesbury (7 miles), Upton upon Severn (6 miles) and Malvern (10 miles). The larger towns and cities of Cheltenham, Gloucester and Worcester are also within a convenient travelling time. Access to Junction 1 of the M50 is approximately four miles distant which links to the M5 motorway. There are mainline railway stations in most of the above centres.

Property Description

The Barn is a wonderful detached property originally converted approximately 25 years ago from an original farm barn and now offers wonderful living accommodation full of period character and charm coupled with the amenities of modern day living. The versatile living accommodation is set over two floors ideal for family living or those looking for a period property with a lovely enclosed garden.

The property is initially approached via wooden vehicle gates leading from the driveway to the gravelled parking area allowing ample parking for vehicles. It should be noted that the property also has the right of vehicular and pedestrian access through double gates through the Three Counties Park development if required.

The Barn is initially approached via double glazed bi-folding doors opening through to the reception hallway which is at the centre of this fabulous property and where all rooms open from and benefit from double glazing and oil fired central heating.

When the property was originally converted it was clearly done to a high specification of craftsmanship and finish and has been a lovely family home for the current owners.

The living accommodation in more detail comprises

Reception Hallway 4.26m (13ft 9in) x 4.06m (13ft 1in)

Being a welcoming and generous space at the centre of this home and offering a wonderful vaulted ceiling with exposed wall and ceiling timbers which are characteristic throughout the whole of this property. An open wooden balustraded staircase rises up to the galleried landing. There is a radiator and useful understairs storage cupboard as well as doors leading through to the utility area, dining kitchen and sitting room. A further door opens through to

Cloakroom

Fitted with a low level WC and vanity wash hand basin set into a worktop with cupboard under. Ceiling light point, wall mounted extractor fan and radiator.

Dining Kitchen

This is a lovely family orientated space positioned to the right hand side of the property and divided into two main areas comprising in more detail of

Dining Room 3.07m (9ft 11in) x 4.08m (13ft 2in)

Enjoying dual aspect double glazed windows, exposed wall timbers, ceiling light point and radiator. Useful understairs storage cupboard. This room is open through to

Kitchen 2.79m (9ft) x 6.45m (20ft 10in) maximum

Fitted with a range of white drawer and cupboard base units with rolled edge worktop over set into which is a ceramic one and a half bowl sink unit with flexible mixer tap with drainer and cupboards under. There are matching display cabinet and plate rack with wine rack below. Space and connection point for american style fridge





freezer and Rangemaster LPG gas **COOKER** with electric **OVENS** and **GRILL** with matching extractor hood over. There is also an integrated **FRIDGE FREEZER, WASHING MACHINE** and **DISHWASHER**. Double glazed window to two sides. Exposed wall timbers and inset downlighters.

Sitting Room 6.07m (19ft 7in) x 4.75m (15ft 4in)

A lovely triple aspect room enjoying double glazed windows to two sides and double glazed bi-folding doors giving access and overlooking rear garden. An LPG effect stove is set onto a hearth. There are inset ceiling downlighters and radiator. Exposed wall timbers and staircase rises up to

Master Bedroom 4.00m (12ft 11in) maximum into limited headroom x 3.97m (12ft 10in)

Being a generous double bedroom affording fine views to the Malvern Hills through the double glazed window. Loft access point, LED downlighters, a range of fitted wardrobes with matching drawer set. Radiator, exposed timbers and door opening through to

En-suite

Fitted with a low level WC and pedestal wash hand basin, walk-in shower enclosure with thermostatic controlled rainfall and hand held shower over. Radiator, exposed ceiling and wall timbers. Wall light points and mirror over sink.

From the reception hallway a staircase rises up to the galleried landing and in between is a half landing where steps lead up to bedrooms two and three.

Galleried Landing

Overlooking the reception hallway and having a radiator with door open through to

Family Bathroom

Fitted with a white low level WC and pedestal wash hand basin with lit mirror over. Corner bath with mixer tap and shower head fitted. Wall light points, ceiling mounted extractor fan and exposed timbers.

Bedroom 2 2.94m (9ft 6in) maximum into limited headroom x 3.02m (9ft 9in)

Double glazed window to side, inset LED downlighters, radiator and continued exposed timbers.

Bedroom 3 2.92m (9ft 5in) maximum into limited headroom x 3.10m (10ft)

Double glazed window to side, LED downlighters, loft access point, radiator. Positioned just outside the door of bedroom 3 is the LPG central heating wall mounted boiler.

Outside

Directly outside the front door is a paved patio area which continues to allow ample seating and a lawned area. The garden is enclosed by a fenced perimeter with raised beds surrounding the initial patio area with covered bin stores. The garden further benefits from outside water tap and SHED on a concrete slab.

Directions

From the agent's office in Upton continue out of town on the A4104 towards Welland. After about one mile at Tunnel Hill, turn left on the B4211. Continue on this road for five miles and on reaching the 'T' junction, turn right onto the A438 towards Ledbury. After approximately two miles, the Barn will then be found on the left hand side. Follow the road into the site.



Services

We have been advised that mains electricity and water are connected to the property. Drainage is shared with the facilities offered at Three Counties Park the cost of which is approximately £12 per quarter and this includes a feed to the outside water tap.

Central heating and cooking is provided by way of tanked LPG. 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 infer 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 Upton upon Severn Office, Tel: 01684 593125

Council Tax

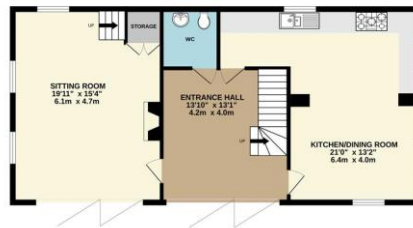
COUNCIL TAX BAND "E"

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 E (51).

GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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