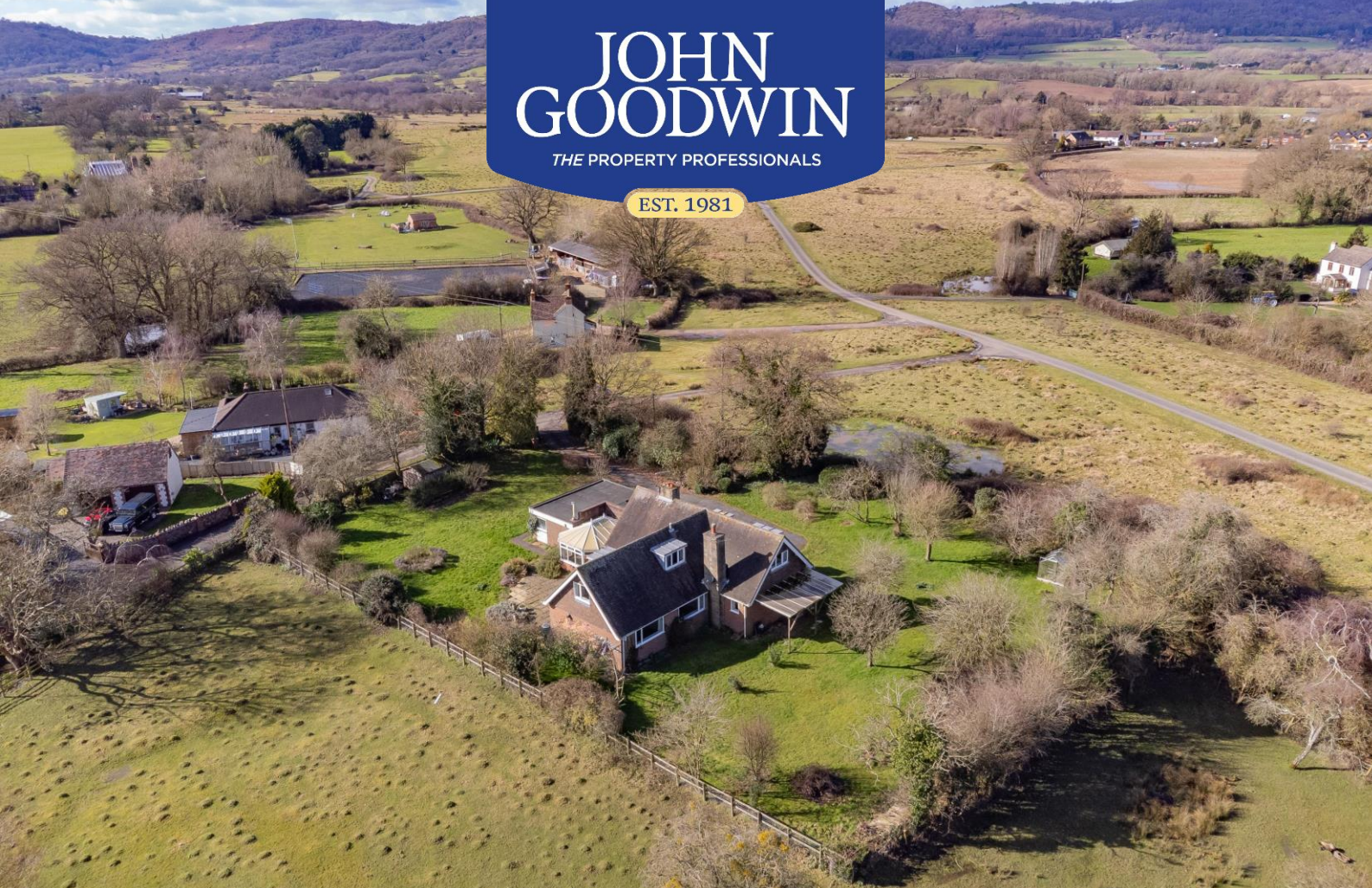


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE OPPORTUNITY TO ACQUIRE A FIVE BEDROOM DETACHED DORMER BUNGALOW SITUATED WITHIN APPROXIMATELY 0.6 OF AN ACRE OF LAND GIVING POTENTIAL PURCHASERS THE OPPORTUNITY TO MAKE IT THEIR OWN IN ONE OF THE REGION'S MOST DESIRABLE RESIDENTIAL AREAS. AMPLE OFF ROAD PARKING, DOUBLE GARAGAE, VIEW TO THE MALVERN HILLS AND DIRECT ACCESS ONTO CASTLEMORTON COMMON. EPC RATING "F".

Morton Rough - Guide Price £699,950

Morton Green, Castlemorton, Malvern, WR13 6LR

5 2 3



Morton Rough

Location & Description

The property enjoys a strategically significant and convenient location almost equidistant from the towns of Malvern, Upton upon Severn and Ledbury, all of which are less than 15 minutes driving distance away. Transport communications are second to none. Junction 2 of the M50 motorway is only about five miles distant and provides fast access to the Midlands and South West (via the M5) and to South Wales. There are main line railway stations at both Ledbury and Malvern as well as in the cities of Worcester, Cheltenham and Gloucester, all of which are within commuting distance. The well served village of Welland is approximately a mile away. Here you will find a local store, primary school, post office, church and village hall.

Property Description

Morton Rough is set in unspoilt countryside with direct access onto Castlemorton Common. The immediate area is designated as an area of outstanding natural beauty and is the perfect spot for dog walkers, cyclists and horse riding. Also within a short drive is the Severn Valley, with riverside walks along the Severn including Tewkesbury and nearby Upton upon Severn with their marina.

The house itself sits within approximately half an acre of land with a complete wrap around garden. The five bedroom detached dormer bungalow provides spacious and versatile accommodation throughout dating back to the 1970's. One of the main selling points is of course the opportunity it will offer potential purchasers to put their own stamp on the property and make it their own. It has a very distinctive appearance and the mature wrap around garden provides a sheltered and private setting with a beautiful view of the Malvern Hills. The property also benefits from ample off road parking and oil fired central heating. The accommodation is approximately 2700 square feet. A cattle grid with a pedestrian gate adjoining leads from Castlemorton Common which opens to a tarmac driveway which gives access to the wrap around garden and access to the

Porch

With UPVC door and side glazing. Carpet and lighting opens to

Entrance Hall

Carpet, radiator, two pendant light fittings, a lift which gives access to the first floor, stairs to first floor, doors to three bedrooms, bathroom, WC, sitting room and dining room.

Sitting Room 6.12m (19ft 9in) x 4.90m (15ft 10in) (max point)

Carpet, two double glazed windows overlooking the garden, two radiators, a log burner with a tiled hearth and stone surround, pendant light fitting.

WC

Carpet, low level WC, towel radiator, double glazed window, pedestal wash hand basin, ceiling light fitting.

Bedroom 3.82m (12ft 4in) x 3.04m (9ft 10in)

Carpet, radiator, double glazed window overlooking garden, pendant light fitting.

Bedroom 4.31m (13ft 11in) x 3.04m (9ft 10in)

Carpet, double glazed window overlooking garden, radiator, pendant light fitting.

Bedroom 3.07m (9ft 11in) x 3.35m (10ft 10in)

Carpet, radiator, double glazed window overlooking the garden and pendant light fitting.

Bathroom

Carpet, tiled walls, panelled bath with electric shower, towel radiator, double glazed window to side, close coupled WC, pedestal wash hand basin, ceiling light fitting.





Dining Room 4.90m (15ft 10in) x 3.07m (9ft 11in)

Carpet, double glazed window overlooking the garden, radiator, pendant light fitting, built in shelving units and archway opening to

Kitchen 5.68m (18ft 4in) x 3.04m (9ft 10in) (max point)

Vinyl flooring, two strip lights, range of base and eye level units and worktop over, one and a half stainless steel sink, double glazed window overlooking the garden and views towards the hills. Space for electric AGA, built-in eye level Bosch OVEN, electric HOB, partially tiled walls, boiler open to

Pantry

Double glazed window to front and built-in shelving unit and door to the

Conservatory

Carpet, radiator, double glazed bay window overlooking the patio, three wall lights, log burner with slate hearth, doors to the utility, store and garage (described later).

Utility 2.30m (7ft 5in) x 2.14m (6ft 11in)

Water and electricity connected. Ceramic sink, double glazed window to front.

Store Room 2.48m (8ft) x 2.01m (6ft 6in)

Vinyl floor, range of base and eye level units, ceiling light fitting.

First Floor

Landing

Lift access, radiator, double glazed window to the front with lovely views over the Severn Valley. Two pendant light fittings, loft access point, built-in store cupboard.

Bathroom

Carpet, double glazed window to the side, close coupled WC, tiled shower cubicle with electric shower, radiator, wall mounted sink, pendant light fitting and eaves storage cupboard.

Bedroom 4.93m (15ft 11in) x 3.30m (10ft 8in)

Carpet, dual aspect double glazed window to the side and front with lovely views of the Malvern Hills, radiator, built-in storage cupboard, pendant light fitting.

Bedroom 8.31m (26ft 10in) x 3.28m (10ft 7in) (max point)

Carpet, dual aspect double glazed windows to side and rear with views to the Malvern Hills. Built-in eaves storage cupboards, radiator, loft access point, pendant light fitting and door to

En-Suite

Tiled shower cubicle, double glazed window to the side, bidet, heated towel radiator, close coupled WC, sink, extractor fan, shaving point.

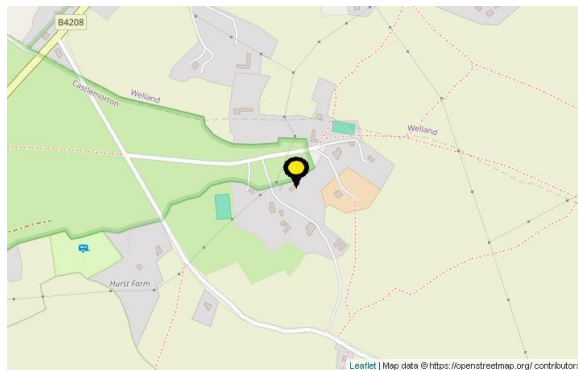
Outside

The property sits on a plot of approximately 0.6 of an acre with a beautiful wrap around garden which is mainly laid to lawn with a range of mature shrubs, trees and flowers all year round, also enjoying the patio area to make the most of the sunshine throughout the day. The garden benefits from all aspects and enjoys a lovely view to the Malvern Hills. External water tap and outside store with double glazed window. Ample off road parking, oil tank and shed.

Double Garage 5.27m (17ft) x 4.65m (15ft) Accessed by the conservatory and electric roller shutter door from the driveway. Power and electricity connected, electric roller door, double glazed window to side and radiator.

Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately 2 miles before forking left onto the Hanley Road (B4209) signed 'Three Counties Showground and The Hanleys'. Continue for just under a mile to a traffic lit crossroads. Turn right into Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads, turn right towards Gloucester and Welland. Carry straight on through the village of Welland. As you leave the village take the last turning on the left hand side before you get to the signs stating Castlemorton Common, sign posted Welland Stone. Continue along this lane taking the first left hand turning, then taking the second turning where Morton Rough will be found on your left hand side when you come to the end of the lane as indicated by the agent's for sale board.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is provided by way of an oil fired boiler serving radiators. 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

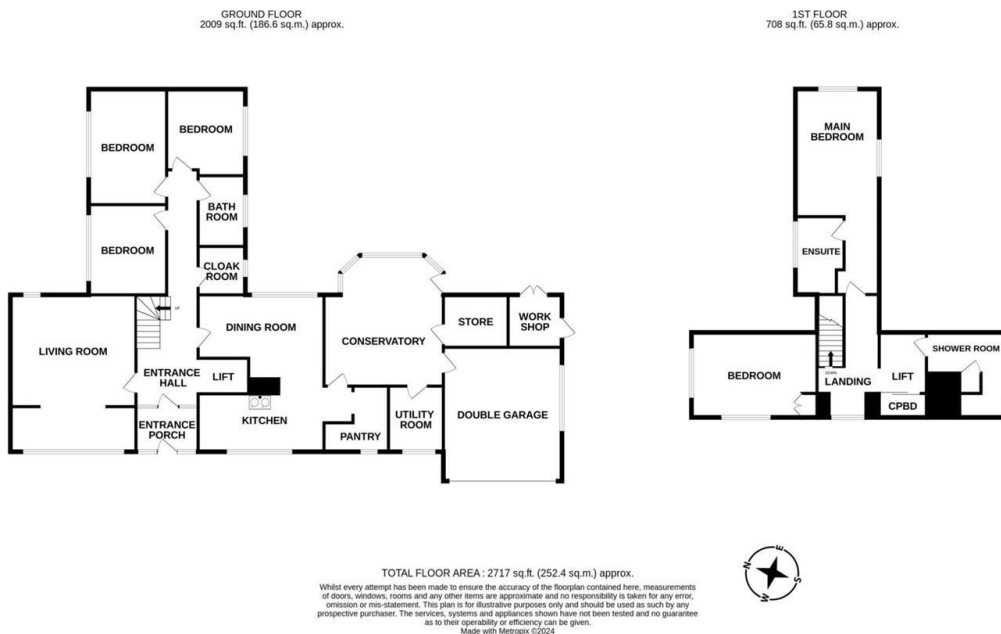
Council Tax

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 F (37).



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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.

