

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE OPPORTUNITY TO PURCHASE A SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY OFFERING FLEXIBLE AND VERSATILE ROOMS INCLUDING AN ATTACHED TWO BEDROOM ANNEXE AND FOUR BAY GARAGE 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"

The Balconies - Guide Price £1,500,000

Hanley Swan, Malvern, Worcestershire, WR8 0DN



The Balconies

Location

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 an excellently stocked general stores including local produce and post office, community hall and church. The focal point of Hanley Swan is its village pond which is situated in its heart alongside the village pub known locally for its excellent food.

The area offers excellent schooling with the village enjoying its own primary school, St Gabriels with St. Mary's CE. The popular Hanley Castle secondary school and sixth form is within walking distance of the property and The Chase is slightly further afield, all are Ofsted-Rated 'good'. There is also the option of high regarded private schools including Malvern St James and Malvern Collage while in Worcester there is King's School and the Royal Grammar School.

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.

KEY FEATURES

A Unique And Substantial Detached Property With Ancillary Wing

Four Double Bedrooms, Two With Luxury Ensuites And A Further Family Bathroom

Beautiful And Immaculate Accommodation In Excess Of 4,700 Sq Ft Offering Bright And Spacious Rooms

Modernised And Developed To A High Specification Of Craftmanship And Finish Throughout

Attached Ancillary Wing With Endless Potential For The Residents Business, Premises Home Office, Self Contained Annexe For Teenager/Relative Or To Be Used With The Main House

Separate Four Bay Detached Garage Ideal For The Classic Car Or Motorbike Enthusiast

Over The Garage Is A Further Open And Large Space Ideal For A Holiday Let, Office, Games/Treatment Room, Gym

Wonderful Summer House Overlooking A Tranquil Ornamental Pond With Water Feature. Additional Outbuildings And Covered BBQ Area

Generous And Beautifully Maintained West Facing Landscaped Garden With Views To The Malvern Hills

Positioned In The Popular And Highly Sought After Village Of Hanley Swan With Excellent Village School

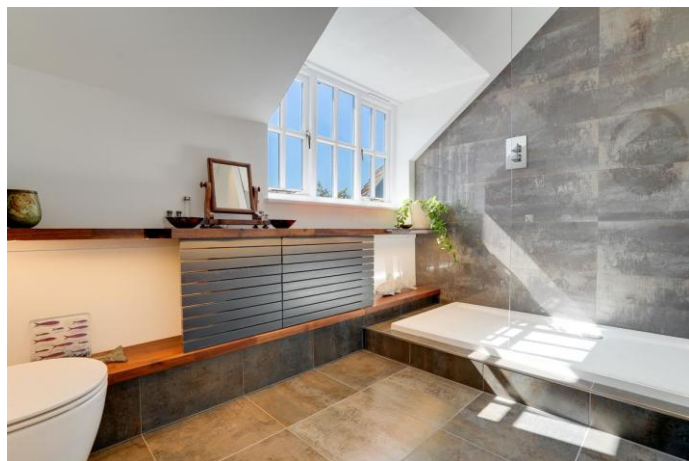
Property Description

The Balconies is a wonderful example of a period detached property, modernised and developed to a high specification of craftsmanship and finish throughout by its architect owner. 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 AirBnB style holiday let over, which is a very popular business opportunity in this area. The main house itself is over 4700 square feet and having an ancillary 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 lovely main front lawn is flanked by a hedged perimeter interspersed with specimen trees.

The hardwood front door is set under a storm porch with pitched tiled roof and opens to the wonderful and deceptively spacious accommodation benefiting from oil fired central heating.





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 and is considered the real hub of the house by the current owners. Divided into three main areas of the formal fitted Kitchen with a range of integrated appliances along with further space for a breakfast table and enjoying a wood burning stove warming this area. 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 a illuminated Rill to the lawn and views beyond creating a relaxing and family orientated environment.

Leading from this room is the impressive Sitting Room offering a beautiful parquet floor and shuttered sash windows giving views over the fields opposite. There is a feature sandstone fireplace with wood burning stove and further door opening 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 is a excellent selection of double bedrooms with the master suite offering a wonderful en-suite with a further guest Bedroom also with its own en-suite. There are two further spacious double bedrooms benefitting and serviced by a refitted luxury Family Bathroom, ideal for a long soak in the bath. All sanitaryware throughout the house has been fitted by the current owners to an exceptionally high standard and kept immaculately.

Supplementing the kitchen is a Utility Room with large cloaks cupboard and which seamlessly gives access to the southern wing of the property which also has its own independent access from the front driveway. There a two further Cloakrooms, a useful Kitchenette and two additional Reception Rooms. To the first floor a large double Bedroom offers versatility in its use and is flooded with natural light. A further Bedroom completes this space. 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 by the current owner where they used to run a successful business from.

The main house also benefits from cellarage with good head height leading from the dining room and housing the oil fired central heating boiler, being an excellent space for storage or gym.

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, four bays in total, ideal for the classic car or motorbike enthusiast. This area offers light, power, sink and is a wonderful workshop space. Over the garage is a holiday let with planning permission which also could be used as a large games room 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 lit by a bank of Velux skylights to the northerly aspect.

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



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).



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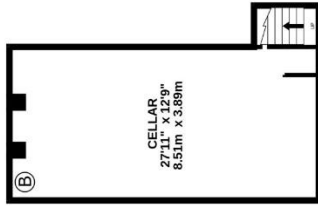
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

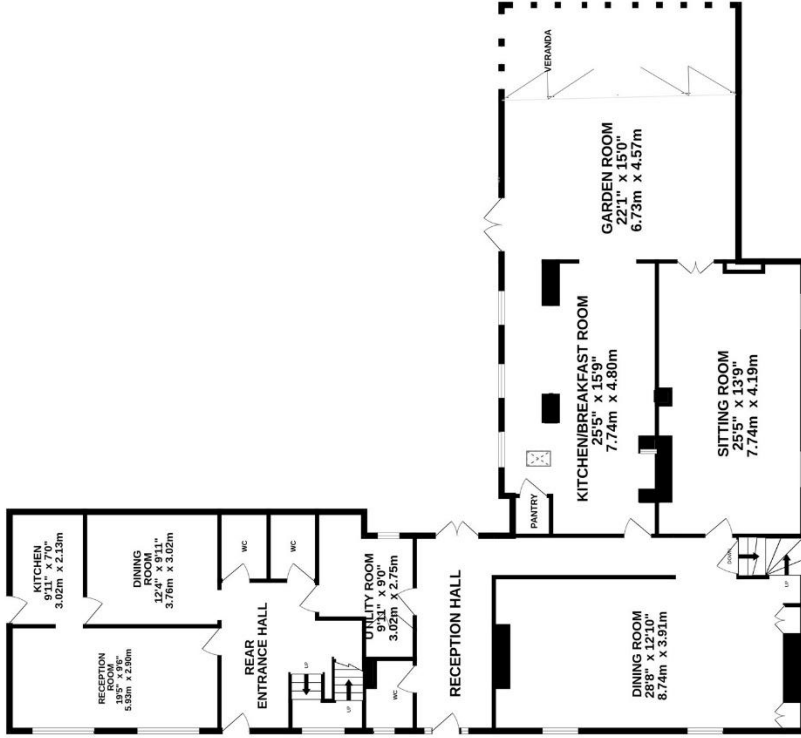
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



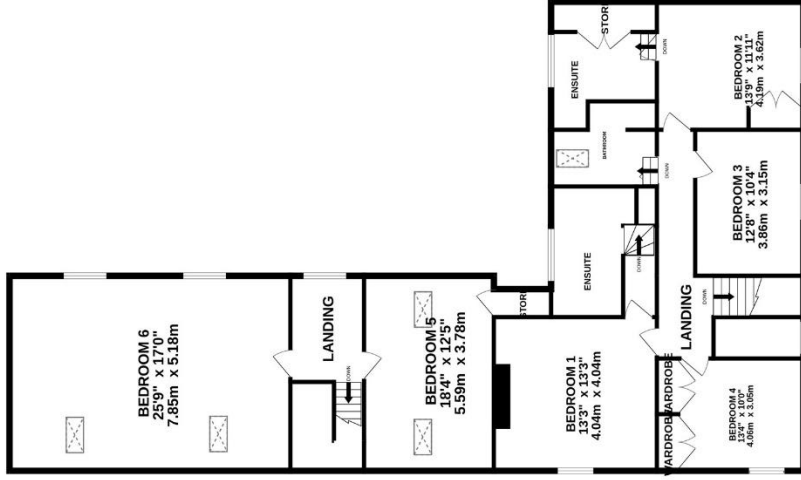
BASEMENT
429 sq.ft. (124 sq.m.) approx.



GROUND FLOOR
2507 sq.ft. (734 sq.m.) approx.



1ST FLOOR
1509 sq.ft. (442 sq.m.) approx.



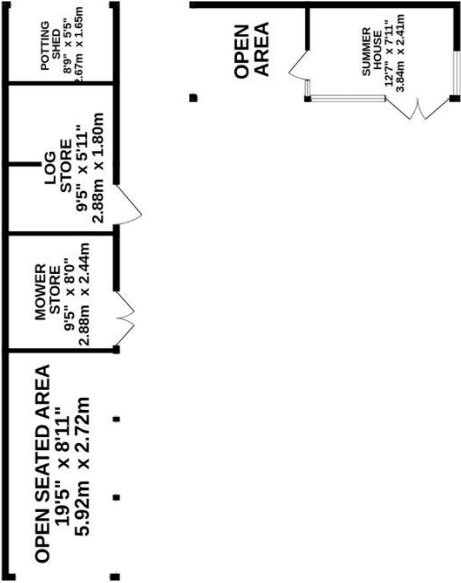
THE BALCONIES

TOTAL FLOOR AREA : 4928 sq.ft. (457.9 sq.m.) approx.

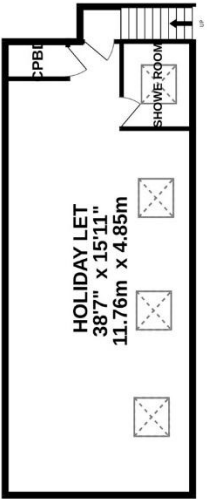
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
1261 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



THE BALCONIES OUT BUILDINGS

TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.

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