

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A UNIQUE OPPORTUNITY TO PURCHASE A WONDERFULLY PRESENTED AND EXTENDED SEMI DETACHED HOUSE POSITIONED IN A FANTASTIC LOCATION AFFORDING FINE AND FAR REACHING SOUTHERLY VIEWS OVER OPEN FARMLAND TO THE MALVERN HILLS. ENERGY RATING "D"**

## 1 St. Gregorys - Guide Price £445,000

Church Road, Castlemorton, Malvern, WR13 6BE

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# 1 St. Gregorys

## Location & Description

Castlemorton is a small village with a collection of fine houses, set just east of the Malvern Hills in this convenient and rural part of south Worcestershire. The village is served by a local primary school, church and community facilities. The neighbouring village of Welland offers an excellent village stores with post office. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern, the riverside town of Upton upon Severn or the city of Worcester.

Transport communications are excellent with junction 1 of the M50 just outside Upton giving good connections to the M5 bringing the Midlands, south west and south Wales into an easy commute. The mainline railway station at Great Malvern offers direct links to Worcester, Birmingham, Hereford, London and South Wales.

Education needs are well catered for with the local primary school or secondary school at nearby Hanley Castle. There is also excellent private schooling in Great Malvern and Worcester.

Leisure pursuits are well catered for in the area which is criss-crossed by a number of footpaths and bridleways as well as being on the edge of Castlemorton Common and Malvern Hills themselves. There are leisure centres and swimming pools in Malvern and Worcester as well as excellent golf courses.

## Property Description

1 St Gregory's is a wonderfully located two bedroomed semi detached property situated in an idyllic setting with one of the key selling points being the fantastic and far reaching views on offer from the southerly rear aspect across open farmland to not only the Severn Valley but also to the Malvern Hills.

Since the property was purchased by the current owners in 2021 it has gone through a huge programme of refurbishment and extension to create wonderful light and airy accommodation which is beautifully presented and flooded with natural light.

These improvements include an extension to the left of the property to create a stunning open plan living dining kitchen all designed to take in the fabulous views. The property also benefits from double glazing and LPG central heating has also been installed.

The property is initially approached over a stone chipped driveway allowing for ample parking for vehicles and giving access to a large wooden storage shed. To the side of the drive a paved pedestrian path leads to an Oak framed storm porch with pitched tiled roof that makes for a lovely approach to the house along with the easy to maintained gravelled foregarden with planted beds, enclosed by a walled perimeter to two sides. The composite double glazed front door opens to the living accommodation that is set over two floors and is in excess of 900 sq.ft and is beautifully maintained and presented throughout and comprises in more detail of

## Reception Hall

A welcoming space with stairs to first floor. Ceiling light point. Door to sitting room and utility (described later). Oak veneered floor flows throughout this area and through a glazed door into

## Living Dining Kitchen 4.90m (15ft 10in) x 3.04m (9ft 10in)

This is a fantastic space, mainly positioned to the rear of the house and designed to take in the splendid views on offer that are uninterrupted over open countryside to the Malvern Hills. The room is currently divided into into two main area which comprise in more detail of

## Dining/Living Space 3.35m (10ft 10in) x 3.33m (10ft 9in)

Bank of three bi-fold doors overlooking and opening to the rear garden and the views beyond, and flood the area with natural light. Ceiling light point and modern vertical radiator as well as a double sided wood burning stove set into a fireplace which is open to the sitting room with a beautiful wooden mantel and tiled heath. The Oak veneered flooring flows through an entrance and into







#### **Kitchen 5.94m (19ft 2in) x 2.89m (9ft 4in)**

Fitted with a range of modern style drawer and cupboard base units and a lovely light and white speckled worktop and floor to ceiling units incorporating an integrated **OVEN** with **MICROWAVE** over as well as a **FRIDGE** and **FREEZER**. Set into the worktop is an integrated electric **HOB** with stainless steel extractor over as well as a one and a half bowl sink unit with mixer tap and drainer under a double glazed window to front. Space and connection point for washing machine and further kitchen white goods as well as an integrated **DISHWASHER**. Tiled splashbacks, inset ceiling spotlights, two double glazed skylights and a double glazed window to rear with views. Vertical style radiator.

#### **Sitting Room 4.90m (15ft 10in) x 3.04m (9ft 10in)**

Double glazed bi-folding door opening to a rear decked area and again takes in the wonderful views. Ceiling light point, vertical modern radiator. Double sided wood burning stove as per the living space. Useful understairs storage cupboard. Ceiling light point.

#### **Cloakroom/Utility 2.35m (7ft 7in) x 1.68m (5ft 5in)**

Fitted with a modern white low level WC and vanity wash hand basin with mixer tap and drawer under. Ceiling light point, obscured double glazed window to front.

#### **First Floor**

#### **Landing**

Double glazed window to front, ceiling light point, access to loft space and doors to

#### **Bedroom 1 3.85m (12ft 5in) x 3.35m (10ft 10in)**

A good sized double bedroom positioned to the rear of the property and taking in the splendid views. Ceiling light point, radiator.

#### **Bedroom 2 3.82m (12ft 4in) x 3.07m (9ft 11in)**

A double bedroom with views to rear. Ceiling light point and radiator.

#### **Bathroom**

Refitted and offering a white low level WC and lovely bath with freestanding tap incorporating a shower head fitment. His & Hers sink set onto to a vanity unit with shelf and drawer under both with mixer tap. Tiled splashbacks, separate shower enclosure with thermostatically controlled dual rainfall and hand held shower over. Double glazed window to front. Ceiling light point, extractor fan. Airing cupboard housing the LPG central heating boiler.

#### **Outside**

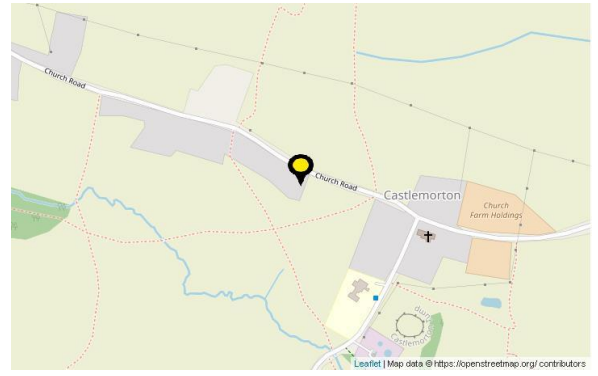
No doubt one of the key selling points of this property is the delightful garden and fantastic views on offer to the southerly aspect over open farmland and across the Severn Valley and back to the Malvern Hills. Leading from the bi-fold doors from either the dining kitchen of sitting room a decked area makes for a wonderful seating area where the pleasures of this setting can be enjoyed. Steps lead down to a further recently paved patio area with stepping stone style path that leads to the final part of the garden which is laid to lawn. To the left hand side of the property and being open to the driveway is a further decked areas where there is a **SUMMER HOUSE**, **STORAGE SHED** and **WOOD STORE** and beyond which is a further lawned area with ornamental pond. Throughout the garden there are mature shrubs and specimen trees. The garden further benefits from an outside power socket, light points and water tap.

#### **Garage**

Double wooden doors to front.

## Directions

From the agent's office in Great Malvern, head south along the A449 towards Ledbury. Continue for 3.3 miles, after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland turn right towards Gloucester on the B4208. Proceed out of the village and across the common for 1.7 miles, after which turn left into Church Road. Proceed for a further 0.4 miles after which the property can be found on the right hand side as indicated by the agents for sale board.



## Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating is provided by way of an LPG sunken tank in the front garden. 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

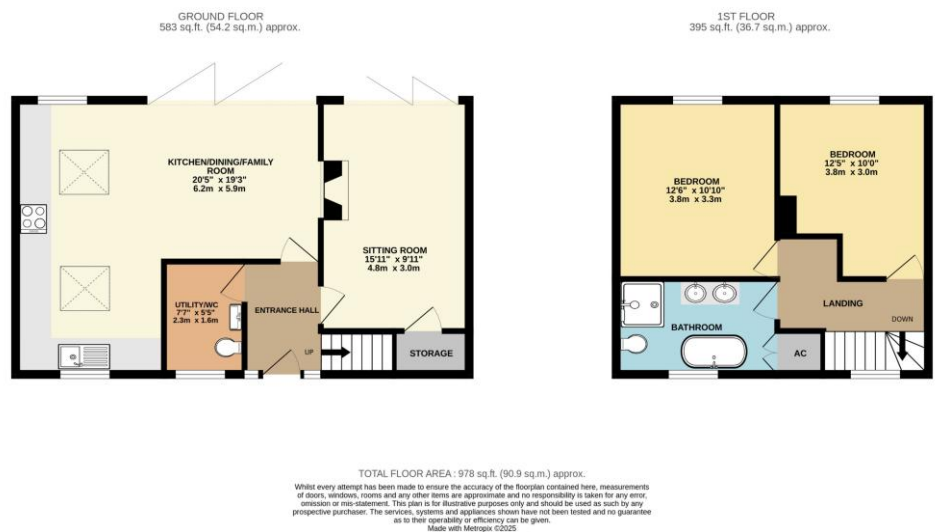
## Council Tax

COUNCIL TAX BAND "C"

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 (55).



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

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