

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



POSITIONED IN AN IDYLIC SETTING THIS EQUESTRIAN ORIENTATED PROPERTY OFFERS STABLING AND FOUR ACRES OF OPEN PADDOCK. THE MAIN HOUSE OFFERS VERSATILE AND FLEXIBLE SPACE WHICH IS IN NEED OF SOME MODERNISATION IN PLACES AND INCLUDES A ONE BEDROOMED SELF CONTAINED ANNEXE ALONG WITH FORMAL GARDENS AND WONDERFUL RURAL VIEWS. ENERGY RATING "F"

Brownings Acre - Guide Price £930,000

Alfrick, Worcester, WR6 5HE

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Brownings Acre

Location & Description

The property enjoys a quiet setting close to the highly regarded village of Alfrick close to the Herefordshire border with Worcestershire and approximately six miles from Great Malvern, eight miles from the City of Worcester and just seven miles from Bromyard.

The village itself has a community hall with regular activities and tennis courts, recreation ground, cricket and football. St. Mary Magdelene Church that dates backs to the 12th century and the excellent community shop which stocks fresh, local produce, has a Post Office and is a collection point for prescriptions from the local GP and pharmacy at Knightwick. Hop Shed Brewery in Suckley opens on Fridays and Saturdays for food and ale and The Talbot at Knightwick is nearby.

The Knapp Papermill and Ravenshill Nature reserves are also close by and the area is renowned for some of the most unspoilt rural landscapes and walks. There are also local bus services to provide access to local primary schools at Suckley and Leigh Sinton and secondary schools in Malvern and Worcester.

Transport and communications are good. Junction 7 of the M5 motorway south of Worcester is twenty minutes away and there are mainline railway stations in both Great Malvern and Worcester. The village is not only surrounded by the two nature reserves referred to earlier but also by some of the most unspoilt countryside in the region. It is the perfect spot for anyone who enjoys outdoor life or walking.

The natural area around the property provides excellent first class riding plus a well known competition centre at Kings Equestrian Centre, Bromyard.

Property Description

Brownings Acre is a wonderfully located detached equestrian property situated in an idyllic rural setting and affording fine far reaching views over open undulating countryside. One of the key selling points of this property is the proximity of the four acres of equestrian land as well as a detached stable block with the area boasting excellent bridleways and riding.

The house itself would benefit from some modifications allowing new owners to make the property their own but it does benefits from ample off road parking and has a detached garage with garden store and carport. Internally the flexible and versatile accommodation is set over two floors with period character and charm, coupled with the extensions of more modern development creating light and airy spaces ideal for family living and with the benefit of a one bedroomed self contained annexe which would suit a dependant relative, family member of perhaps even, with the correct permissions being sought to be used as a residential or holiday let.

Initially approached via double wooden vehicular gates open to a block paved driveway that allows for ample parking and from where the fine vistas can already be enjoyed. Accessed from this area is the detached garage set under a pitched roof with a carport to side and garden store to rear.

The wooden front door is located between a hedge and planted beds easily accessed from the parking area and opening to the accommodation that is in excess of 2200 square feet. The initial vestibule has a door that leads to the one bedroomed self contained annexe that has a lovely living area with exposed wall and ceiling timbers and doors open to the fitted kitchen with ample work surface space as well as a double bedroom with its on on-suite shower room and as previously highlighted this space can be used for a multitude of purposes or even as a home office should one be required.

From the entrance porch a double glazed door opens to the main property and to an Entrance Hall where stairs rise to the first floor. A glazed internal doors opens through to the generous and spacious Dining Kitchen with the initial area given over to the dining area where there are doors to the utility room and to the sitting room. Returning work surface area divides this space from the Kitchen that has a range of drawer and cupboard base units and includes a Belling Range **COOKER** with extractor over, American style **FRIDGE FREEZER** and **DISHWASHER**. Above the sink unit a double glazed window overlooks the formal garden and to the wonderful views beyond. From here a doorway opens to the Conservatory enjoying a bank of double glazed windows to two sides incorporating double glazed patio doors looking over and opening to the formal garden and equestrian land to the fine sloped and wooded views beyond. Double doors open to the main Sitting Room which is a lovely space, flooded with natural light though a window to the southerly aspect. A focal point of this room is the multi-fuel burning stove set into a brick fireplace and on a tiled hearth which heats the hot water. A doorway returns to the dining kitchen and an oak engineered floor flow through into a Snug with triangular double glazed floor to ceiling window taking in the gorgeous views on offer. Completing the ground floor is a useful Utility Space immediately adjacent to the kitchen with external door opening to a side lean-to porch with wood store and coal bunker and a Cloakroom.





To the first floor there are four lovely bedrooms, all accessed from the main landing with shelved storage, airing cupboard housing the hot water cylinder and further shelved storage cupboard. The master suite is dual aspect taking in the fine views and is generous in proportions with a bank of wardrobes to one wall and a sink with cupboards under. There are two further double bedrooms with beautiful exposed roof and wall timbers both taking in the fine views. Further good size single bedroom. All bedrooms are serviced and complimented by the family bathroom and there is also a further shower room which is yet to be fitted but the sanitaryware will be left at the property for the new owner to install.

There is potential for further development of this property subject to the relevant permissions being sought, either through extensions or into the loft space above bedrooms two, three and four, accessed by a loft hatch with pulldown ladder.

Outside the grounds wrap around the property beautifully top three sides being mainly laid to lawn an large ornamental pond and leading to planted and sloped beds displaying colour and vibrance throughout the year. Behind the pond is a wonderful paved Gazebo making a wonderful seating area where the pleasures of this fantastic setting can be enjoyed. A decked area from the conservatory steps down to the lawn and there is gated pedestrian access through to the driveway. A path descends down to the equestrian land that wraps around the formal garden to three sides and in total extends to approximately four acres with the property having a back drive with metal vehicular gate giving access to the paddock.

The paddock is given over to a lovely grass meadow which is slightly sloped and leads up to the road. This ground is classified as equestrian and benefits from a wooden stable block containing four loose boxes under a pitched roof. This area benefits from water and a hardstanding directly outside the stables themselves. To the right of the property there is a further tiered area with steps leading to a path that gives access from the house to the rear driveway.

Ground Floor

Entrance Porch

Entrance Hall

Dining Kitchen

Dining Area 2.99m (9ft 8in) x 3.54m (11ft 5in)

Kitchen Area 4.16m (13ft 5in) x 3.51m (11ft 4in) max

Sitting Room 3.87m (12ft 6in) x 2.61m (8ft 5in)

Snug 4.54m (14ft 8in) x 3.61m (11ft 8in)

Conservatory 3.44m (11ft 1in) x 3.59m (11ft 7in)

Utility 1.96m (6ft 4in) x 2.99m (9ft 8in)

Cloakroom

First Floor

Landing

Bedroom 1 4.62m (14ft 11in) x 5.06m (16ft 4in) to wardrobes

Bedroom 2 3.35m (10ft 10in) x 3.25m (10ft 6in)

Bedroom 3 3.35m (10ft 10in) x 3.25m (10ft 6in)

Bedroom 4 2.68m (8ft 8in) x 3.35m (10ft 10in)

Bathroom

Shower Room

ANNEXE

Positioned on the ground floor

Sitting Room 4.42m (14ft 3in) x 3.28m (10ft 7in)

Kitchen 2.11m (6ft 10in) x 2.45m (7ft 11in)

Bedroom 2.97m (9ft 7in) x 3.30m (10ft 8in)

En-suite

Garage 4.80m (15ft 6in) x 3.07m (9ft 11in)

Workshop 2.40m (7ft 9in) x 3.02m (9ft 9in)

Carport 2.66m (8ft 7in) x 6.54m (21ft 1in)

Stable 1 3.49m (11ft 3in) x 3.69m (11ft 11in)

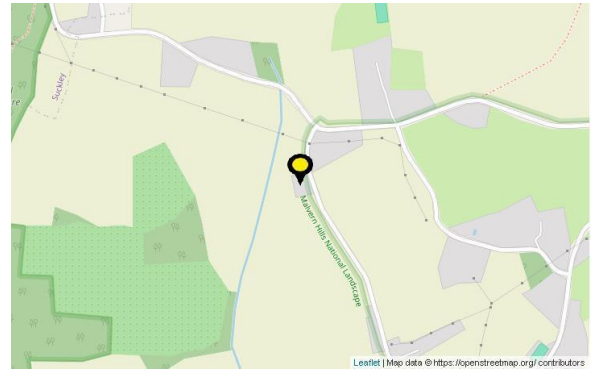
Stable 2 3.49m (11ft 3in) x 3.51m (11ft 4in)

Stable 3 3.49m (11ft 3in) x 3.54m (11ft 5in)

Stable 4 3.49m (11ft 3in) x 3.69m (11ft 11in)

Directions

Head north on the A449 Worcester Road for 0.6 miles where at the traffic lights turn left into Newtown Road, B4503. Proceed along this road for 2.6 miles and at the T junction in the village of Leigh Sinton turn left onto the A4103 Worcester to Hereford Road. After 0.2 of a mile turn right into Sherridge Road and proceed to the T junction after 1.2 miles taking the left turn onto Suckley Road. Proceed for a further 1.6 miles and turn left onto the Suckley Road and after 0.4 miles the driveway to the property will found on the right hand side as indicated by the agents For Sale board.



Services

We have been advised that mains electricity and water are connected to the property. Heating is provided by way of a tanked LPG system. Hot water is provided either by the immersion heater or by the multi-fuel stove in the sitting room. Drainage is to a private septic tank. 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 (36).



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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.





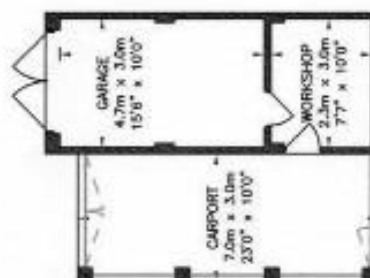
GROUND FLOOR PLAN
Floor Area 139.2sqm (1489sq ft)
excluding fuel store



FIRST FLOOR PLAN
Floor Area 87.5sqm (943sq ft)
excluding access storage



ATTIC / ROOF PLAN



GARAGE/CARPORT

Total floor area excluding
garage/carport, fuel store,
access storage and attic
store 226.7sqm (2440sq ft)