

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A STRIKING GRADE II LISTED GEORGIAN FOUR STOREY FARMHOUSE WHICH HAS BEEN REFURBISHED TO A HIGH STANDARD OFFERING SPACIOUS AND VERSATILE ACCOMMODATION WITH A WEALTH OF ORIGINAL PERIOD CHARM. IT IS LOCATED IN A CONVENIENT AND HIGHLY DESIRABLE POSITION ON THE EDGE OF THE VILLAGE OF KEMPSEY ENJOYING WONDERFUL VIEWS TO THE MALVERN HILLS. AMPLE OFF ROAD PARKING, TRIPLE GARAGE AND LANDSCAPED REAR GARDEN. ENERGY RATING "E".

The Old Farmhouse - Guide Price £1,000,000

2 Main Road, Kempsey, Worcester, WR5 3PA

5 3 4



The Old Farmhouse

Location & Description

Strategically positioned on the edge of the highly sought after village of Kempsey on the outskirts of the riverside city of Worcester. The village is a thriving community with local amenities including the ancient Parish Church of St Mary, a primary school, a general stores, village hall, public houses/restaurants along with a social and sports clubs. Surrounded by beautiful countryside, rural and riverside walks.

More extensive amenities area available in the nearby city of Worcester and also a Tesco and Waitrose supermarket within five miles.

There is excellent schooling in the area at both primary and secondary levels in both the state and private sectors.

The village is served by a local bus service connecting to Worcester where there are mainline railway stations one in the town at Foregate Street, Worcester Shrub Hill and the new Worcester Parkway. Junction 7 of the M5 motorway is approximately 4.5 miles distant bringing The Midlands, South West and South Wales into an easy commute.

Property Description

The Old Farmhouse is a distinctive Grade II Listed Georgian property set over four stories. It has been thoughtfully refurbished to a high standard but retains much of its original period charm offering a modern and inviting family home. In total the accommodation extends to over 4800 sq ft making it a substantial home.

The house is accessed through a large panelled door that opens to an entrance hall with a patterned tiled floor and panelled walls, the grand proportions of the property are immediately apparent along with the beautiful wooden balustraded stair case rising to the first floor. Storage cupboard, original Servants bells and additional door to cellar.

From the hall doors open to all principal ground floor rooms which consist of the Dining Room with original restored floorboards and a wonderful open fireplace with tiled surround and a large sash window overlooking the landscaped garden. The Sitting Room also has a large open fireplace and built in cupboards to alcoves and the same outlook over the garden through the large sash windows that provide plenty of natural light.

There is a Study with Parquet floor and a beautiful open fireplace and built in storage to the alcoves.

Of particular note is the Breakfast Kitchen with dual aspect windows to front and side, patterned tiled floor and a range of base and eye level units, built in appliances including a FRIDGE FREEZER, DISHWASHER, WINE COOLER, Rangemaster OVEN and MICROWAVE. Separate pantry unit and island with breakfast bar seating, double Belfast sink. Set in the island are integrated power sockets. There is also a gas stove.





Off the kitchen is a large Snug/Office with stairs leading down to cellarage (14.77 x 4.89 meters) with power connected. Off the snug is a glazed wooden door that provides access to a block paved parking area with EV charging point and opens to the Boot Room with large glazed patio door giving access to the garden and access to the Laundry with connection points for white goods, base unit with sink.

On the first floor a landing with window brings in plenty of natural light and offers a lovely view to the Malvern Hills. It gives access to The Master Bedroom Suite with large window to rear with lovely view over the garden to the hills beyond. Original fireplace and a wealth of built in wardrobes, one of which gives access to a large En-Suite/Jack & Hill Bathroom with bath and shower cubicle and obscure dual aspect windows. Built in dressing table and privacy screen. Also on the first floor a two further double bedrooms with dual aspect windows, one of which has a lovely view to the hills and an original fireplace the other is complimented by an En-suite Shower Room, built in wardrobes and view over open countryside. A separate family bathroom with roll top bath and shower cubicle and two obscure glazed windows.

A staircase leads to the second floor landing with a window offering a view of the full eight mile range of the Malvern Hills. This floor is approximately 864 sq ft and could be ideal for family members looking for their own space. On this floor are two Double Bedrooms, both of which have views to the hills and a Shower Room with WC and eaves storage. There is further storage in the loft space.

Outside the property is approached over a tarmac driveway which leads to the gated gravel parking area with space for ample vehicles and giving access to a Triple Garage with three double wooden doors to front and is approximately 715 sq feet with power and light connected and pedestrian door to side with external lighting.

The beautifully landscaped garden is mainly laid to lawn with numerous raised borders that provide colour and interest throughout the year. There is a pond with water feature. To the side is a gravelled area with a GREENHOUSE and further hardstanding and a CHICKEN COOP, a patio area ideal for alfresco dining with facility for an outdoor barbeque, external lighting, sockets, space for hot tub. The garden enjoys a private south facing aspect and is a peaceful oasis and the views towards the Malvern Hills add to its delight.

To the left hand side of the property is a further block paved parking area with an EV car charging socket.

The front of the property is set back from the tarmac driveway behind a walled and gravelled foregarden and enjoys an original well and pump feature and leads to the original wooden door opening to the access hall.

Directions

From Malvern proceed towards Worcester through the village of Powick. At the main roundabout turn right to the A4440 over the river towards Junction 7 of the M5. At the next roundabout take the A38 signed Upton upon Severn and Tewkesbury and proceed through the village of Kempsey, passing the Kia garage on the right hand side and the property can be found on the left hand side as indicated by the agent's for sale board.



Services

We have been advised that mains electricity and water are connected to the property. Central heating is provided by an oil fired system. Drainage is to a shared modern digester type 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 "F"

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 (39)



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.

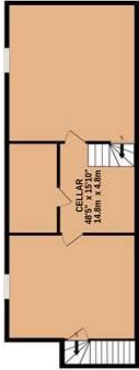


Malvern Office
01684 892809

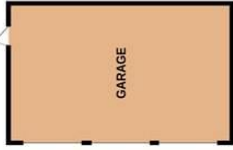
13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk



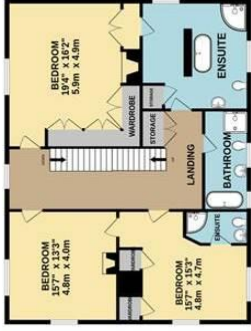
CELLAR
741 sq.ft. (68.8 sq.m.) approx.



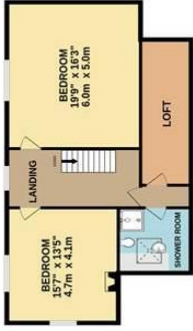
GROUND FLOOR
1991 sq.ft. (185.0 sq.m.) approx.



1ST FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



2ND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 4825 sq.ft. (448.3 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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