

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



This Charming Three Bed Character Cottage Is Set In A Good Sized Plot. South Facing Private Mature Cottage Gardens. Modern Fitted Kitchen With Integral Appliances. Open Plan Lounge/Diner And A Garden Room. Family Bathroom, Three Double Bedrooms And An En-Suite Shower Room, Feature Fireplaces, Plenty Of Parking, Solar Panels And An Insulated Shepherds Hut. EPC E.

The Nook - Guide Price £425,000

Welland Road, Upton Upon Severn, Worcestershire, WR8 0SJ

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The Nook

Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, supermarkets, cafes, pubs and restaurants alongside a bakery, news agents/sub post office, Boots the chemist, a library, rugby club, hardware store/toy shop, book shop and sought after Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the desirable Hanley Castle High School. Open countryside adds to the appeal.

Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington.

Property Description

This pretty and characterful cottage is set back from the road in a good sized plot. The property oozes charm throughout with feature beams and a brick fireplace with log burner in the lounge which in turn opens into the spacious and bright dining area with patio doors to the garden. The country style modern fitted kitchen with integral appliances is an added bonus. The addition of the garden room with a feature roof lantern is a lovely place to sit and enjoy the outlook over the garden. The family bathroom is located on the ground floor and offers a shower over the bath. On the first floor there are three double bedrooms with the master bedroom having a dual aspect windows, a dressing area with built in wardrobes and an En-Suite shower room adding to the appeal for potential purchasers.

Outside is a wonderful private south facing quintessential cottage garden filled with an abundance of mature plants, fruit trees and meandering pathways capturing the essence of traditional English countryside living. There is a vegetable garden, garden shed, brick built outbuilding storage shed and a greenhouse making it ideally suited for keen gardener and those that like to live "the good life" and grow their own fruit and vegetables. The good sized rustic brick paved patio area with a built in BBQ offers the chance for entertaining with family and friends. To the side of the property is a fully insulated shepherds hut with a feature log burner, pull out bed and separate toilet which would make ideal extra sleeping accommodation for visiting guests. To the front of the property is a lovely lawned garden with borders, plants and shrubs and plenty of off road parking all enclosed by wood panel fencing and hedgerow and a wooden five bar gate.

Further benefits include a UPVC double glazing, feature wooden latch doors and solar panels.

Entrance Porch

UPVC double glazed door to the front aspect, UPVC double glazed window to the side aspect, wooden single glazed window to the side aspect, coat hooks, tiled flooring, ceiling light, wooden single glazed door to:

Entrance Hall

Wood laminate flooring, stairs to the first floor, ceiling light, electric storage heater, door to the lounge/diner, door to the under stairs storage cupboard and kitchen, door to:

Family Bathroom

UPVC obscure double glazed window to the front aspect, fitted with a white three piece suite comprising of a panelled bath with a mains shower over, low level WC and wash hand basin, part tiled splash backs, chrome heated towel rail, ceiling light, tiled flooring.





Kitchen

UPVC double glazed windows to the side and front aspects, fitted with a modern cream shaker cottage style kitchen, wall and base units with work surface over, stainless steel sink and drainer with stainless steel mixer tap over, integral Bosch double oven with a Neff ceramic hob and glass splash back over, integral Lamona microwave, integral fridge/freezer and integral Bosch washing machine and dishwasher, part tiled splash backs, wood laminate flooring, inset ceiling spot lights, extractor fan, power points, door to:

Lounge/Diner

Feature brick built Ingle Nook fireplace housing a log burner, wall lights x two, ceiling light, exposed beam, TV point, power points, wood laminate flooring, wooden glazed door to the garden room, opening into the dining area with a UPVC double glazed window to the side aspect, UPVC double glazed French style patio double doors to the garden, exposed beams, power points, room for a large dining table.

Garden Room

Brick built with UPVC double glazed windows to the rear and side aspect, UPVC double glazed door to the side aspect all with fitted integral blinds, feature UPVC vaulted lantern ceiling, wood laminate flooring, power points, inset ceiling spot lights, wooden single glazed window to the lounge, TV point.

First Floor

Landing

Ceiling light, doors to Bedrooms one, two and three.

Bedroom One

UPVC double glazed windows to the front and rear aspect, power points, electric storage heater, ceiling light, loft access (boarded), dressing area with built in wardrobes, door to:

En-Suite Shower Room

UPVC obscure double glazed window to the side aspect, white low level WC and wash hand basin with tiled splash back, ceiling light, extractor fan, fully tiled shower cubicle with a Mira electric shower, wood laminate flooring, heated towel rail.

Bedroom Two

UPVC double glazed window to the rear aspect, feature fireplace with a wooden mantle, built in storage cupboards either side of the fireplace, ceiling light, power points, electric storage heater.

Bedroom Three

UPVC double glazed window to the front aspect, electric storage heater, ceiling light, power points.

Outside

Front Garden

Wooden gate with a paved path to the front porch, wooden five bar gate leading to the gravel driveway with plenty of parking, lawned area with borders, plants and shrubs, feature stone wall, apple, plum and pear trees, wooden gate to:

Rear Garden

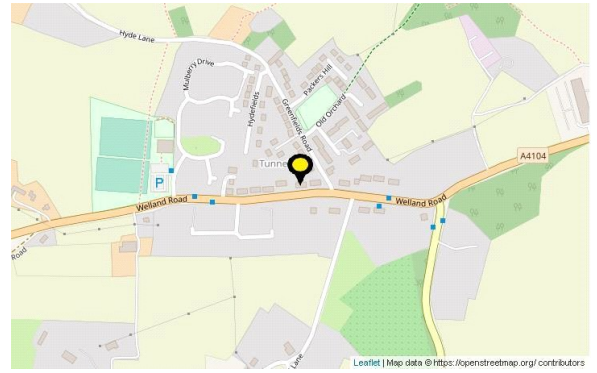
Feature rustic brick paved patio area with built in brick BBQ, lawned area with borders, plants and shrubs, damson tree, redcurrant, blackcurrant and gooseberry bushes. Vegetable garden, greenhouse, wooden log store, wooden shed, brick built storage shed, paved path to:

Shepherds Hut

Wooden steps lead up to the wooden part glazed stable door into the fully insulated living/bedroom space with a pull down table/desk, pull out double bed, feature log burner on a slate hearth, wall lights x two, storage cupboard, wooden double glazed windows x two, wall light, door to the toilet (housing electric Separett toilet and wooden double glazed window).

Directions

From the John Goodwin office in the High Street, continue onto Old Street and out past the church towards Welland. At the top of the hill and past the bend the property can be found opposite Greenfields Road by one of our for sale boards.



Services

We have been advised that mains services are connected to the property. 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 Upton upon Severn Office, Tel: 01684 593125

Council Tax

COUNCIL TAX BAND "D"

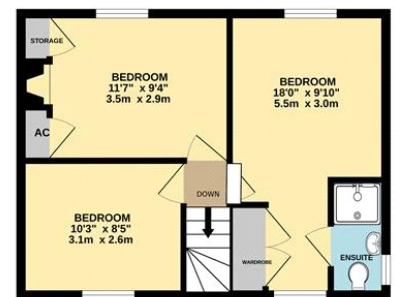
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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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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.
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