



The Gate House Bearswood
Storrige, Malvern WR13 5EP

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Storrige, Malvern WR13 5EP

Guide Price £735,000

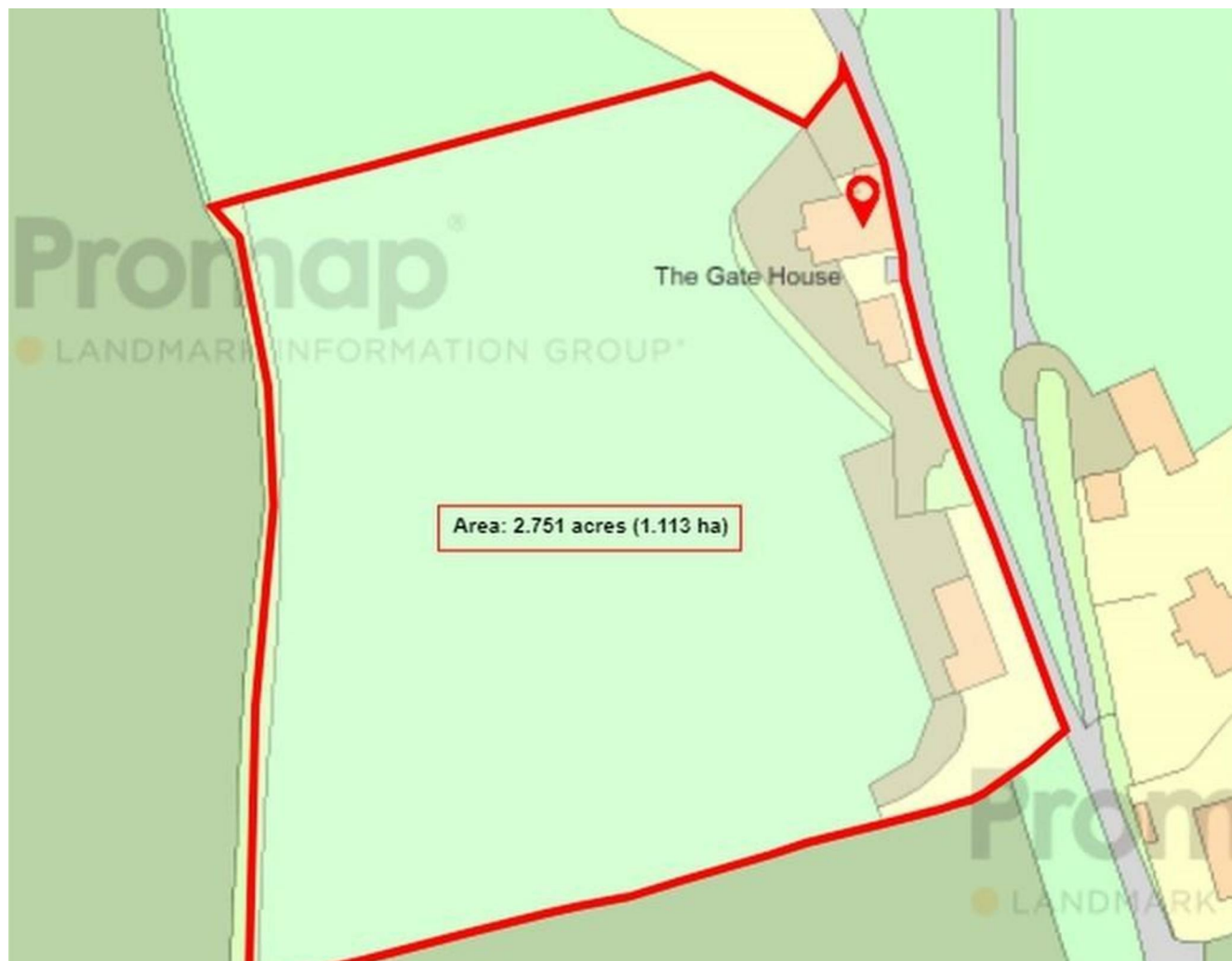
NESTLED IN THE MALVERN HILLSIDE is this STUNNING THREE BEDROOM DETACHED SINGLE STOREY PROPERTY set in GROUNDS APPROACHING THREE ACRES with PANORAMIC VIEWS, EQUESTRIAN FACILITIES to include STABLING, FIELD SHELTER, TACK ROOM, DOUBLE CAR PORT with WORKSHOP, ADDITIONAL WORKSHOP situated on a SCENIC NO-THROUGH LANE.

Storrige is a small hamlet less than three miles away from Malvern. Malvern is a Historic Spa Town and includes the historical settlement and commercial centre of Great Malvern on the steep eastern flank of the Malvern Hills, as well as the former independent urban district of Malvern Link, the built up area is often referred to collectively as The Malverns.

Major road access to the area is provided by the A449 road that runs through the centre of Malvern, connecting it to Worcester and Ledbury. The M5 motorway (West Bromwich near Birmingham to Exeter in Devon) is accessible at junctions 7 and 8 to the east of Malvern. The M50 motorway (Tewkesbury to Ross-on-Wye), also known as the Ross Spur to the south is accessed at junction 1 on the A38 road between Tewkesbury and Malvern.

Two railway stations approximately one mile (1.6 km) apart at Great Malvern and Malvern Link, provide direct services to Worcester, Hereford, Birmingham, Oxford, Cheltenham, Gloucester, South West England and London Paddington.

Air services operate from Birmingham International Airport approximately one hour by road via the M5 and M42 motorways. Gloucestershire Airport located at Staverton, Gloucestershire, in the Borough of Tewkesbury near Malvern is a busy General Aviation airport used mainly for private charter and scheduled flights to destinations such as the islands of Jersey, Guernsey, and the Isle of Man.



ENTRANCE

Via UPVC double glazed side door through to:

UTILITY

10'04 x 8'11 (3.15m x 2.72m)

Single drainer sink unit, worktops, base and wall mounted units, plumbing for washing machine, tiled floor, front and side aspect windows.

CLOAKROOM

WC, side aspect window.

KITCHEN/BREAKFAST ROOM

18'00 x 10'05 (5.49m x 3.18m)

Modern fitted kitchen comprising a range of base and wall mounted units, laminated worktops, wooden splashbacks, one and a half bowl stainless steel sink unit, mixer tap, Smeg electric oven, gas hob over, space for fridge freezer, engineered wooden flooring, single radiator, windows through to utility.

Breakfast area: Cast iron log burner, stone hearth, wooden mantel, engineered wooden floor, exposed ceiling beams, glazed sliding door to inner hallway, side aspect window. Opening through to:

LOUNGE

20'00 x 10'00 (6.10m x 3.05m)

Double radiator, TV point, side and rear aspect windows offering stunning panoramic views.

INNER HALLWAY

Double and single radiators, vaulted ceiling with exposed beams.

BEDROOM 1

13'05 x 10'08 (4.09m x 3.25m)

USB power points, double radiator, exposed ceiling beams, side aspect window, rear aspect fully glazed door to balcony area enjoying the panoramic views. Archway through to:

CLOAKROOM

Wash hand basin, wc, spotlighting, rear aspect porthole window.





BEDROOM 2

12'7 x 12'1 (3.84m x 3.68m)

Vaulted ceiling with exposed beams, double radiator, side aspect window.

BEDROOM 3

9'11 x 8'10 (3.02m x 2.69m)

Single radiator, exposed ceiling beams, side aspect window with beautiful views.

BATHROOM

10'1 x 6'5 (3.07m x 1.96m)

P-shaped bath with mixer tap shower detachment, WC, pedestal wash hand basin with mixer tap, tiled floor, vaulted ceiling with exposed ceiling beams, side aspect porthole window.

OUTSIDE

An in an out driveway provides vehicular access and parking for numerous vehicles. This leads to:

LARGE DOUBLE OAK FRAMED CAR PORT

Power and lighting, double doors into:

WORKSHOP / STORE ROOM

Water tap.

A five bar gated access on the driveway leads to:

STABLE YARD

With double bay stable block, tack room and hay barn with gated access to the paddocks.

The paddocks have a pony shelter and mature fruit trees enclosed by hedging and fencing and amount to approximately 2.75 acres.

To the side of the property, steps lead up to a raised patio currently housing a pigeon loft. There is a further raised decked seating area offering panoramic views across the valley.

Under the property, there is a TACK ROOM, BOILER ROOM and WORKSHOP.

To the side, there is a flagstone patio with wood stores, outside tap and lighting.

SERVICES

Mains water and electric. Septic tank drainage. Oil-fired heating.

Gigaclear is available at the property with a speed of circa 900 Mbs.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E

Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Pass through the village of Cradley on the B4220 and turn right onto the A4103. Proceed along, continuing past the Red Lion inn, turning left after a short distance. Proceed along, turning right, where the property can be located along on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



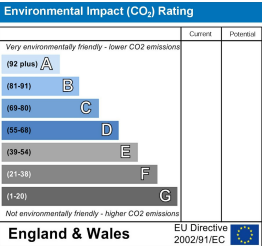
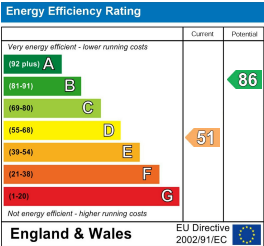


GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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