



DALTON HOUSE
Main Street | Beckford | Tewkesbury | GL20 7AD

HUGHES **HS** SEALEY

Welcome to... DALTON HOUSE

Welcome to Dalton House, a four-bedroom Grade II listed, early 18th century family home, located in the heart of this highly sought after village. Offered for sale with no onward chain, the home is at a stage where restoration and renovation are required, yet once completed, this will be a super home, which neighbours the church and sits within a mature plot of circa 0.5 acre.

The property enjoys a wealth of accommodation across the three floors and whilst there are only four bedrooms at present, there is a large loft space, comprising of three interlinking rooms, which subject to the relevant consents, could provide more bedroom space if required.

Internally the home enjoys a large central entrance hall with a large inglenook fireplace which within sits a log burning stove, an original tiled floor and doors that give access to the remaining ground floor rooms.

On the ground floor are two formal reception rooms, these being the living room with stripped wooden floorboards, two sash windows allowing views over the garden and an open fireplace which has currently been boarded over and finally the dining room, which enjoys wooden floors, an open fireplace and views over the

garden and front elevation.

Completing the ground floor is the sizeable kitchen/breakfast room which is a lovely room and gives access to the rear garden. There is a large inglenook which within sits the Rayburn stove. Furthermore, the kitchen features a large freestanding dresser base which will be included within the sale, stripped wooden floorboards and plenty of natural light from the large sash window.

Upstairs on the first floor, access is gained to the three bedrooms on this floor, all of which are double bedrooms. There is also a four-piece family bathroom comprising of a roll top bath and double walk-in shower whilst staircases to either end of the building give access to the upper floor.

Of the staircases, the first will take you to bedroom four, which has an adjoining room so either a dressing room or a study area for an older child. The second stairwell leads to the property's roof space where there are three interlinking rooms and it is here, that subject to the relevant planning consents being granted, a fifth bedroom could be created.









Explore outside DALTON HOUSE

Externally the home sits within a mature plot of ½ acre. The gardens comprises of mainly a lawned area, which within is a host of mature trees and shrubs. To the head of the garden is a set of double gates allowing for off road parking, although there is additional parking to the front of the property.

Within the garden are two brick outbuildings whilst a set of steps descend allowing one to access the property's cellar.

LOCATION

Located within the village of Beckford, the village enjoys a coffee house, a church, tearoom, a tennis club and a hotel so there are certainly a number of things to keep you occupied. If you leave the village and venture a little further, you will find the neighbouring villages of Overbury, Kemerton

and Bredon with two of the three villages offering a primary school and a number of country pubs whilst Bredon also has a doctor's surgery. For those commuting to work, the village is positioned within reasonable distance of the M5 and M50 plus the A46 to Warwick and Stratford.

KEY FEATURES

- Four-bedroom detached, Grade II listed family home, located in the heart of the village
- For sale with no onward chain, the home needs restoration works
- Enjoying a large wrap around garden of circa 0.5 acre and off road parking for multiple cars
- Internally the accommodation is arranged over three floors
- Ground floor comprises entrance hall, two reception rooms and a large

kitchen/breakfast room

- On the first floor are three bedrooms, all of which are double rooms plus the family bathroom
- On the upper level is the final bedroom plus adjoining room
- Furthermore, there is a large loft space which may create potential for further bedrooms if required
- Mains drainage, electricity and water. Oil-fired central heating
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7AD. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
268 sq m / 2890 sq ft



Ground Floor
Approx 93 sq m / 1001 sq ft

Denotes head height below 1.5m

First Floor
Approx 95 sq m / 1026 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Snappy 360.

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