



MABLEY

Batchfields | Bishops Frome | Worcestershire | WR6 5BS

HUGHES **HS** SEALEY

Welcome to... MABLEY

Welcome to Mabley, a wonderful four double bedroom detached family home, which dates back to 1838. Located in this highly sought after village, the property is set within mature grounds of two acres and offers unrivalled open views across Worcestershire/Herefordshire countryside, with the views extending to as far as the Black Mountains.

The home, which is beautifully appointed and full of the charm and character one would expect from a home of this age, offers internal space approaching 2200 square feet, and comprises of three reception rooms, a stunning farmhouse kitchen, two en suite bedrooms plus an additional family bath and shower room.

Externally the home features outbuildings totalling 1800 square feet which comprise of a detached Studio, which in the past has been used as a gym and an office, plus a two storey workshop, measuring 9.00m x 6.00m, featuring a large roller shutter door, ensuring one could dry store a horse lorry, caravan or caravanette.

Along with the vendor, we feel that the workshop would make a fabulous annex to the main home, should the relevant planning consents be gained. The property is accessed via a five-bar gate, whereby a gravelled driveway leads to the house and outbuildings and provides parking for multiple vehicles. Stepping into the home, one gets a sense of the charm and character that flows throughout the building as the entrance lobby features panelled walls and original terracotta tiled flooring which continues along the hallway.

On the ground floor is a three-piece family shower room, utility room and separate study, which is located to the front of the house and enjoys views over the garden. Furthermore, there is the living room, which is just a lovely space to occupy, featuring two log burning stoves, bay windows to two elevations and exposed timbers to the ceiling.

Completing the ground floor is the exceptional farmhouse kitchen/dining room which in turn opens onto the garden room. The kitchen enjoys a

wealth of units, which sit alongside a host of integrated appliances, with the centrepiece being a traditional four door AGA. Completing the kitchen are granite worksurfaces, stone flooring and bi folding doors, which flood the room with natural light. Two openings from the kitchen/dining room lead you into the garden room which is a lovely space to lose yourself in and enjoy the views that this room and home affords.

On the first floor are the four double bedrooms and a four-piece family bathroom. The master bedroom benefits from fitted wardrobes, a private balcony which affords the occupier of this room to enjoy the elevated views across two counties that this home benefits from. Furthermore, the room features a modern, four-piece en suite bathroom, complete with roll top bath, sitting on clawed feet.

Of the remaining bedrooms, the guest bedroom also benefits from a three-piece en suite shower room whilst all rooms, enjoy views across the garden or adjoining paddock.













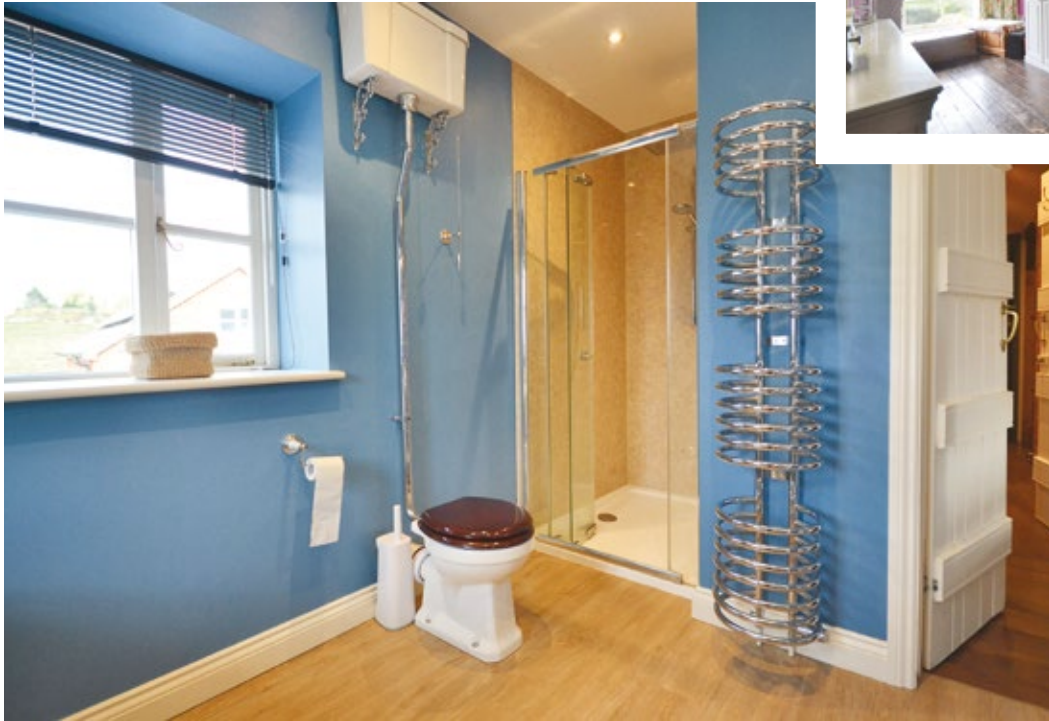














Explore outside... MABLEY

Externally, the home has wrap around gardens which feature a large, paved terrace and lawns, whilst there is also a covered seating area complete with original press. From the garden, a picket gate leads to the adjoining paddock which is enclosed by stock wire fencing and within which is a wealth of mature fruit trees.

With regard to the outbuildings, there are two, which are the detached studio – a single storey building, offering light and power and which has been used historically as a gym, games room and office space. The remaining outbuilding is the two storey, brick built detached workshop which has solar panels fitted to the roof space with the current owner receiving in the region of £600-£800 per year from the feeding tariff.

The workshop benefits from light and power and a front facing roller door ensuring a large vehicle such as a horse lorry, tractor and so on can be dry stored. The upper floor of the workshop is currently used for storage. Whilst the workshop is currently used as such, there is also the possibility that, subject to the relevant planning permission approval, the building could be utilised/converted into an annex for the main home, allowing for multiple generations to live in proximity.

LOCATION

Bishops Frome is situated in rural east Herefordshire surrounded by orchards, hop yards and beautiful rolling countryside. The village has two pubs, a post office and a village hall. The historic market town of Ledbury is nearby and provides everyday facilities including a cottage hospital and train station, as well as primary and secondary schools.

The Malvern Hills, an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. Only nine miles away, Malvern is also a renowned cultural centre with an excellent theatre and cinema, and has several excellent state and private schools. There are excellent shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

More comprehensive facilities can be found in the cathedral city of Worcester. There are extensive shopping and recreational facilities including premiership rugby, county cricket and horse racing on the banks of the River Severn. There is excellent schooling from both the private and state sectors including The Royal Grammar School and The King's School in Worcester, Malvern College and MSJ in Malvern plus prep schools in nearby Colwall.

Trains run from Ledbury and Malvern stations direct to Birmingham and London. Motorway access is via junction 2 of the M50 or junction 7 of the M5.

KEY FEATURES

- A stunning four double bedroom detached family home dating back to 1838
- Sat within private, mature ground of circa two acres, comprising gardens and paddock
- Enjoying wonderful open views across Worcestershire countryside and beyond to the Black Mountains
- Externally featuring driveway parking, a two storey detached workshop and separate studio
- Internally the home enjoys a wealth of character, found across the two floors
- Entrance hall, shower room, study, utility room and living room with log burning stoves
- Exceptional farmhouse kitchen/dining room with, complete with AGA
- Kitchen opens onto the garden room, which allows one to enjoy the views this home affords
- Master bedroom with en suite bathroom and balcony. Guest bedroom with en suite shower room
- Two further double bedrooms and four-piece family bathroom

DIRECTIONS

To locate the property please enter the following postcode into your sat nav system: WR6 5BS. Upon entering the village, pass The Chase Inn public house and exactly 1 mile past the pub, the house can be located on your left.











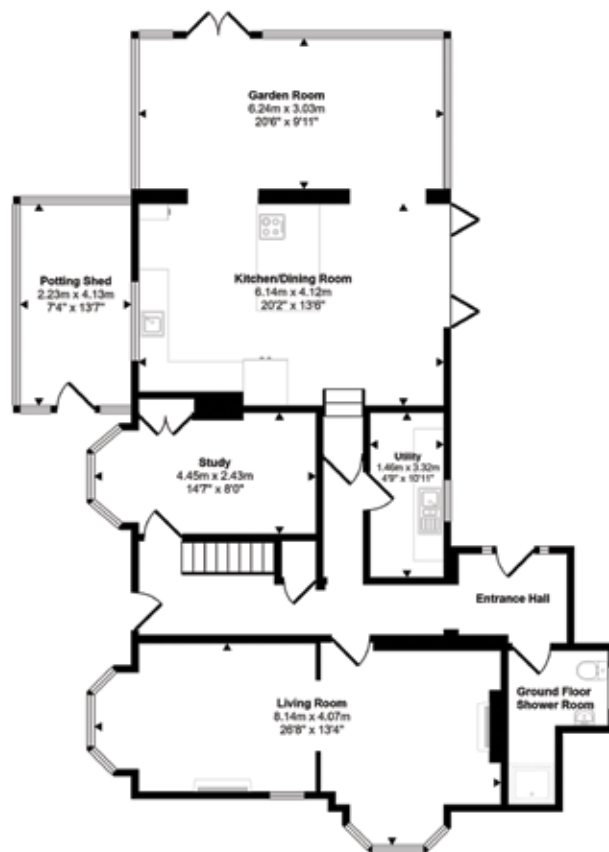






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
319 sq m / 3395 sq ft



Studio
Approx 26 sq m / 277 sq ft



Workshop Ground Floor
Approx 54 sq m / 582 sq ft



Workshop First Floor
Approx 31 sq m / 330 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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