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Grove *Village*

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Glenwood Torton Lane, Torton, DY10 4HX

Asking Price £1,300,000

A Stunning Grade II Listed, Georgian Family Home

Welcome to this stunning Grade II listed detached house located on Torton Lane in the charming village of Torton in Hartlebury. Located just outside the town of Kidderminster, Glenwood is within easy reach of the local primary & secondary schools such as Winterfold & Kings Hawford and offers excellent commuter links with access to the Hartlebury train station providing routes to Birmingham City Centre. There is also a train link from the nearby city of Worcester giving access to London Paddington station.

This property presents with a modern contemporary finish whilst tastefully retaining many original features and boasts three spacious reception rooms, perfect for entertaining guests or relaxing with family. With five bedrooms and four bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort. The addition of the pottery barn which was converted in 2002 which is now a home office and gym with beautiful exposed timber beams makes for an excellent place to work from home.

One of the standout features of this property is the fabulous grounds on which it sits; 3.5 acres of outdoor space to include large lawn areas, orchard, haybarn, stable block with eight individual stalls, two paddocks and a sand ménage- an equestrian lover's dream. The various outbuildings provide the perfect opportunity for conversion.

The property provides ample off street parking with electrically operated gates providing security, alongside a charging point for electrically powered vehicles and a large tandem garage.

Don't miss out on the opportunity to own this remarkable property in a picturesque location, wrapped wisteria and full of charm. Contact us today to arrange a viewing and experience the elegance that Glenwood has to offer.

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Approach

Picturesque approach with lavender lined path leading to front door with additional benefit of electrically operated gates with access to block paved driveway.

Entrance Hall

With central heating radiator, stairs to first floor landing and doors radiating to:

Sitting Room 14'9" x 16'0" (4.5 x 4.9)

With window to front, central heating radiator, built in shelving for storage and feature fireplace with open fire.

Kitchen 16'4" max 12'9" max (5.0 max 3.9 max)

With double glazing windows to rear overlooking the gardens, central heating radiator and terracotta quarry tiles to floor. Featuring a variety of bespoke fitted deVOL wall and base units with quartz work surface and matching island with breakfast bar, double Belfast sink with inset drainage and Perry & Bowe boiling water tap. With integrated Miele dishwasher and full length fridge, pantry cupboard and space for electric Rangemaster cooker. With step up to dining room.

Dining Room 14'1" max x 10'2" max (4.3 max x 3.1 max)

With window to rear overlooking gardens, central heating radiator and feature brick fireplace with Gazco gas fired burner and solid wood mantle. Opening into kitchen and door radiating to family room.

Family Room 20'4" max x 14'9" max (6.2 max x 4.5 max)

With window to front, two central heating radiators, ample fitted cupboards for storage and feature Severa cast iron fireplace with multi-fuel log burner and solid wood mantle. Doors leading through into dining room, utility and rear stairs.

Rear Stairs

W.C. 6'10" x 7'2" (2.1 x 2.2)

With obscured window to side, central heating radiator, original tiled flooring and panelling to half walls. Low level w.c. and hand wash basin.

Utility 23'3" x 8'2" (7.1 x 2.5)

With dual aspect windows to front, side and rear and door leading out to driveway and gardens. With herringbone tiling to floor, fitted units with Belfast sink, further period cupboards with housing boiler and space and plumbing for white goods. Steps leading up to studio.

Studio 38'4" max x 14'9" (11.7 max x 4.5)

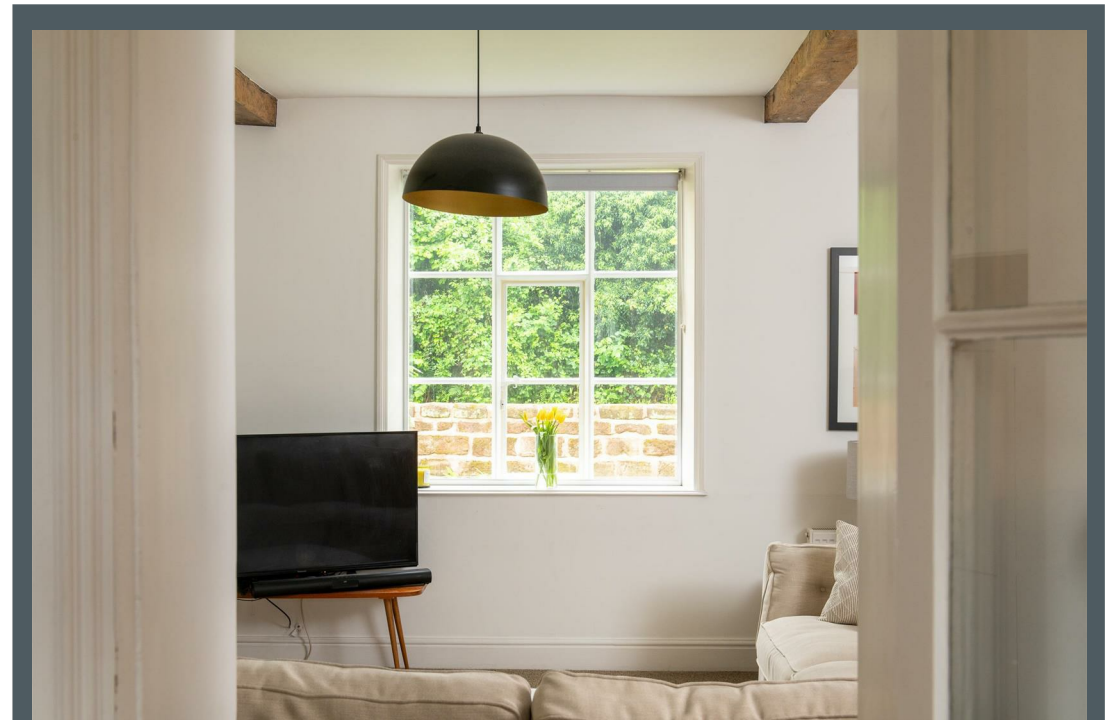
With dual aspect windows to side and rear, two Velux skylights and two central heating radiators. Open fireplace with log burner, fitted Belfast sink and door giving access out to front. Door radiating to w.c.. Currently being used as a half and half office and gym but could easily be converted into an annexe if required.

W.C.

With low level w.c.. and fitted sink.

Lower Ground Floor Foyer

With stairs up to ground floor and doors radiating to the cinema room, wine cellar and storage.







Cinema Room 15'8" max x 13'9" max (4.8 max x 4.2 max)

With central heating radiator and door giving access out to rear.

First Floor Landing

With dual aspect windows to front and rear, central heating radiator and stairs up to second floor landing. Doors radiating to:

Bedroom One 18'0" max x 15'5" max (5.5 max x 4.7 max)

With window to front, central heating radiator and original feature fireplace. Two large storage cupboards and door through to small landing area leading to en-suite and dressing room.

En-suite Bathroom 14'1" max x 11'5" max (4.3 max x 3.5 max)

With window to rear, central heating radiator and original wooden flooring, tiling to shower cubicle and panelling to half walls. With high cistern w.c., hand basin, feature cast iron claw foot bath, large shower cubicle and feature fireplace.

Dressing Room 5'10" max x 7'2" max (1.8 max x 2.2 max)

With window to side, central heating radiator and fitted clothing rails.

Bedroom Two 17'0" max x 15'8" (5.2 max x 4.8)

With window to front, central heating radiator, feature fireplace and door leading through into en-suite.

En-suite Bathroom 5'6" max x 9'10" max (1.7 max x 3.0 max)

With window to rear, central heating radiator and original wood flooring. Low level w.c., hand basin and claw foot bath with shower head over.







Second Floor Landing

With window to front and doors radiating to:

Bedroom Three 17'0" max x 15'8" max (5.2 max x 4.8 max)

With window to front, central heating radiator and original feature fireplace. Door leading through into en-suite.

En-suite Shower Room 3'3" max 10'2" max (1.0 max 3.1 max)

With tiling to splashback and original wood flooring. Low level w.c., hand basin and fitted shower cubicle with Myra power shower.

Bedroom Four 14'1" max x 15'5" max (4.3 max x 4.7 max)

With window to rear, central heating radiator and fitted shelving for storage. Door leading through to rear stairs and en-suite.

En-suite Bathroom

With tiling to floor and splashback, low level w.c., fitted hand basin and P shaped bath with shower over.

Bedroom Five 20'11" max x 15'5" max (6.4 max x 4.7 max)

With window to front, central heating radiator, feature fireplace and large cupboard for storage with lighting overhead. Door leading through into bedroom four.

Gardens

Approximately 3.5 acres consisting of a large lawn area, flagstone patio with pergola, greenhouse, raised planter beds and access to open barn, perfect for parties and entertaining. Ample space for equestrian use such as stables, paddocks and sand ménage.

Open Barn 59'8" max 43'3" max (18.2 max 13.2 max)

With electric points and opening through into storage room.

Storage Room 20'0" x 16'0" (6.1 x 4.9)

Accessed via open barn.

Plant Room 18'4" x 14'1" (5.6 x 4.3)

With ample space for storage.

Store 16'8" x 13'5" (5.1 x 4.1)

With ample space for storage.

Garage 15'1" x 39'8" (4.6 x 12.1)

With side hinged garage doors, lighting and electricity points.

Stables

Offering two larger stable blocks with the potential to be used as tack room and hay store, and seven further stables.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band

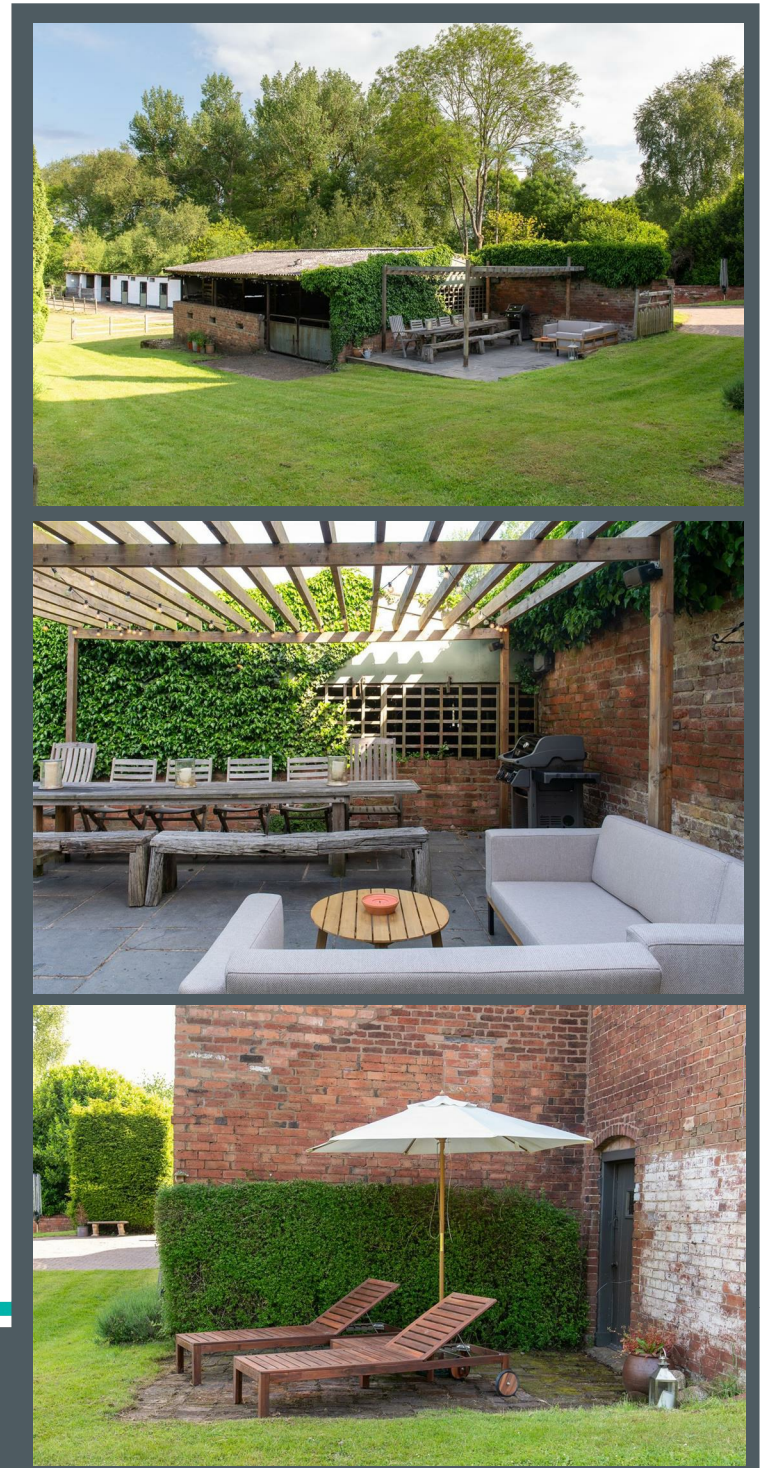
The council tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.











We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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