

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Old Hop Kiln, Sherridge Road, WR13 5DE

Guide Price **£750,000**

A Delightfully Situated And Beautifully Converted Grade II Listed Extended Hop Kiln Enjoying Approximately A Quarter Of An Acre Plot With Lovely Views Over Undulating Countryside Within Close Proximity To The Amenities Of Leigh Sinton In A Wonderful Location With Four Bedrooms And Self-Contained Living Accommodation To The Lower Ground Floor. EPC "F".

**Bedrooms: 5 | Bathrooms: 3 | Receptions: 2**



Regulated by

**RICS**

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**13 Worcester Road, Malvern, Worcestershire, WR14 4QY**  
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London





The property is situated within close proximity to the amenities of the highly desirable village of Leigh Sinton including a well stocked shop, Post Office public house and a village hall. Further and more extensive amenities are available in Malvern or the city of Worcester both of which are 4 miles away.

Transport communications are excellent with a mainline railway station in Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales, whilst Junction 7 of the M5 motorway positioned just outside Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for at both primary and secondary levels in both the public and private sectors. The area is criss-crossed with footpaths and bridleways, ideal for those who enjoy the outdoors.

Old Hop Kiln is a wonderfully converted Grade II Listed and extended Hop Kiln occupying a quiet and peaceful position at the end of a private driveway and was built in the late 1800's offering spacious and versatile accommodation full of period charm over three floors including a self-contained living accommodation which could be ideal for a family member wanting their own independence. The property enjoys a beautiful outlook over undulating countryside and has generously proportioned and light rooms throughout and has been immaculately maintained by the current owners with a high level of attention to detail.

The property is approached over a private road which leads to your own wooden gates opening to a large gravelled driveway providing access to the gardens and steps lead up to the porch which opens to the welcoming Entrance Hall enjoying plenty of natural light and exposed and beamed walls. The entrance hall provides access to all main reception rooms including the dining room, kitchen and sitting room. There is a WC with vanity wash hand basin and toilet.







The Dining Room has dual aspect windows providing a beautiful light setting with outlook over the open countryside and gardens. There is an Office accessed off the dining room perfect for those working from home and the wonderfully spacious Kitchen boasts a range of base and eye level units with plenty of storage, a Rangemaster OVEN and six ring HOB and a moveable island for convenience. It again enjoys an exposed brick wall and beams throughout and is home to the Worcester Bosch boiler. There is plenty of space for white goods.

Stairs from the hallway lead to the first floor and down to the Sitting Room which is one of the main focal points of the property with amazing vaulted ceilings with skylights and wooden beams, exposed brick wall and the original framed Cruck structure, gas fireplace, this room forms part of an extension. Double doors lead out to the garden and patio area making it the perfect space for entertaining.

Stairs lead down from this room to the Lower Ground Floor which can be used as a self-contained annexe ideal for those looking for their own independence with its own private entrance from outside. This space consists of a Kitchen and open plan Sitting Dining Room, Shower Room and Bedroom. This area was previously tanked in approximately 2007/2008 and has central heating.

To the First Floor there is a Landing again boasting plenty of period charm with exposed and brick beamed walls with a high level of attention to the detail with a skylight providing plenty of natural light. To this floor are three Bedrooms, two of which having an elevated outlook over the open countryside and one with steps leading to the Loft Space. The Main Bedroom enjoys a vaulted ceiling and featured diamond shaped windows with built-in wardrobes and an En-Suite with a three piece white suite. To this floor there is also storage and airing cupboard, separate Family Bathroom with walk-in shower cubicle.





Outside the Old Hop Kiln sits in approximately a quarter of an acre plot consisting of flat and maintained gardens and original well and complete wrap around and a large gravelled driveway. From the garden these beautiful views can still be enjoyed whilst maintaining a peaceful and private setting, SHED and two patio areas which makes the ideal space for alfresco dining and entertaining, external lighting and external water tap.

#### Services

We have been advised that mains electricity and water are connected to the property. There is an LPG tank for gas and the drainage is by a Klargestor Septic Tank shared with three other properties. 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 Malvern Office, Tel: 01684 892809

#### Council Tax

##### COUNCIL TAX BAND "F"

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 F (26).





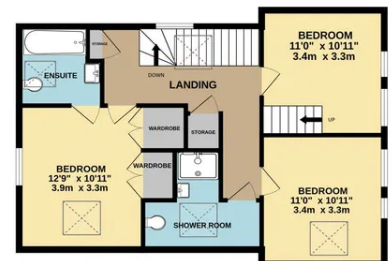
LOWER GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 2185sq.ft. (203.0 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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### Directions

From the agents office in Great Malvern proceed along the A449 Worcester Road for just over a quarter of a mile and at the traffic lights at Link Top turn left. Almost immediately bear right along Newtown Road which continues into Leigh Sinton Road. Follow this route out of town for approximately three miles into the village of Leigh Sinton where at the T Junction with the A4103 turn left towards Hereford. After a further 300 yards turn right signed Alfrick and Suckley into Sherridge Road. Continue for just less than a mile, take a left which is sign posted Coles Green/Sandlin. Turn first right onto the private driveway, follow the driveway around to the end where the Old Hop Kiln can be found accessed through its own private wooden gates.