

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A WONDERFUL FAMILY HOME IN A PICTURESQUE LOCATION OFFERING SPACIOUS AND VERSATILE ROOMS
WITH A FANTASTIC ENCLOSED GARDEN. AVAILABLE BY SEPARATE NEGOTIATION A ONE ACRE PADDOCK.
ENERGY RATING "F"**

The Woottons – Guide Price £650,000

Acton Beauchamp, Worcester, WR6 5AB

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The Woottons

Location & Description

Acton Beauchamp is a rural hamlet situated approximately 4 miles from the popular market town of Bromyard which offers a range of local facilities including shops, pubs, supermarket, bakery, butchers, bank and Post Office together with primary and secondary schools. The popular and thriving village of Suckley is a short distance from the property offering village stores with Post Office, primary school, and church with community hall.

The cathedral cities of Worcester and Hereford are 14 and 16 miles distant and the popular town of Ledbury is approximately 15 miles distant all providing further excellent amenities including main line railway stations. The M5 is accessible at Worcester and the M50 just south of Ledbury.

Property Description

The Woottons offers a fantastic opportunity to purchase a wonderful stone farmhouse which is being marketed for the first time in generations and is a wonderful opportunity to create a fine home in a lovely rural setting.

The house is initially approached over a shared driveway over which the Woottons has a right of vehicular and pedestrian access. The driveway then becomes private to the house and leads past a lawned area and around a corner opening to a generous parking area with space for several vehicles. From the driveway a wrought iron pedestrian gate leads to the foregarden behind which the property is positioned. There is an original Cider Stone with plants and a wonderful lawn flanked by planted herbaceous beds displaying colour and vibrance throughout the year. From here access is gained to the wooden and obscure glazed front door that is set under a storm porch with pitched tiled roof and seating to side. From the foregarden access can also be gained to the main garden (described later) and positioned to the left of the house. This wonderful example of a stone farmhouse is set under a pitched tiled roof with large window openings which are double glazed and flood the house with natural light. Heating is provided by way of a solid fuel burning Farm2000 system which is available by separate negotiation although if the prospective buyers want to put in a new central heating system the current owner will remove the boiler and take it with them.

The spacious and versatile accommodation is set over two floors and creates a fantastic opportunity to make the property a wonderful family home. The wooden front door opens to a accommodation which is nearly 3,000 sq.ft and comprises in more detail of:

Reception Hall

A wonderful welcoming space at the hub of the house with exposed ceiling timbers, already displaying the characteristics and charm that this property offers. A beautiful parquet floor flows throughout this area (and under the carpets in both the sitting room and dining room) and a wooden balustraded staircase rises to first floor. A door opens to the inner hallway (described later) and a six panel pine door opens to the dining room and further matching door opens to

Sitting Room 5.09m (16ft 5in) x 4.44m (14ft 4in)

Having a lovely double glazed window overlooking the foregarden. This is a period room with ceiling timbers and to one wall there is a stone chimney breast with an inglenook fireplace incorporating a large wood burning stove set on a flagstone hearth.

Dining Room 4.31m (13ft 11in) x 5.09m (16ft 5in)

Positioned across the hall and being a dual aspect room. A lovely space for entertaining, the focal point of which is a wood burning stove set onto a flagstone hearth.

Inner Hall

Useful understairs cupboard and a large larder 7'10 x 8'2 that currently houses the vendors freezers and with useful shelving. Radiator, ceiling light point and panelled door opening to the breakfast kitchen (described later) and further door to

Snug 3.38m (10ft 11in) x 4.34m (14ft) into bay

With interconnecting door to the sitting room. Ceiling light point and a lovely double glazed bay window overlooking the rear patio. Open fire with a brick surround.

Breakfast Kitchen

A lovely L shaped room ideal for family living and benefiting from a further Pantry 5'2 x 8'2. This room is divided into two main areas, the first of which is

Breakfast Room 4.11m (13ft 3in) x 5.04m (16ft 3in)

Glazed window overlooking the rear garden and a tiled floor flows throughout this area through a doorway into the rear lobby and is open to

Kitchen 2.58m (8ft 4in) x 2.37m (7ft 8in)

Fitted with a range of wooden drawer and cupboard base units with granite worktop over with matching wall units. Set into the fireplace is an oil fire AGA and there is a further integrated four ring electric HOB with extra over and stainless steel splashback and a double OVEN under. Set under the double glazed window is a sink with twin drainer and mixer tap. Space and connection point for undercounter dishwasher.

Rear Lobby

Leading off the kitchen a tiled floor flows throughout this area. Door to rear porch with is a useful area for boots and coats and gives access to the patio at the side of the parking area.





Also accessed from the rear lobby is the study (described later) and a door opens to

Utility/Shower Room 2.68m (8ft 8in) max x 2.30m (7ft 5in)

Obscure double glazed window to rear, stainless steel sink unit with mixer tap. Space and connection point for washing machine. Low level WC, shower enclosure.

Study 1.78m (5ft 9in) x 2.09m (6ft 9in)

Obscure glazed window. Ceiling light point.

First Floor

Landing

Double glazed window. Access to loft space and doors to all principal bedrooms the first of which is

Master Suite

Accessed through a beautiful panelled door and leading to a corridor with doors to the wonderful master suite with dressing room, bedroom and en-suite.

Currently it consists of

Master Bedroom 3.33m (10ft 9in) x 5.11m (16ft 6in)

Two glazed windows overlook the foregarden to the countryside beyond. A good size double bedroom. An inner room with wash hand basin has doors opening to

Dressing Room/Bedroom 5 3.44m (11ft 1in) x 3.69m (11ft 11in)

This room would make for a wonderful dressing area and is already fitted to one wall with wardrobes and enjoying a glazed window or it could be used as a the fifth bedroom.

En-suite

Fitted with a low level WC, pedestal wash hand basin and panelled corner bath with electric shower over. Obscure double glazed window and tiled splashbacks.

Bedroom 2 4.34m (14ft) x 4.88m (15ft 9in)

A large double bedroom which would have originally been the master and enjoying a double glazed window overlooking the front garden and beyond. There is and interconnecting door to the main family bathroom.

Bedroom 3 3.41m (11ft) max x 3.95m (12ft 9in) max

Positioned to the front of the property with a double glazed window. A further double bedroom.

Bedroom 4 2.94m (9ft 6in) x 5.14m (16ft 7in)

Double glazed window to front. A further double bedroom with good rural views.

Bedroom 6 3.44m (11ft 1in) max x 3.69m (11ft 11in) max

A double bedroom with fitted wardrobes to one wall incorporating hanging and shelf space with cupboards over.

Family Bathroom Fitted with a low level WC, panelled bath with electric shower over and pedestal wash hand basin. Glazed window and interconnecting door to Bedroom 2.

Outside The majority of the outside grounds extend to the westerly aspect of the property with a patio area from where the pleasantries of this lovely setting can be enjoyed. Steps lead up to a large lawn with central tree, flanked by a hedge, fence and walled perimeter. There is a further raised patio area to the right of the house and behind this is a sunken area that would make a wonderful vegetable garden. The garden has mature specimen trees and planted beds. There is gated pedestrian access to the driveway and easy access to the foregarden.

From this area access is also gained to the cellar which is where the Farm2000 solid fuel boiler is positioned (see previous notes).

Leading from the rear porch a further paved patio area gives access to the parking area that offers ample space for vehicles and has an outbuilding of brick construction under a pitched tiled roof. This offers potential (subject to the relevant permissions being sought) to be converted into an annexe for a dependant relative or for a family member or teenager. Alternatively, it could be used for the purposes that it is at present as an excellent storage area. This building is divided into three main areas the first of which is

Room 1 4.37m (14ft 1in) x 4.68m (15ft 1in)

An open space with small room leading off. With loft access point.

Room 2 2.25m (7ft 3in) x 1.94m (6ft 3in) Currently used as an outside toilet but offer potential.

Garage 4.34m (14ft) x 3.02m (9ft 9in)

Sliding door to front, light and power. It should be noted that the outbuildings are connected to the property behind that is in a separate ownership.

Agents Note It should be noted that the current owners have planning permission to build a bungalow away from the property which will not affect the aspects from the current building. Further information can be found under the planning reference No P220463/F on the Herefordshire Council Planning Portal.

The head of the driveway is shared and will be retained by the current owner who will be installing a new driveway to the bungalow so that it will have no impact on the current property.

Paddock - available by separate negotiation

Available by separate negotiation, a one acre paddock provides a wonderful addition to the property, extending the grounds to approximately 1.7 acres in total situated just beyond the formal gardens. Enjoying an open, rural setting that perfectly complements the farmhouse, this versatile space offers a wealth of possibilities, whether for equestrian pursuits, smallholding activities or simply the pleasure of owning additional private land.

Tenure - We are advised (subject to legal confirmation) that the property is freehold.



Directions - From Great Malvern proceed north along the A449 Worcester Road. After a quarter of a mile take the first turning to the left signed West Malvern and Bromyard into North Malvern Road proceeding uphill for a short distance before forking right onto Cowleigh Road. Leave the town limits proceeding through Cowleigh Woods for approximately one mile before coming to a T junction with the A4103 (Hereford to Worcester road). Turn left towards Hereford proceeding for just under a mile where just before the road rises and splits into three lanes. Take the right hand turning signposted B4220 Bromyard. Follow this road for 2.7 miles after which the driveway for the property can be found on the right hand side, as indicated by the agent's for sale board.

Services - We have been advised that electricity is connected to the property. Water is currently from a borehole but mains is available and it will be up to the purchaser to cover the cost to connect it. Drainage is to a Kargester treatment plant which is shared by six properties which each pay a current annual charge of £440.00 per property. There is an oil fired AGA and Farm2000 solid fuel boiler which is available by separate negotiation but if buyers do not wish to retain will be removed by the current vendor. 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.

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 formerly 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 "G"

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 (35).



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

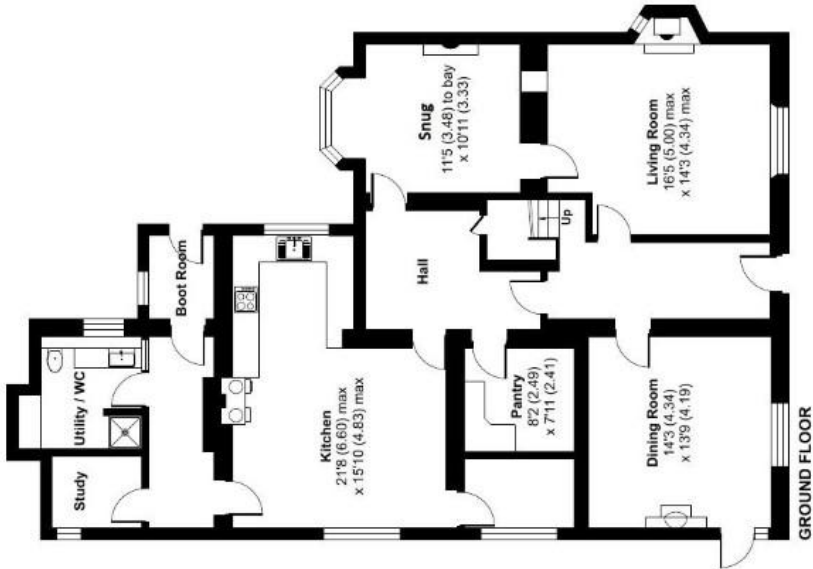
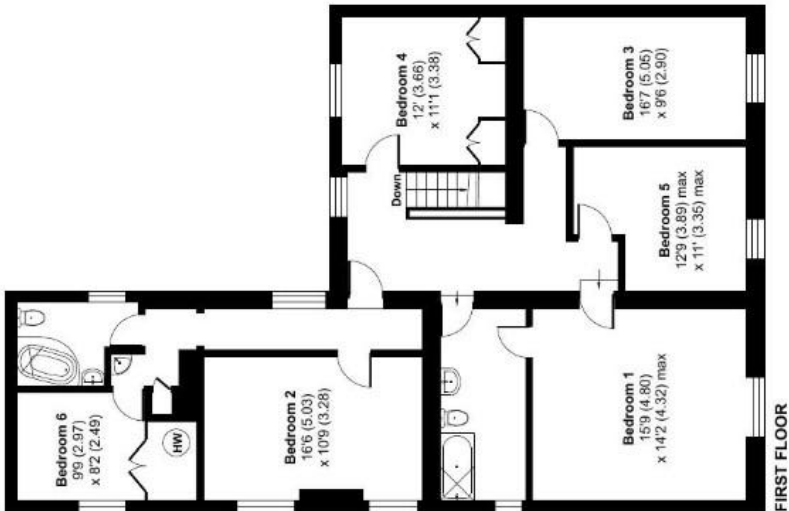
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



Acton Beauchamp, Worcester, WR6

Approximate Area = 2998 sq ft / 278.5 sq m
Office & Utility = 315 sq ft / 29.2 sq m
Garage = 141 sq ft / 13 sq m
Total = 3454 sq ft / 320.7 sq m

For Identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Andrew Grant. REF: 1121056

