



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

The Lilacs, Kinnersley, Severn Stoke, Worcestershire. WR8 9JR

Guide Price £650,000

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A most rare opportunity to acquire a detached bungalow, offered with permission granted to create a substantial 4/5 bedroom spacious family home with glorious private garden, paddocks and woodland to the rear and side, totalling approximately 6.4 acres, situated in a stunning rural location with far reaching views, on the edge of the small village of Kinnersley.

Accommodation comprising: Porch, Lounge/Dining Room, Kitchen, Rear Porch, two Bedrooms and Shower Room.

Outside: There is a generous driveway, detached Garage and private gardens, as well as land to the rear to include 2 paddocks and woodland area.

LOCATION:

The property is located in the village of Kinnersley. The village itself benefits from a Public House and is within easy reach of motorway links north and south via junction 8 of the M5 motorway, where access can also be gained onto the M50 motorway.

AGENT'S NOTE: Prior approval has been granted by Malvern Hills District Council for the construction of an additional storey (reference M/25/01223/GPAA) and Malvern Hills District Council has confirmed that prior approval is not required for a larger home extension (M/25/00614/GPDE). [Copies of these and the related plans can be viewed on the Council's website.]

Kitchen - 4.06m x 4.06m (13'4" x 13'4" max 10'2" min)

Living Room - 4.65m x 3.89m (15'3" max 12'1" min x 12'9")

Bedroom 1 - 4.34m x 2.77m (14'3" x 9'1")

Bedroom 2 - 3.28m x 3.25m (10'9" x 10'8")

Shower Room - 3.1m x 1.91m (10'2" x 6'3")

Garage - 5.72m x 3.71m (18'9" x 12'2")





Ground Floor
Approx. 92.1 sq. metres (991.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.8 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Fantastic development opportunity
- Approximately 6.4 acres
- Paddocks & woodland
- NO ONWARD CHAIN
- Permission to create a substantial 'forever' family home
- Stunning views
- Glorious rural location
- Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	