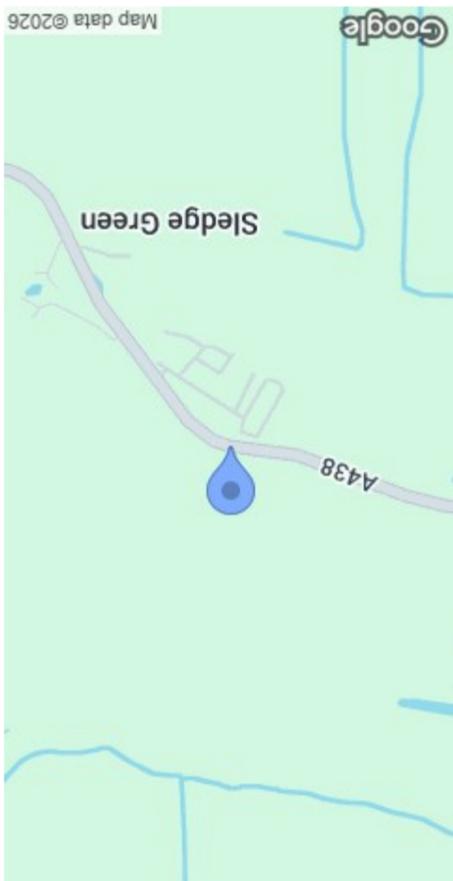




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



**The Barn Sledge Green**  
 Upper Pendock, Malvern WR13 6JW

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £369,950

Enjoying PICTURESQUE VIEWS towards the MALVERN HILLS, this BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED BARN CONVERSION effortlessly blends RUSTIC CHARM with MODERN COMFORT. Brimming with CHARACTER, the property features EXPOSED BEAMS THROUGHOUT, creating a WARM and INVITING ATMOSPHERE. The SPACIOUS ACCOMMODATION includes a GENEROUS LIVING AREA, a WELL-APPOINTED KITCHEN, and THREE BEDROOMS – the master boasting its own EN-SUITE for added convenience. Further benefits include DOUBLE GLAZING THROUGHOUT, AMPLE OFF-ROAD PARKING and ENCLOSED GARDENS ideal for both RELAXING and ENTERTAINING. This UNIQUE HOME offers a RARE OPPORTUNITY to ENJOY COUNTRYSIDE LIVING while still being within EASY REACH of LOCAL AMENITIES.

The village of Pendock offers a primary school, shop and a bus service to surrounding areas. Staunton is approximately 3 miles away and offers further amenities to include post office/store, school, doctor's surgery, 2 inns, garage, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles (from Staunton) for connection with the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



The property is accessed via a glazed front door into:

### LARGE ENTRANCE HALLWAY

13'08 x 13'02 (4.17m x 4.01m)

Stunning vaulted ceiling and exposed beams, laminate flooring, radiator, turning staircase to the first floor, aluminium double glazed bifold doors. Door into:

### WC

5'08 x 5'06 (1.73m x 1.68m)

WC, wash hand basin, radiator, extractor fan.

### LOUNGE

19'07 x 15'04 (5.97m x 4.67m)

Stairs leading off, exposed ceiling and wall beams, inset ceiling spotlights, cast iron gas fired burner, front and side aspect windows. Rear aspect bifolding doors leading out to the patio and gardens.

### KITCHEN/DINER

18'04 x 13'02 (5.59m x 4.01m)

Range of base mounted units, laminated worktops, exposed beams, integrated fridge and freezer, Rangemaster oven with five ring gas hob and extractor fan over, space for American fridge freezer, integrated dishwasher, one and a half bowl Belfast sink with mixer tap, exposed brickwork, inset ceiling spotlights, two radiators, multiple windows to include two side, one rear and one front aspect.

### UTILITY AREA

7'08 x 5'03 (2.34m x 1.60m)

Washing machine, space for tumble dryer, base and wall mounted units.

FROM THE LOUNGE, STAIRS LEAD TO:

### MASTER BEDROOM

15'03 x 13'02 into built in wardrobe recess (4.65m x 4.01m into built in wardrobe recess )

Built in his and hers double wardrobes, further built in units, double radiator, exposed ceiling and wall beams, inset ceiling spotlights, access to roof space, side aspect windows enjoying lovely views towards the Malvern Hills. Door into:

### EN-SUITE

10'08 x 6'03 (3.25m x 1.91m)

Large walk in double shower cubicle with inset overhead and detachable shower system with tiled surrounds, wash hand basin, double radiator, mirror with light, exposed beams, extractor fan.

FROM THE ENTRANCE HALLWAY THE SECOND STAIRCASE LEADS TO:

### SPLIT LANDING

Worcester Calor gas central heating boiler. Door into:

### BEDROOM 2

10'01 x 9'05 (3.07m x 2.87m)

Exposed beams, radiator, inset ceiling spotlights, side aspect window.

### BEDROOM 3

10'01 x 9'05 (3.07m x 2.87m)

Exposed beams, single radiator, side aspect window.

### MEZZANINE LANDING

Potential study area.

### FAMILY BATHROOM

13'04 x 5'04 (4.06m x 1.63m)

Corner bath with mixer shower attachment over, single radiator, WC, wash hand basin, mirror with light, extractor fan, inset ceiling spotlights.

### OUTSIDE

A tarmac driveway with double gates, gives access to the driveway and parking area, suitable for four vehicles.

### REAR GARDEN

The main part of the garden is laid to lawn with various paved seating areas and pathways, garden shed, raised planters with mature trees, shrubs and bushes, outdoor kitchen area, outside lighting and power points, all enclosed by panelled fencing and stone walling.

### SERVICES

Mains water, mains electric, mains drainage, LPG.

### MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we

have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: E  
Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

### TENURE

Freehold.

### VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From the Newent office proceed to the top of the High Street. Go straight over on the crossroads then take the first turning right on to the Tewkesbury Road. Turn first left on to the Redmarley road, follow this road along and it converts into the Newent road, and into Durbridge road, and then into the Causeway before reaching the village of Redmarley D'Abitot. Turn right onto the Bromsberrow road until reaching the A417 Ledbury road and turn left here. Take the second turning right, follow the bridge over the M50 and take the turning right signposted A438. follow this road along where the property can be found on the right hand side, a short distance after Chads Lane, as marked by our 'For Sale' board.

what3words - ///haystack.sandpaper.trackers

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.