

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXQUISITE AND HIGHLY DESIRABLE GRADE II LISTED GATEHOUSE FROM THE VICTORIAN ERA OFFERING A UNIQUE AND HIGHLY INDIVIDUAL LIVING SPACE IN THIS PRESTIGIOUS AND HIGHLY SOUGHT AFTER RESIDENTIAL AREA. NO CHAIN. EPC RATING TBC**

## The Gatehouse - Guide Price £660,000

Mount Battenhall, Battle Road, Worcester, WR5 2BS





# The Gatehouse

## Location & Description

The Gatehouse is situated in the highly sought after residential area of Battenhall and was originally the main entrance for the convent which in later years become the school. The property is ideally situated on a bus network connecting the local area with the City of Worcester where there is also a mainline railway station with direct links to Malvern, Hereford, Birmingham and London. The riverside City of Worcester brings a highly extensive range of independent and specialist shops as well as high street names and there are number of highly regarded eateries, restaurants and public houses within the area, as well as the excellent theatre. The property is well placed for easy access to junction 7 of the M5 motorway bringing the Midlands, South West and South Wales into an easy commute.

## Property Description

The Gatehouse is a highly unique and most individual Victorian property dating back to 1893, this mellow yellow bricked detached building is Grade II listed set under a beautiful red tiled roof with fantastic carved eaves and elegant elevated chimneys with ornate gargoyles.

The property is initially approached via beautiful wrought iron gates set beneath a wonderful yellow bricked archway with a vaulted wooden and slate roof already displaying the period character and charm one would expect from this exceptional residence. The private driveway continues up to the block paved parking area where there is parking for a number of vehicles. Upon arrival attention needs to paid to the fantastic carved woodwork being a true feature of this spectacular home.

The hardwood front door with iron furnishings opens to the living accommodation which has been immaculately preserved and updated set over three floors offering imaginative quirky accommodation. Leading from the main Entrance Hall is a wonderful open wooden balustraded staircase with carved balustrading rises to first floor and a further staircase descending to the lower ground floor. Positioned at this level is a cosy Sitting Room with wood panelling to half height and exposed ceiling rafters. A focal point of this room is the inglenook fireplace with mellow brick arch with a red brick hearth and lead light windows to either side of the fireplace. The Kitchen has been refitted to modern design offering a range of cream fronted units and lovely worktop with a range of integrated appliances including a Zanussi induction HOB, OVEN and COMBINATION MICROWAVE, FRIDGE FREEZER and DISHWASHER. The breakfast area to one side looks out through the lead light window to the side terrace flanked with turret style walls to three sides and being a wonderful area to enjoy the pleasures of this setting and looking out to the range of the Malvern Hills. Complementing this floor is the utility space and toilet, further cupboard and work surface space. A further external door opens to steps leading down to Battenhall Road. Adjacent to this is the Dining Room with a wide box Victorian style bay window with lead light windows and openings. There is beautiful exposed rafters and carved wood panelling to half height and is an exquisite area for formal dining.

To the First Floor the Landing has a study area and doors open through to both of the principal bedrooms situated on this floor, the first of which is the master being a dual aspect with lead light windows looking out towards the Malvern Hills and being a good size double benefitting from a Dressing Room and its own En-







Suite Bathroom fitted with a modern suite and walk-in separate shower enclosure. Bedroom 2 is a further generous double with a lovely box window, feature Victorian tiled fireplace and serviced by its own En-Suite Shower Room.

The Lower Ground Floor is a flexible space with all rooms radiating from the Hallway. One room is set up as a Home Cinema this space could quite easily double as a home office or further reception room and benefits from a good sized storage cupboard. The third Bedroom is a further double room with useful cupboard/wardrobe. Completing this floor is a good sized refitted Shower Room and large walk-in storage cupboard.

Outside the property has a lawned area, as well as ample off road parking for vehicles, accessed via the beautiful iron double gates. The whole garden is enclosed by a hedged and wrought iron fenced perimeter and is a splendid setting. The garden further benefits from a Victorian lamp post, water tap and power sockets and to the side of the double gates is a large lockable STORE with beautiful vaulted ceiling which certainly has flexibility in its use.

Attention should be drawn to the beautiful restoration work that has gone on on this Grade II listed building by the developers bringing it back to life and keeping its character and charm while coupling it with the amenities one would expect from modern day living.

#### Ground Floor

**Sitting Room** 4.08m (13ft 2in) x 3.75m (12ft 1in)

**Dining Room** 4.49m (14ft 6in) x 3.72m (12ft)

**Kitchen** 3.41m (11ft) x 3.66m (11ft 10in)

**Utility** 1.37m (4ft 5in) x 1.96m (6ft 4in)

#### First Floor

**Master Bedroom** 3.56m (11ft 6in) x 3.77m (12ft 2in)

**Dressing Room** 1.99m (6ft 5in) x 2.63m (8ft 6in)

**En-Suite** 2.22m (7ft 2in) x 3.72m (12ft)

**Bedroom 2** 3.77m (12ft 2in) x 4.49m (14ft 6in)

**En-Suite 2** 2.30m (7ft 5in) x 1.68m (5ft 5in)

#### Lower Ground Floor

**Cinema/Reception Room 3** 3.90m (12ft 7in) x 3.56m (11ft 6in)

**Bedroom 3** 3.54m (11ft 5in) x 4.21m (13ft 7in)

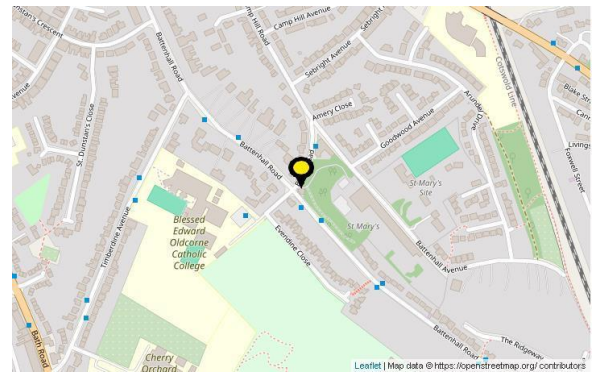
**Bathroom** 2.76m (8ft 11in) x 1.63m (5ft 3in)

**Large Storeroom/Office** 3.25m (10ft 6in) x 2.51m (8ft 1in)

**Outside Store** 2.48m (8ft) x 3.18m (10ft 3in)

## Directions

From Tesco's express on London Road, Worcester proceed towards the town centre for 0.4 miles and turn left into Battenhall Road. Proceed for 0.4 miles where the property can be found on the left hand side of the road on the junction with Battle Road.



## Services

We have been advised that mains services are connected to the property. 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

TBC COUNCIL TAX BAND "TBC"

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 TBC.



## 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.



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