



Allan Morris
estate agents

**The Old Smithy, Longdon, Nr
Tewkesbury, GL20 6AT**

 **MAYFAIR**
OFFICE GROUP

Longdon, Nr Tewkesbury, GL20 6AT

A beautiful Grade II listed detached four bedroom cottage and detached smithy and workshops sat in 1.32 acres of south facing gardens sat just outside of the village of Longdon. The property which offers lots of charm and character has versatile accommodation comprising of: porch, hall, triple aspect sitting room with woodburner, dining room, snug/study, home office, large farmhouse style kitchen with doors to the gardens, utility/boot room, cloakroom, main bedroom with en-suite, three further bedrooms, main bathroom, additional upstairs cloakroom. The south facing private gardens include the detached original blacksmiths' smith with garage to side, two further garden stores/workshops, large driveway with plenty of parking and access into the garden for for a caravan or motorhome. Must be viewed to appreciate the size and condition of home and garden.



ENTRANCE PORCH

Accessed via a solid wood front door, front aspect leaded glass window, wall light point, coats rail, wood plank effect flooring, glazed door to:

ENTRANCE HALL

Front aspect secondary glazed leaded glass window, three ceiling light points, exposed ceiling and wall beams, radiator, wood plank effect flooring, stairs to first floor with understairs storage cupboard, glazed door to dining kitchen and study, glazed doors to snug/study.

SNUG/STUDY

Internal window into the entrance hall, ceiling light point, exposed ceiling and wall beams, built-in storage cupboard, radiator, continued wood plank effect flooring, door to cloakroom, door to dining room.

DINING ROOM

uPVC double glazed French doors with picture windows to either side leading to large sun terrace with space for table and chairs and outside dining, ceiling light point, feature opened fireplace with exposed brick sides, floor mounted wood burner and quarry tiled half school style radiator, continued wood plank effect flooring, glazed door to sitting room.

SITTING ROOM

Light and airy triple aspect sitting room with windows to rear and both sides overlooking the garden, exposed ceiling beams, wall light points, feature fireplace with wooden mantle, tile back and quarry tiled hearth with floor mounted wood burner, contemporary vertical radiator bespoke library shelving and storage cupboard to chimney recess would plank effect flooring.

HOME OFFICE

Dual aspect with three windows to side and two windows to front aspect, two ceiling light points, exposed ceiling and wall beams, wooden panelling, radiator, tile effect flooring, door to utility/boot room.

UTILITY/BOOT ROOM

Rear aspect window overlooking the garden, access to the side from the driveway with a cottage style wooden door, ceiling light point, wooden panelling and coats rail, bespoke block counter worktop with inset Belfast sink with mixer tap over and storage unit below, space and plumbing for washing machine, space for further appliance, bespoke shoe storage with wood block bench above, wood plank effect flooring.

CLOAKROOM

Rear aspect obscure glass window, ceiling light point, re-fitted white suite comprising: push flush WC wash-hand basin with mixer tap over and storage cupboard above, heated chrome towel rail, wood plank effect flooring.

BREAKFAST KITCHEN

Dual aspect farmhouse style breakfast kitchen with front aspect window and rear aspect French doors leading to rear garden patio with space for seating and dining area with views over the garden, exposed ceiling and wall beams, ceiling light point opened inglenook fireplace with glass window to rear, shelves to side, bread oven and floor mounted wood burner on brick hearth, bespoke farmhouse style kitchen comprising of a matching range of floor and wall mounted dark blue units and a wood block work surface with tiled splashback, inset single bowl unit with mixer tap over, integral Bosch dishwasher, space for tall fridge freezer, Aga with quadruple ovens and additional electric induction hob, space for table and chairs, wood plank effect flooring, wooden door to rear canopy porch.

REAR CANOPY PORCH

Timber framed rear canopy porch with access to the rear garden and gated access to paved path to the Smithy.

FIRST FLOOR LANDING

Side aspect secondary glazed window, two ceiling light points, smoke alarms, radiator, doors to:

BEDROOM ONE

Dual aspect with windows to the side and rear aspect overlooking the garden, ceiling light point, double fitted wardrobes with overhead storage cupboards, radiator, latched door to:

ENSUITE

Ceiling light point, extractor, three piece white suite comprising off shower cubicle with Triton shower and storage, shelving to sides, pedestal wash hand basin with wall light and shaver socket over, WC, radiator, wood plank effect flooring.

BEDROOM FOUR

Side aspect double glazed window, ceiling light point, bespoke storage cupboard, eaves storage, radiator.

MAIN BATHROOM

Side aspect window, ceiling light point, re-fitted white suite comprising: panel bath with Triton shower over, glass screen to side and tiling to walls, pedestal wash hand basin, WC, radiator, wood plank effect flooring.

BEDROOM TWO

Dual aspect with front and rear facing windows, exposed ceiling and wall beams, two radiators.

BEDROOM THREE

Dual aspect with front aspect window and side aspect oriel bay window with views over the garden and the Malvern Hills in the distance, two ceiling light points, exposed ceiling and wall beams, radiator.

CLOAKROOM

Ceiling light point, white suite comprising of wash hand basin with storage cupboard below, WC with storage to side, heated towel rail, wood plank effect flooring.

THE OLD SMITHY

ORIGINAL SMITHY/WORKSHOP

Accessed from the side via a wooden door with windows to both side aspects, this is the former blacksmiths smithy room currently used to provide storage and with power and light but having a variety of potential uses, the two original forges are still in place giving the space plenty of character, brick floor, wooden door leads into:

GARAGE/WORKSHOP

Access via two wooden doors from the front, ceiling light point, power points, painted concrete floor, vaulted ceiling providing additional storage currently used as a workshop.

GARDENS

The property sets in a fantastic south facing plot of 1.32 acres. It is accessed from the road via a tarmac driveway which provides parking for 4 to 6 cars, with a five bar wooden gate giving access into the garden providing parking for numerous vehicles, caravan or boat. The majority of the garden is laid to lawn with a wide range of specimen and fruit trees, there are views to the side towards the Malvern Hills. To the rear of the property is a fantastic workshop and storage shed area linked via a stone

patio with raised beds, space for table and chairs to look back across the garden to the property, hidden from the property behind a mature beech hedge is a vegetable plot with poly tunnel area for chickens with a further timber shed providing additional storage behind. Also accessed from the road or from the garden is the original blacksmith, garage and workshop. There is a further lawn to the rear of this including a mature willow ornamental pond and views over the garden. Accessed from either the dining room or the farmhouse kitchens, French doors is a spacious paved patio the plenty of space for table and chairs and outside entertaining.

DIRECTIONS

From Upton Upon Severn, continue south along Old Street onto the A4104, at the top of the hill turn left signposted towards Longdon onto the B4211. Follow this road for approximately 2 miles to the hamlet of Yardbridge, just before the village of Longdon. Continue through the village and the property can be found on the right hand side just before the turning for Marsh Road.

WHAT THREE WORDS - travels.rapid.carpentry

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and water. Oil fired central heating. Private drainage. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

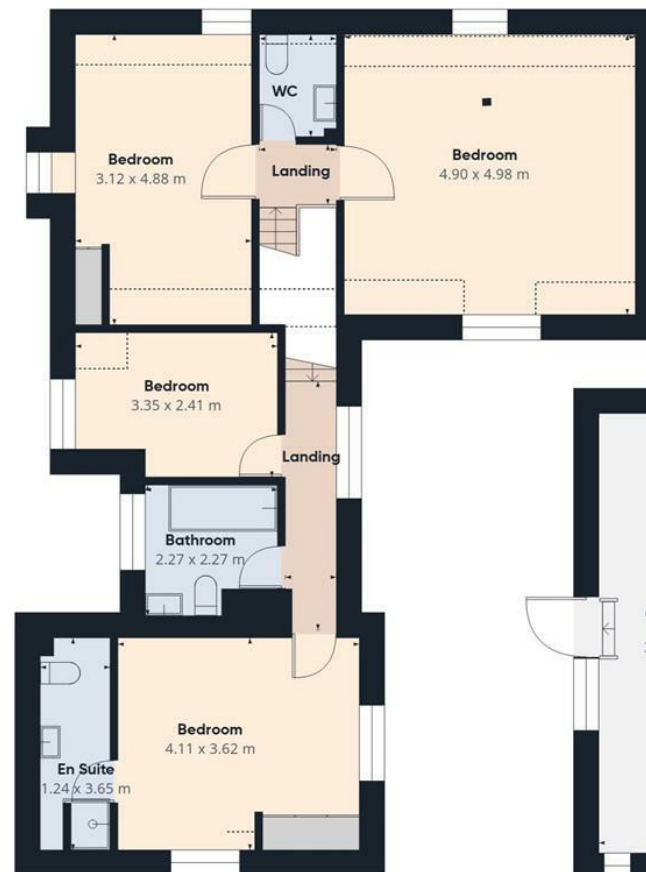
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

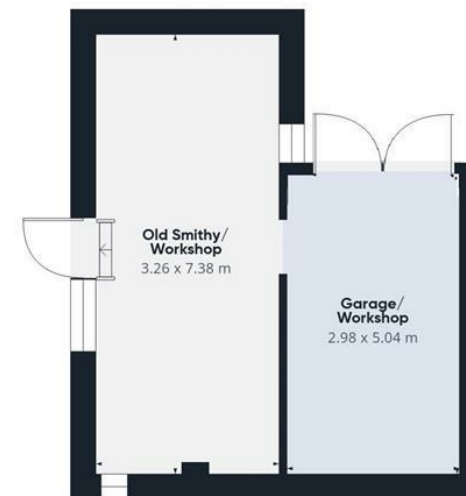
ASKING PRICE - £769,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
215.7 m²

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(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

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

Material Information Report



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