



Allan Morris
estate agents

**Laurel Cottage, Hanley Swan,
Worcestershire, WR8 0DN**

 **MAYFAIR**
OFFICE GROUP

A very handsome and beautifully appointed detached period property, with modern additions, situated in a half-acre plot on the edge of the ever-popular village of Hanley Swan near Malvern. The accommodation is immaculate throughout and comprises; entrance hallway, dining room, family room, dual aspect sitting room with log burner, bespoke fitted kitchen, snug, utility room, cellar, four double bedrooms, dressing room, large family bathroom. The property is approached via a generous gated driveway for 7/8 cars, this leads to a timber garage and carport. In addition, there is a further double garage and workshop, as well as a brick built detached outbuilding with views of The Malverns that would work as a home office of additional accommodation. The gardens are delightful with an orchard style frontage and high hedges for privacy and a generous rear garden with open fields to the rear. Viewing is absolutely essential to appreciate the position, plot and highly impressive accommodation and variety of outbuildings.

LOCATION

Positioned in the much sought after village of Hanley Swan which offers a convenience store and post office, The Swan Inn, two churches and primary school. Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs. Malvern 4 miles, Worcester 9 miles, Cheltenham 21 miles, M50 (J1) 7 miles, M5 (J8) 8 miles. (Distances approximate).

ENTRANCE 6'10" x 12'2" (2.10m x 3.72m)

Original front door with curved glass over. Welcoming hallway with, with staircase to first floor, original wooden spindle banister, radiator, door to:

DINING ROOM 12'8" x 12'1" (3.88m x 3.69m)

Front facing window with shutters, dado rail with panelling below, fireplace with wooden mantle and decorative mirror, two recess storage cabinets with shelving, radiator, exposed wooden floorboards.



FAMILY ROOM 12'8" x 12'1" (3.88m x 3.69m)

Central hub of the house with doors to hallway kitchen and sitting room, rear facing window, door giving access access to stairs, large recessed fireplace with cast iron wood burner, recessed cupboards, door gives access to the cellar (3.59m x 3.65m), rear door to porch.

SITTING ROOM 16'0" x 18'9" (4.88m x 5.73m)

Delightful three aspect reception room with two front facing windows, decorative side facing arched window, double glazed French patio doors opening to the rear, overlooking the rear garden, exposed wooden floorboards, feature stone fireplace with inset cast iron wood burner, two radiators, tv point, spotlights, exposed beams.

KITCHEN 11'10" x 10'1" (3.62m x 3.09m)

Rear facing window overlooking the garden, range of wooden eye and based level units with granite worktops over, inset ceramic Belfast type sink and mixer over, inset gas hob, inset electric double oven, integrated double fridge low level, integrated dishwasher, tiled floor, decorative surround over hob with extractor hood, exposed ceiling beams, arch and step up to:

SNUG 11'10" x 11'11" (3.61m x 3.65m)

Dual aspect with front facing sash window and fitted shutters, side facing window, wooden floorboards, radiator, television point.

UTILITY ROOM 6'7" x 7'4" (2.03m x 2.26m)

Accessed externally to the rear of the property, with side facing door and rear facing window, wall mounted Worcester oil fired central heating boiler, low-level WC, sink and worktop, space and plumbing for washing machine and tumble dryer, radiator.

FIRST FLOOR LANDING

Split level landing with continued wooden spindle banister, doors to:

DRESSING ROOM 6'5" x 6'10" (1.96m x 2.09m)

Off upper level of landing via a doorway, with fitted wardrobes with hanging shelves and storage over, front facing window overlooking frontage, door to:

BEDROOM TWO 12'2" x 12'1" (3.71m x 3.69m)

Front facing window, feature period bedroom fireplace, radiator.

BEDROOM THREE 11'11" x 12'0" (3.64m x 3.67m)

Front facing sash window overlooking the front garden, feature period bedroom fireplace, radiator.

BEDROOM FOUR 11'10" x 10'2" (3.61m x 3.10m)

Rear facing window overlooking the rear garden, radiator.

WC 6'2" x 5'1" (1.90m x 1.56m)

Off landing, rear facing window, low-level WC, wash basin.

FAMILY BATHROOM 11'9" x 10'0" (3.59m x 3.05m)

Rear facing window, generous family bathroom with tiled walls and floor, period double end clawfoot cast iron bath, with shower and mixer attachments over, large corner shower cubicle with rainwater head and mixer attachment, low level WC, wash basin, heated towel rail, spot lighting, wooden door to inner hallway, further door opens to,

BEDROOM ONE 15'8" x 18'6" (4.80m x 5.66m)

Large principal bedroom with dual aspect, two windows to the front and also to the rear aspect, range of fitted solid wood wardrobes, latch door through to bathroom, two radiators, spotlighting, staircase leading down to family room adding a second staircase.

OUTBUILDING/COACH HOUSE 10'1" x 15'2" and 10'1" x 15'2" (3.08m x 4.64m and 3.08m x 4.63m)

Two storey brick built detached stable with external staircase to first floor. Lower floor with side facing door opens to room with side and rear facing double glazed window, spotlighting, exposed beams, would effect flooring, would make ideal gym, study, or games room. First floor is accessed externally with two double glazed patio doors and tall double windows overlooking the fields to the rear, additional front facing window, power and light, would also make ideal Home Office or conversion of building into a Holiday let.

GARAGE AND WORKSHOP

Detached double garage (4.75m x 5.45m) with workshop area (5.44m x 3.91m) to the rear with two metal up and over style doors, side facing door, and windows to the side and the rear aspect, power and light.

CARPORT AND GARAGE

Timber garage (2.94m x 5.07m) and carport (2.84m x 5.09m) with slate roof, and wood door to the side, partially open carport lockable garage with double doors, power and light connected.

GARDENS

Gardens extend to all sides of the property, with generous frontage being well maintained with lawn, young orchard trees plus large trees such as monkey puzzle, enclosed by fencing gardens extend to either side and to the rear of the property with additional brick built store, circular outdoor seating pagoda, garden shed with power and light and a greenhouse. Gated excess to side and garage.

Gated driveway off road leads to ample gravel parking area for 7 to 8 cars at least, this leads to the garage and carport and a gated pedestrian access to the gardens and house.

DIRECTIONS

From Great Malvern town centre, bear south along the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles, past the Three Counties Showground and on into the village of Hanley Swan, upon reaching the crossroads continue straight on for another half of a mile and the property can be found on the left hand side as indicated by the agents For Sale board. To arrange a viewing or with any queries please call us on 01684 561411.

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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 gas, mains electricity, water and drainage are connected. 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: F

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

£950,000



Approximate total area⁽¹⁾
 325.9 m²
Balconies and terraces
 6.9 m²
Reduced headroom
 2.1 m²

(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.
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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





