Allan Morris
estate agents

Bramling Barn, Acton Green, Acton Beauchamp, WR6 5AA

MAYFAIR
OFFICE GROUP

Acton Green, Acton Beauchamp, WR6 5AA

A substantial, four double bedroom barn conversion situated in a rural hamlet between Malvern and Bromyard. Bramling Barn offers modern luxury living, in a tranquil location, with easy access to facilities in either Malvern or Bromyard. The versatile accommodation extending to over 2650 square feet comprises; entrance hall, cloakroom, impressive 30' open plan family room and kitchen with vaulted ceiling and access to the rear garden, utility, large living area with views overlooking the family room. Main bedroom with dressing room and full en-suite. Guest bedroom with dressing room and full en-suite. Two further double bedrooms with en-suites. Outside the property has a paved courtyard front garden and a paved and lawn rear garden with far reaching views over countryside. A wide parking area provides parking for four cars. Further benefits include; Central heating with underfloor heating downstairs, double glazing, and a 10 year building warranty with PCC. No onward chain.

LOCATION
Acton Green is a small rural hamlet surrounded by rolling English countryside situated almost equidistant between the A44 Worcester to Bromyard Road and the A4103 Worcester to Hereford Road. Located 7.4 miles from Malvern and 4.6 miles to Bromyard, the property has access to a wide range of facilities in both towns including shops, supermarkets, banks and Post Offices together with primary and secondary schools. The village of Suckley is a short distance from the property offering village stores with Post Office, primary school, and church with community hall.

The cathedral cities of Worcester and Hereford are 13 and 16 miles distant providing further amenities including main line railway stations. The M5 is accessible at Worcester junction 7 and the M50 junction 2 just south of Ledbury. The recently completed Worcester Parkway is 17 miles away, offering direct trains to London Paddington, and journey times of under 2 hours.

ENTRANCE HALL
Accessed from the drive via a gated path, double glazed door, recessed ceiling downlighters, stairs to first floor, tiled floor with underfloor heating.

CLOAKROOM
Recessed ceiling downlighters, extractor, corner wash hand basin with storage below. hidden cistern push flush WC, tiled floor with under floor heating.

UTILITY
Side aspect double glazed window, recessed ceiling down lighters, extractor, space and plumbing for washing machine and tumble dryer under marble worktop to match kitchen.

GALLERIED FAMILY ROOM/KITCHEN DINER
Two sets of double glazed doors with full height windows to side and above giving access to the rear garden for al fresco dining and entertaining and having panoramic views over the gardens to the Worcestershire countryside beyond. Wide range of recessed downlighters and uplighters, fitted kitchen comprising of a wide range of floor and wall mounted dove grey units under a white marble work surface with matching island and breakfast bar, electric hob, remote control extractor, one and a half bowl sink unit, full height fridge, full height freezer, dishwasher, integral oven, integral microwave, pull out larder and bin units, tiled floor with underfloor heating.

REAR HALL
Initially a wide corridor from the kitchen diner with space to add storage or coat rails, recessed ceiling down lighters, built-in airing cupboard housing wall mounted LPG fired boiler and unvented hot water cylinder, built-in double coats cupboard, doors to bedrooms.

BEDROOM TWO (GUEST BEDROOM)
Side aspect double glazed window, ceiling light point, under floor heating, door to;

DRESSING ROOM
Recessed ceiling downlighters, space for free standing or built-in wardrobes. Door to:

ENSUITE
Recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

BEDROOM THREE
Side aspect double glazed window, ceiling light point, under floor heating, door to;

ENSUITE
Front aspect double glazed window. Recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

BEDROOM FOUR
Front aspect double glazed window, ceiling light point, under floor heating, door to;

ENSUITE
Recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating, built-in towel storage.

FIRST FLOOR

OPEN PLAN GALLERIED LIVING/FAMILY ROOM
Large open plan living/family room overlooking the kitchen diner with a low height glass balustrade allowing views over the open countryside and gardens through the full height double glazed windows of the kitchen/diner, additional side aspect double glazed window, radiator, door to:

MAIN BEDROOM
Dual aspect with front and side facing aspect double glazed windows, ceiling light point, radiator.

ENSUITE
Front aspect double glazed window, recessed ceiling down lighters, four piece white suite comprising: double end claw foot bath, walk-in shower cubicle with rainfall and body shower, dual his and hers sinks with storage below, hidden cistern push flush WC, tiled floor with underfloor heating. Door to:

DRESSING ROOM
Recessed ceiling downlighters, radiator.

OUTSIDE
The property is accessed via a wide entrance from the road. This opens to a shared driveway for the four barns, each with their own designated parking areas. The parking for Brambling Barn is two double bay spaces opposite the gated entrance to the property itself providing parking for four cars. Gates from the drive open to a paved path which leads to the front and rear of the property and give access to the 'front door' and to the two sets of French doors to the rear. To the front of the property is a paved seating area with a brick surround ideal for catching the evening sun, To the rear and accessed from the Kitchen/Diner is a wide patio with space for table and chairs and al-fresco dining. This opens to a formal lawn with a young laurel hedge to the side. Note there is a large area of shared driveway space to the rear of the property, this was part of the planning designed to allow a fire engine to turn around of required.

DIRECTIONS
From the office proceed along Worcester Road and take the second left into North Malvern Road and first right into Cowleigh Road. Follow the road along until reaching the T-junction with the A4103 Hereford/Worcester Road, head left towards Hereford. Proceed through Storridge, pass the Red Lion on the left and up the hill. On going past the left turn for Cradley where the road becomes two lanes, go in to the right hand lane and indicate to turn right on the brow of the hill signposted Bromyard. Proceed to the crossroads at Acton Green and the driveway for Brambling Barn is situated on the right hand side as indicated by the Allan Morris 'For sale' board.

POSTCODE WR6 5AA WHAT THREE WORDS - fleet.tentacles.sleepless

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 are connected. Central heating is LPG fired, Private drainage via a new water treatment plant shared between four barns. 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: Herefordshire County Council (01432 26000); at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: D62 Potential: C69

ASKING PRICE - £570,000

Floor 0

Floor 1

Approximate total area(1)

249.66 m²

Reduced headroom

1.11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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