

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY SITUATED DETACHED PROPERTY IN NEED OF REFURBISHMENT OFFERING ACCOMMODATION BENEFITING FROM DOUBLE GLAZING, LPG CENTRAL HEATING, OFF ROAD PARKING AND A DOUBLE GARAGE. OVERLOOKING FIELDS TO THE REAR AND HAVING AN ENCLOSED GARDEN. ENERGY RATING "E" NO CHAIN**

## Wheatley House - Guide Price £500,000

Folly Road, Alfrick, Worcestershire, WR6 5HN

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# Wheatley House

## Location & Description

The property enjoys a quiet setting close to the centre of the highly regarded village of Alfrick close to the Herefordshire border with Worcestershire and approximately six miles from Great Malvern, eight miles from the City of Worcester and just seven miles from Bromyard. The village itself has a community hall, a charming church and shop, the Fox Inn at nearby Lulsley and two nature/wildlife reserves. There are also local bus services to provide access to local primary schools at Suckley and Leigh Sinton and secondary schools in Malvern and Worcester.

Transport and communications are good. Junction 7 of the M5 motorway south of Worcester is within reasonable striking distance and there are mainline railway stations in both Great Malvern and Worcester. The village is not only surrounded by the two nature reserves referred to earlier but also by some of the most unspoilt countryside in the region. It is the perfect spot for anyone who enjoys outdoor life, walking or riding.

## Property Description

Wheatley House is a superbly positioned detached property location on a 'no through road' in the popular and much sought after village of Alfrick.

It is approached via a shared driveway through double wooden gates set between brick pillars this driveway branches to the left where the private parking for the property is positioned and gives access to an integral double garage.

The house is wonderfully situated, set back behind a lawned foregarden with planted beds and to the other side of the driveway is a further lawned area owned by the property.

A pedestrian gate leads from the lane set between hedged perimeters to a paved pedestrian path leading to the front door which opens to the accommodation that is in need of updating but does benefit from double glazing and LPG central heating.

The accommodation is in excess of 1700 sq feet and there is potential (subject to the relevant permissions being sought) for further development.

The accommodation in more detail comprises:

### Entrance Porch

Ceiling light point, double glazed windows to three sides, multi glazed wooden door opens to

### Dining Room 3.28m (10ft 7in) x 6.12m (19ft 9in)

A lovely space positioned to the front of the property and having the original timber frame of the cottage exposed to one wall with some of the 'wattle and daub' plaster visible creating a feature. Open wooden balustraded staircase to first floor with useful storage space under. A focal point of the room is the feature fireplace with exposed brick and wooden mantel housing a woodburning stove set onto a tiled hearth. Two double glazed windows to front, radiators, parquet flooring in part of the room. Door to kitchen (described later) and the parquet floor continues through a door to

### Sitting Room 4.03m (13ft) x 4.18m (13ft 6in)

Double glazed window to front, ceiling light point, coving to ceiling. Feature fireplace with electric fire. Wall light points, ceiling lights point and radiator.

### Kitchen 2.37m (7ft 8in) x 3.77m (12ft 2in)

Positioned to the rear of the house and there is potential (subject to the relevant permissions being sought) for this to be extended. Fitted with a range of drawer and cupboard base units with roll edged worktop over and sink unit with twin drainers beneath a double glazed window. Further double glazed window to side, ceiling light point, space and connection point undercounter for dishwasher. **OVEN**, LPG gas **HOB**. Radiator, ceiling light point and door to

### Utility Room 2.32m (7ft 6in) x 1.73m (5ft 7in)

Double glazed stable style door giving access to the rear garden. Double glazed window. Useful larder cupboard, wall mounted boiler, connection point for washing machine with worktop over and door to







#### Cloakroom

Fitted with a low level WC, obscure double glazed window, pedestal wash hand basin, ceiling light point and radiator.

#### First Floor

#### Landing

Double glazed window to front, ceiling light point, coving to ceiling and access to loft space. Storage cupboard, radiator and doors to

#### Bedroom 1 4.00m (12ft 11in) x 3.64m (11ft 9in)

Double glazed window to front and rear. Ceiling light point and radiator. Fitted wardrobes incorporating hanging space.

#### Bedroom 2 3.15m (10ft 2in) x 3.64m (11ft 9in)

A further double bedroom with two double glazed windows to front and two ceiling light points and radiator.

#### Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath, shower enclosure with Aqua boarding and electric shower over. Wall mounted heated towel rail and double glazed window to rear. Ceiling light point and tiled splashbacks.

#### Through Room Office/Study/Bedroom 3 2.45m (7ft 11in) x 3.56m (11ft 6in)

Double glazed window to rear with views. Ceiling light point, radiator. This is a versatile and flexible space.

#### Inner Landing

Ceiling light point, door to shower room and bedroom 5 (described later) and door to

#### Bedroom 4 2.82m (9ft 1in) x 5.55m (17ft 11in)

Double glazed window to front, ceiling light points, radiator. A further double bedroom with fitted bedroom furniture incorporating cupboards and wardrobes.

#### Bedroom 5 2.76m (8ft 11in) x 4.11m (13ft 3in)

The fifth double bedroom enjoying fine views through a double glazed window to rear. Ceiling light point and radiator.

#### Shower Room

Fitted with a low level WC, corner wash hand basin and corner shower enclosure with electric shower over. Ceiling light point, double glazed window to rear and tiled splashbacks.

#### Outside

To the rear of the property a paved patio area extends across the rear of the house and leads to a lawn all enclosed by a fenced and hedged perimeter and offering views over the surrounding fields. There were once mature beds that are interspersed with specimen trees.

The garden continues to the right hand side of the property where there is a **GREENHOUSE**. A arch leads to a further lawn eventually arriving at the driveway.

To the left of the property there is a fenced area which houses the LPG tank and gives further pedestrian access to the front. There are outside light points, a water tap and a glazed and wooden pedestrian door giving access to

#### Double Garage 5.76m (18ft 7in) x 5.63m (18ft 2in)

Having an up and over door to front, light and power. Window to rear.

#### Agents Note

We understand that the driveway is owned by the neighbouring property and that the owners of Wheatly House have a right of access over this drive.

#### Agents Note 2

A Planning In Principle application has been made on the land behind Wheatley House further information regarding this can be found <https://plan.malvern hills.gov.uk/> using the reference M/25/00840/PIP.



## Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile, at the first set of traffic lights at Link Top, turn left and immediately bear right following the signs to Leigh Sinton into Newtown Road. Follow this route for just over a mile leaving the town limits and continuing on into the village of Leigh Sinton. At the junction with the A4103 Worcester to Hereford road turn left towards Hereford. After a short distance take the first right turn into Sherridge Lane towards Suckley. Follow this route for just over a mile to Smith End Green where at the next junction turn left towards Alfrick. Continue for just over a mile and on seeing the sign for Stitches Hill turn right into Hopton Lane (again signed Alfrick). Continue along this route over a small bridge and up to the next T junction. Turn left towards Alfrick. After a short distance you will enter the village itself. At its centre is the village green and War Memorial. Turn right onto Folly Road and proceed for a short distance (0.1 miles) after which the property can be found on the right hand side as indicated by the agents For Sale board.



## Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating and cooking is provided by a tanked LPG system. 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

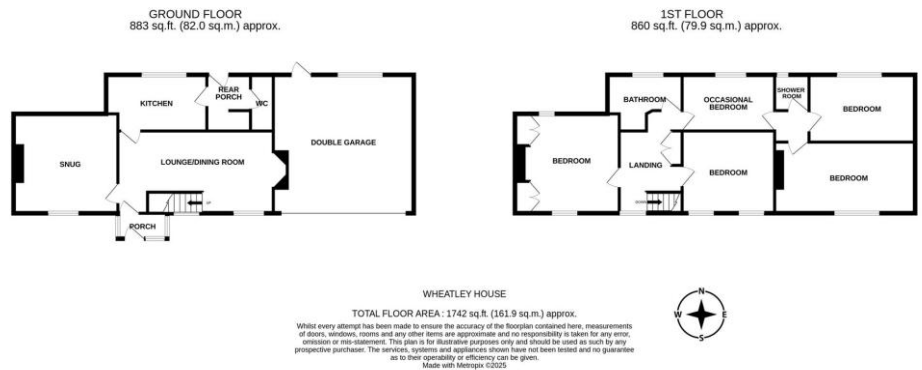
## Council Tax

COUNCIL TAX BAND "F"

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 E (40).



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