

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A Exquisitely Located And Highly Unique Extended Detached Cottage Situated In An Idyllic Setting With No Immediate Neighbours, Set In Its Own Grounds Approaching One Acre Of Formal Garden. Energy Rating "F"**

## Brayswick Bank – Guide Price £795,000

Brayswick, Callow End, Worcester, WR2 4UD

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# Brayswick Bank

## Location & Description

The property enjoys a convenient position a mile from the centre of the popular and well served village of Callow End where there is a village hall, general stores, Post Office and two pubs.

Educational needs are well catered for in both the public and private sectors at primary and secondary levels including a highly regarded primary school in Callow End itself.

The wider facilities of the city of Worcester and the cultural Spa town of Great Malvern are only about four miles distant and the historic riverside town of Upton upon Severn is just seven miles away.

Transport communications are excellent with a local bus service providing connections to the neighbouring areas. There are mainline railway stations in both Malvern and Worcester providing direct links to Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just outside Worcester brings the Midlands, South West and South Wales into an easy commute.

## Property Description

Brayswick Bank is a wonderfully located detached cottage in a quiet semi rural location in its own grounds approaching one acre of formal garden. Whilst this property is characterful it is not listed and offers boundless potential. The house is initially approached via a track that leads to a five bar vehicular gate. The driveway continues through the garden to a number of useful outbuildings. The property is set at the back of its plot and benefits from fine views over open farmland. The original parts of the cottage date back to the 1840's and has been in the ownership of the same family since it was purchased from the Beauchamp Estate. The house and grounds appear on the 1884 Ordnance Survey map of Worcestershire. More recently the current family members completed a sympathetic extension to the property in 2003 assisted by a local architect and craftsman to create a modern country living environment in a spectacular setting.

The original cottage is of brick construction under a tiled roof. The main entrance of the house is to the southern aspect and is of glazed, brick and oak construction under a tiled roof that creates a vestibule with flagstone floor and hardwood front door opening to the accommodation.

Internally the accommodation comprises of some charming family-orientated spaces set over two floors with an additional attic space which offers versatility and flexibility in its use. Throughout the house there is a mix of Victorian cast iron radiators alongside more contemporary styling, with the whole property enjoying double glazing.

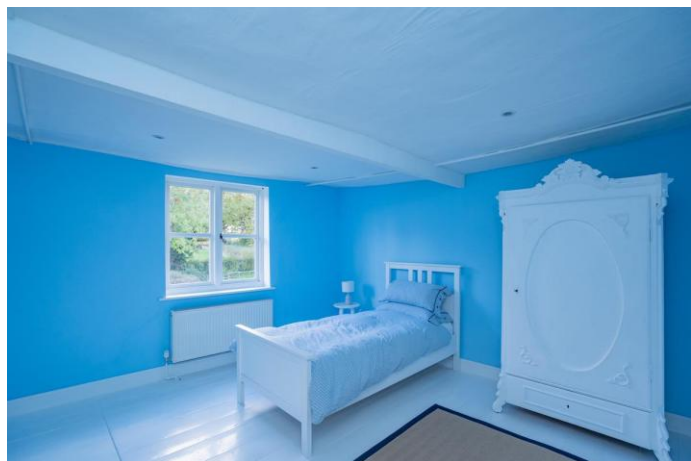
The original period front door with wonderful ornate lock and key opens to the welcoming entrance hall where the original winder staircase rises to the first floor and is open to the inner hall. On the right, a glazed door opens to a cosy dual aspect sitting room with an LPG stove set into a feature fireplace with wooden mantel and quarry tiled hearth. From the aspects of this room delightful views are on offer over the formal garden and surrounding countryside. Opposite, across the tiled hall, is a second sitting room with flagstone floor and a wood burning stove set into an exposed brick fireplace. This dual aspect room is flooded with natural light. Moving through to the newer part of the house, a door to the right opens to a ground floor shower room/cloakroom. Opposite, the fitted laundry room complements the kitchen. From this inner hall a second open wooden balustraded staircase rises to the first floor.

One of the key selling points of the property is the large, family orientated living-kitchen dining space, this being the extension that added by the current owners in 2003. This open-planned living space has dual aspect double-glazed French doors which give access to the gardens. A focal point of this room is the wood burning Villager stove set into the fireplace with wooden mantel and a flagstone hearth. It is open to the breakfast kitchen that is fitted with a range of modern units including a sink, integrated **NEFF** appliances (fridge-freezer, dishwasher) and a Rangemaster Stove. This room also enjoys dual aspect, with rooflights to the western aspect and an impressive vaulted ceiling. A quarry tiled floor leads to the boot room, which has a sink and fitted cupboards matching those to the kitchen. A door from the boot room leads to an additional cloakroom. This faces the backdoor which gives access to the garden.

## First Floor

Accessed from either staircase and allowing access to the bedroom accommodation. Master bedroom with superb views and En-suite with modern shower and fittings. Further three good sized bedrooms, and a landing space, currently used as a home office. From this room, the original winder staircase rises up to the attic space, which is ideal for storage and enjoying light, power and central heating with dual aspect double glazed windows at each end.





The first floor is further complemented and serviced by the family bathroom. There is also a generous airing cupboard on the landing.

Outside the grounds wrap around the property to all sides with the majority of the garden being positioned to the front aspect. All enclosed by a hedged and fenced perimeter with vehicular gated access to the lane. Interspersed throughout the garden are a number of mature specimen trees including including several varieties of apple, pears, cherries, walnuts and plums positioned in a small orchard area to the side of the driveway. A wonderful Wisteria climbs across the house.

There is a range of outbuildings also covered with Wisteria. Throughout the garden there are a number of shaped beds and a greenhouse and outside tap. The outbuildings include a single garage with open carport to either side. There is a useful garden store that was previously the piggery. Subject to the relevant permissions being sought there could be potential for further development and multiple uses.

This is a highly secluded and private setting and one that can only be appreciated through a visit to the property.

Ground Floor	
Lounge	13'6 x 12'2
Sitting Room	12'4 x 12'0
Living Space	22'7 x 9'11
Kitchen	18'6 x 9'9
Utility Room	11'1 x 8'3 max
Side Lobby	5'11 x 5'8
First Floor	
Master Bedroom	11'7 x 10'9
Bedroom 2	8'5 x 9'11
Bedroom 3	12'4 x 12'3
Study Area	5'9 x 8'9
Bedroom 4	12'7 x 5'9
Second Floor	
Attic Space	31'5 x 11'3 into limited headroom
Outbuildings	
Carport 1	13'7 x 9'5
Carport 2	13' x 9'10
Garage	24'6 x 20'2
Workshop	17'2 x 12'4

## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Worcester. Continue for approximately 2.1 miles where at the roundabout take the second exit to stay on the A449 Worcester Road. Take the first right hand fork and continue to a T junction and turn right into Madresfield Road. Take the first left hand turn into Jennett Tree Lane and proceed for 1.9 miles taking a left turn into a shared lane as indicated by our pointer board. Directly behind the first cottage on the left, turn left and proceed down an unmade track to the vehicular gates giving access to the property.



## Services

We have been advised that mains water and electricity are connected to the property. Central heating is provided by an LPG system. The septic tank may not comply to septic tank regulations brought in on 1 January 2015 and enforced from 1 January 2020 relating to soakaways and septic tanks. If this is the case then it will be the buyers responsibility to replace the tank as this has been reflected in the asking price. 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 "G"

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 F (24).



## 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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