



**Allan Morris**  
estate agents

**Pimpernel Cottage, Old Hills, Callow End,  
WR2 4TQ**

 **MAYFAIR**  
OFFICE GROUP

## Old Hills, Callow End, WR2 4TQ

A stunning, detached, four bedroom, black and white thatched cottage, with large garage, in a private south facing quarter of an acre plot at the end of a country track. The property which dates back to around 1580 with an extension in the early 1960's has been maintained and improved to a very high standard by the current owners. The accommodation which is full of charm and character comprises: timber frame canopy porch, entrance hall, sitting room with open inglenook fireplace, dual aspect living room with French door to the rear garden, dining kitchen with electric Aga, utility, rear porch, ground floor bathroom and four bedrooms. Further benefits include; central heating, secondary glazed windows, detached large garage/workshop with additional covered space to side and drive. Beautiful, private, mature, south facing gardens extended to a quarter of an acre and bordering open countryside and common land. Viewing a must to appreciate the quiet woodland setting, character and condition of home on offer.



### **CANOPY PORCH**

Timber framed canopy porch, stone walls to side, solid wooden arched door to:

### **ENTRANCE HALL**

Front aspect leaded glass window, recessed ceiling downlighters, exposed beams, stairs to first floor, school style radiator, tiled floor, latched cottage doors to:

### **SITTING ROOM 16'4" x 10'1" (4.98m x 3.09m)**

Dual aspect, with front aspect arched leaded glass secondary glazed window and rear aspect leaded glass secondary glazed window overlooking the south facing rear garden, recessed ceiling downlighters, large inglenook fireplace with open fire with dog grate and canopy over on a flagstone hearth, exposed beams, two school style radiators, tiled floor, cottage style door to kitchen, stairs to first floor, door to:

### **LIVING ROOM 18'0" x 11'10" (5.49m x 3.62m)**

Triple aspect with leaded glass windows with secondary glazing to both side aspects and rear aspect, double glazed leaded glass French door with windows to either side leading to rear garden patio, recessed ceiling downlighters, exposed beams, open fireplace, two school style radiators.

### **DINING KITCHEN 17'2" max x 9'6" max (5.24m max x 2.92m max)**

Dual aspect with leaded glass secondary glazed windows to side and front aspect, ceiling light point, recessed ceiling downlighters, large opened inglenook with AGA electric range cooker inset and extractor with lighting over, one and a half bowl sink unit with mixer taps over, fitted kitchen comprising of a range of floor and wall mounted cream units under a dark stone effect work top, integral fridge, integral freezer, built-in store cupboard, space for dining table and chairs, school style radiator, tiled floor.

### **UTILITY 10'0" x 8'1" (3.06m x 2.47m)**

Rear aspect leaded glass secondary glazed windows, recessed ceiling downlighters, exposed beams, with range of wall and floor mounted sage green fitted units under dark stone effect worktop, stainless steel one and a half bowl sink unit with mixer tap over, fitted washing machine, fitted tumble dryer, floor mounted Worcester oil fired boiler, tiled floor, latched cottage style door to:

### **REAR HALL**

Side aspect secondary glazed leaded glass window, wall light point, latched wooden door to rear garden, fixed ladder to walk-in store area.

### **BATHROOM 10'9" x 6'2" max (3.30m x 1.90m max)**

Dual aspect with leaded glass secondary glazed windows to front and side aspect, recessed ceiling downlighter, extractor, white suite comprising: double ended bath with mixer taps and shower over, wash hand basin with light over, push flush WC, built in seat storage, heated chrome towel rail, tiled floor with underfloor heating.

### **LANDING**

Side aspect leaded glass secondary glazed arched window, ceiling light point, exposed beams, eaves storage cupboard, latched doors to:

### **BEDROOM ONE 12'0" x 11'8" (3.66m x 3.56m)**

Rear aspect leaded glass secondary glazed windows with views over gardens to farmland beyond, ceiling light point, exposed beams, eaves storage to both sides, school style radiator

### **BEDROOM THREE 14'8" x 9'7" max (4.49m x 2.93m max )**

Side aspect leaded glass secondary glazed window, ceiling light point, exposed beams, large fitted double wardrobe with hanging rail and storage cupboards over, latched door to bedroom two (currently used as a study).

### **BEDROOM TWO 14'0" x 10'5" (4.28m x 3.20m)**

Dual aspect with leaded glass secondary glazed arched window to front and secondary glazed arched window to rear, ceiling light point, two wall light points over bed, exposed beam, two school style radiators, door to:

### **LANDING**

Ceiling light point, latched door to:

### **BEDROOM FOUR 13'6" into eaves x 10'0" nt 6'5" (4.14m into eaves x 3.06m nt 1.97m)**

Dual aspect with leaded glass, secondary glazed arched windows to front and rear aspect, ceiling light point, exposed beams, wall light points, two school style radiators. NB Currently used as an office.

### **GARAGE /WORKSHOP 16'6" x 16'4" (5.03m x 5.0m)**

Twin front aspect obscure glass, double doors to fore, three ceiling light points, power points, painted concrete floor. To the side of the garage and accessed via double doors to the front is a part covered storage area ideal for trailers. the covered storage space continues to the rear of the garage. To the front of the garage is a stone chip driveway providing parking. Gate leads to:

### **FRONT GARDEN**

Mature cottage style front garden accessed from the drive, with a wide range of mature flower and shrub beds and a shaped lawn. A paved path leads to the front door and continues around the property to either side to the rear of the cottage.

### **REAR GARDEN**

Stunning southerly private rear garden with a paved patio with plenty of space for table and chairs and al fresco dining, accessed from the living room or the utility. The majority of the garden is laid to lawn with a wide range of mature flower and shrub beds with specimen tress. Hidden within the garden is a discrete area with shed/storage. brick built storage ideal for tools and wood storage. To the rear of the garden are views over fields to the to the Cotswold escarpment and Bredon Hill.

### **DIRECTIONS**

From the centre of Callow End by the village green and shop proceed in a southerly direction along the B4424 Upton Road. After leaving the village the road bears around to the right and then left again at The Old Hills. Shortly after on the left hand side is the entrance to St Clouds Nursing Home. Follow the land and bear left before the entrance into St Clouds. Follow the track to the end where Pimpernel Cottage is the last property on the right hand side. It is possible to turn around at Pimpernel Cottage. The owners have asked out of respect for their neighbours that viewers don't turn right into any of the other properties.

WHAT THREE WORDS - DRIVE ENTRANCE TO ST CLOUDS ///puts.wool.stun

WHAT THREE WORDS - PIMPERNEL COTTAGE ///sampling.profiled.tastes

### **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 oil fired. 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: F

ENERGY PERFORMANCE RATINGS: Current: E52 Potential: D60

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

**ASKING PRICE - £750,000**



**Ground Floor**  
Approx. 110.6 sq. metres (1190.4 sq. feet)



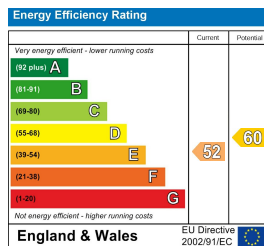
**First Floor**  
Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 180.7 sq. metres (1945.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

### EPC



### Material Information Report



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