

Allan Morris estate agents

Bay Tree Cottage, Birchwood, Storridge, WR13 5EZ

MAYFAIR OFFICE GROUP

Birchwood, Storridge, WR13 5EZ



Bay Tree Cottage is a beautiful house with paddocks, two stables, hay barn and tack room. Set in a friendly hamlet this four bedroom, three bathroom house would suit a family with horses or someone wanting to keep animals and grow vegetables, with the convenience of livery provisions at the neighbouring farm.
The accommodation is presented to a high standard throughout and comprises; large sitting room with inglenook fireplace with wood burner, family room/snug which is open plan to vaulted dining/garden room, delightful country kitchen with Aga and window seat, master bedroom with en-suite, three further double bedrooms, family bathroom and additional shower room. The property has a wealth of character features including stone and oak flooring, vaulted and beamed ceilings and wood burning stoves. The property has land and grounds which extend to around two acres of paddock, bordered with maturing trees. Further includes a timber outbuilding arranged to include, double garage/hay store, two stables, games room with facilities off, additional store rooms/office space and additional large purpose-built garage. Gated parking area. Planning permission was in place to provide a two bed annex. Viewing a must to appreciate the semi-rural position, extensive outside space and flexible accommodation on offer both internally and externally.

LOCATION
Storridge is a rural location situated close to Malvern and within easy access to the Worcester to Hereford Road. 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 cities of Worcester and Hereford, which caters for most needs.

ENTRANCE/UTILITY 6'2" x 5'0" (1.90m x 1.54m)
Accessed via stable door from front garden, front aspect double glazed window, wall mounted Worcester mains gas boiler, ceramic quarry tiled floor, work surface with inset ceramic sink and drainer unit, space and plumbing for automatic washing machine with space for tumble dryer, ceramic quarry tiled floor, door to Cloakroom with low level WC, door to kitchen;

KITCHEN 15'1" x 12'9" (4.62m x 3.89m)
Side aspect double glazed bay window with bespoke built-in window seat with storage underneath and with views overlooking the gardens to the Malvern Hills beyond, additional front aspect double glazed window, eleven recessed ceiling downlighters. Bespoke solid pine refitted kitchen comprising a matching range of floor and wall mounted units in a Shaker influenced style in cream under Cashmere gold granite worksurfaces, inset double bowl Belfast sink unit with mixer taps over, cream four oven gas fired Aga, space and plumbing for automatic dishwasher, Travertine stone tiled floor, cottage style latch door to walk-in pantry with shelving and ceiling downlighter. Wide open arch to:

DINING / GARDEN ROOM 12'11" x 12'6" (3.96m x 3.83m)
Front and side aspect double glazed windows overlooking gardens with wooden plantation shutters, vaulted ceiling with featured beams, wall mounted vertical cylinder radiator, continued Travertine stone tiled floor, wide arch to:

FAMILY ROOM/SNUG 18'10" x 12'10" (5.75m x 3.92m)
Twin rear aspect double glazed windows, bespoke oak staircase to first floor, continued Travertine stone tiled floor, gas fired living flame Euroheat stove on Travertine hearth, TV point, archway with storage cupboards to side leading to:

SITTING ROOM 13'4" x 18'0" plus recess (4.07m x 5.49m plus recess)
Side aspect double glazed bay window with bespoke window seats, with storage below, overlooking gardens to the Malvern Hills beyond, feature exposed ceiling beams, large brick inglenook style fireplace with wood burner, radiator, television and telephone points, oak flooring.

FIRST FLOOR - LANDING
Rear aspect double glazed window, rear aspect double glazed Velux, radiator, solid oak flooring, doors leading to:

BEDROOM ONE 15'10" x 11'0" (4.83m x 3.37m)
Front aspect full height double glazed picture window, with fine views and with bespoke wooden shutters to side, vaulted ceiling with exposed beams, two double radiators, TV aerial lead, solid oak flooring, door to:

EN-SUITE 9'3" x 6'3" (2.83m x 1.93m)
Front aspect double glazed remote operated Velux window, en-suite fitted bathroom comprising large walk-in shower with glass screen, drop head shower and additional flexible shower head to side, wash hand basin, hidden cistern WC, large period style heated chrome towel rail with integral radiator, 'Travertine' tiling to walls and floor.

BEDROOM TWO 15'3" x 12'8" (4.65m x 3.87m)
Front aspect double glazed bay window with views over the Severn Valley and side aspect full height double glazed bay window with views over garden to the Malvern Hills, access to roof space, radiator, TV aerial point.

BEDROOM THREE 14'7" x 9'2" (4.47m x 2.80m)
Side aspect double glazed window with views over garden to the Malvern Hills, radiator.

BEDROOM FOUR 12'5" x 9'3" (3.80m x 2.82m)
Side aspect double glazed window with views over garden to the Malvern Hills and rear aspect double glazed window with views over stables, double radiator.

FAMILY BATHROOM 9'8" x 7'2" (2.95 x 2.18)
Side aspect double glazed window, P shape bath with mixer rainfall shower over, low level WC, wash basin with storage below, oak flooring, radiator.

SHOWER ROOM
Large shower cubicle, wash basin, hidden cistern WC, heated towel chrome towel rail, part tiled walls, ceramic tiled floor with underfloor heating,

GARDENS AND GROUNDS

FRONT GARDEN
To the front of Bay Tree Cottage is a good sized limestone patio with space for outdoor table and steps leading down to a formal lawn behind a post and rail fence accessed via a five bar gate. There is also external lighting and external cold water tap.

PADDOCKS AND LAND
Situated on the other side of the drive to Bay Tree Cottage itself is an enclosed area of garden, paddocks and woodlands extending to around 1.84 acres in total, enclosed by mixed hedging to the road frontage and post and rail fencing to other boundaries. A double five bar gate gives access to a parking area which then leads on to the outbuilding/stables with hardstanding to the fore, gives vehicular access to the paddocks and large timber workshop/garage. The majority of the land is laid to pasture with mixed open woodland to the boundaries.

OUTBUILDINGS
A timber framed outbuilding has been part converted from former stables and extended, with the addition of a timber framed workshop/garage. To the front of the stable block is a large concrete hard-standing providing further gated off-road parking, with a path containing around the stable block to a large south facing terrace on its far side which overlooks the paddocks, with southerly views to the Malvern Hills. The outbuilding comprises:

Stable One 11'6" x 11'4" (3.51 x 3.46)
Front aspect stable door and window.

Stable Two 11'8" x 11'7" (3.56 x 3.54)
Front aspect stable door and window.

Storeroom/Tack Room 11'9" x 7'10" (3.57 x 2.4)
Front aspect door.

Games/Entertaining Room 23'4" x 14'11" (7.11 x 4.54)
With lapsed planning permission for further accommodation - domestic use only. A timber framed room with insulated walls and floors, plumbing in place for central heating, large double doors to rear garden, open plan to kitchen area, doors to:

Cloakroom
Pedestal wash hand basin, low level WC.

Store Room 7'6" x 7'0" (2.29 x 2.14)
With boiler, currently not in use.

Kitchen Area 17'7" x 5'10" (5.37 x 1.79)
Rear aspect window overlooking gardens, range of kitchen storage, space and plumbing for appliances, archway to:

Rear Lobby 13'8" x 5'10" (4.16 x 1.78)
Rear aspect window overlooking garden, low door to rear garden, wide arch to:

Office Room 15'11" x 5'11" (4.85 x 1.81)
Rear aspect windows, telephone point, door to:

Shower Room 7'0" x 5'11" (2.14 x 1.81)
Rear aspect window, fully tiled shower base with Berry electric shower over, corner wash hand basin with tiled splashback and wall light point, low level WC, extractor fan, wall mounted electric heater.

Garage/Store 15'0" x 12'7" (4.56 x 3.83)
Front aspect twin wooden doors.

Detached Workshop/Boathouse 24'6" x 12'2" (7.48 x 3.72)
Timber framed workshop/garage on a concrete base with dwarf block wall at ground level. Front aspect 2.73m (8'11") high double wooden doors, courtesy door to side, outside courtesy light and security lighting.

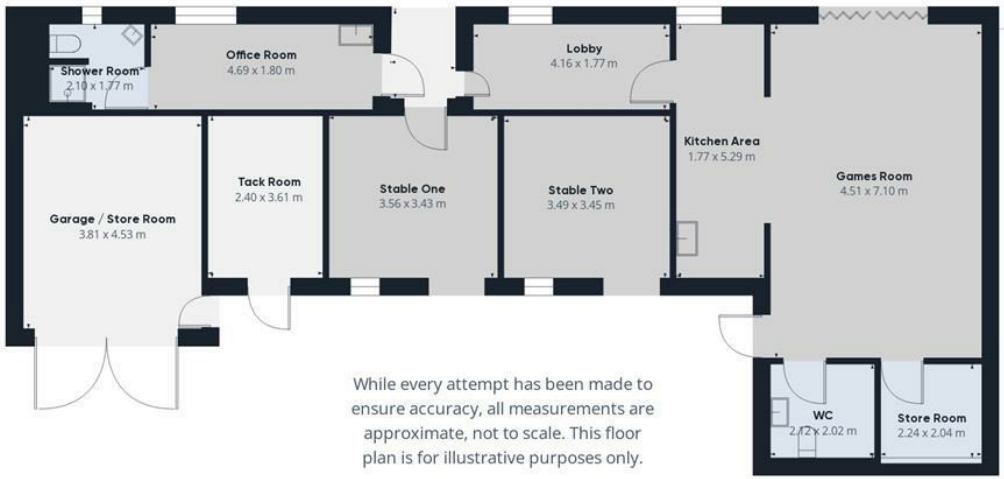
GENERAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains gas, mains electricity, and water are connected. Drainage is via septic tank. 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 District Council; at the time of marketing the Council Tax Band is: E
ENERGY PERFORMANCE RATINGS: Current: C69 Potential: A93

DIRECTIONS
From the Allan Morris & Ashton office in Great Malvern proceed in the direction of North Malvern and take the Cowleigh Road until it meets the junction with the A4103 Worcester/Hereford Road. Turn left here and then take the first right turn opposite the church signed Birchwood. Continue past the first left into Batchcombe Lane and continue up the hill. Once the road levels out after the woods on the right the property is approached via the second private drive on the right as indicated by the Allan Morris pointer board. Bay Tree Cottage is the first residential property on the left and viewers are welcome to park on the gravel driveway to the right.

ASKING PRICE - £685,000







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

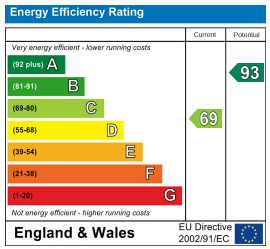
Calculations are based on RICS IPMS 3C standard.

Approximate total area(1)

292.66 m²

GIRAFFE360

EPC



Material Information Report

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