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Andrew Grant



Emblem House





Emblem House

Quay Lane, Earls Croome, WR8 9DB

An established holiday let generating over £12,000 annually complements this detached period home, with a self contained annexe, mature gardens and extensive reception space.

5 Bedrooms | 3 Bathrooms | 5 Receptions | Income generating annexe

An established holiday let generating over £12,000 a year is a key attraction of Emblem House. The self contained one bedroom annexe combines its own kitchen, living and dining room, bathroom and enclosed garden, allowing guests to enjoy a separate retreat alongside the main home. A symmetrical brick frontage, character fireplaces and a vaulted kitchen and family room distinguish the main property, with three further reception rooms, four upstairs bedrooms, a bathroom and a downstairs shower room. Mature gardens with a pond, a courtyard and parking for four cars complete the setting.

2448 sq ft (227.4 sq m) including the annexe

Freehold

The ground floor

Traditional cabinetry and broad work surfaces give the kitchen an inviting country character, with stone flooring and a window above the sink. A wide opening flows through to the additional kitchen area with a range cooker and built-in cupboards.

The family room opens beneath a vaulted ceiling, combining exposed brickwork and a Velux window. Glazed garden doors extend the space outside to the courtyard, while the adjoining boiler room keeps household equipment separate from the principal living areas. From here there is also access to the ground floor shower room.

A long dining room links the entrance hall with the kitchen and family room, creating a natural setting for entertaining. Stone flooring lends texture and continuity, while an internal window overlooks the family room and glazed double doors open into the garden.

A stove set within a character fireplace gives the living room a welcoming focal point. Timber floorboards and windows on two sides reinforce its appeal, with a position off the entrance hall providing separation from the busier kitchen and family room.













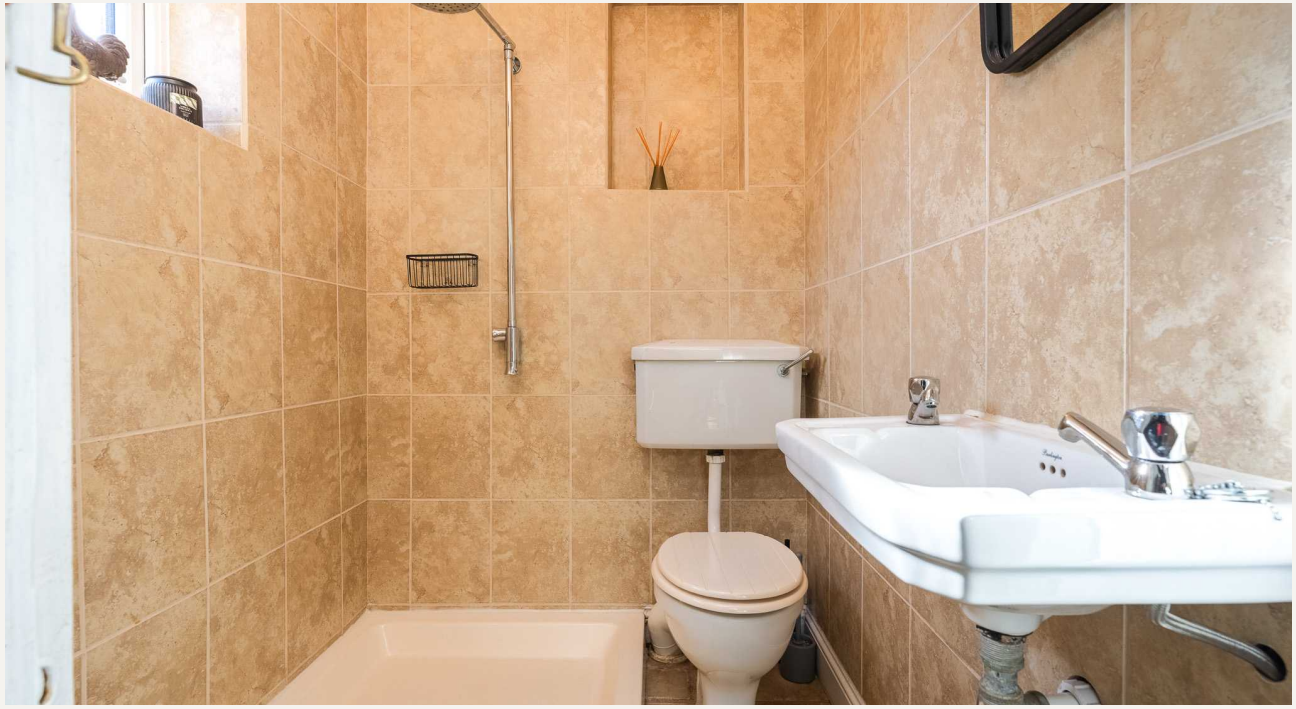


The sitting room retains a decorative fireplace and chimney breast, bringing character to a further reception space at the front of the home. Currently used as a gym, and previously used as a playroom, it could equally become a dedicated home office or hobby room.

Warm toned tiling surrounds the ground floor shower room, where a broad shower tray, WC and wall mounted basin make effective use of the space. A recessed shelf adds a considered detail, with access directly from the family room.

An entrance door with a fanlight opens into the central hall, where a painted balustrade accompanies the staircase. Doors to both front reception rooms and the dining room establish a clear connection between the original rooms and the rear living spaces.







The first floor

A decorative fireplace with a pale surround gives the primary bedroom a distinctive period feature. Timber floorboards add warmth, while the front window looks towards established trees beyond the frontage.

The second bedroom pairs exposed floorboards with a dark decorative fireplace, preserving the character of the original home. A front facing window frames a leafy outlook, with recesses beside the chimney breast, ideal for freestanding furniture.

The third bedroom enjoys a side facing window, with its simple layout providing a straightforward double bedroom, with timber floorboards continuing the traditional character found elsewhere on this floor.

The bathroom combines a curved bath with an overhead shower, set against white tiling with blue and turquoise detailing. A window brings daylight into the room and a wash basin and WC complete the space.

The landing opens around the stairwell, with a white balustrade and timber floorboards giving it an airy, open character. A rear window draws daylight across the space.















The annexe

Cream cabinetry, timber work surfaces and tiled splashbacks give the annexe kitchen a traditional finish. An oven with electric hob and built in extractor complete the space, and a door opens into the rear courtyard which is shared with the main home.

The annexe living and dining room has space for distinct seating and dining areas beneath a sloping ceiling. Dual-aspect windows and a glazed garden door connect the room with its surroundings, while stone flooring adds texture throughout.

An exposed dark beam contrasts with the sloping ceiling in the annexe bedroom, creating a characterful setting for its substantial proportions. Windows along both sides and stone flooring distinguish the space.

The annexe bathroom includes a bath with a handheld shower and a tiled surround, alongside a pedestal basin and WC.

An enclosed garden gives the annexe its own outdoor retreat, with lawn, gravel and a paved seating area beneath a timber pergola. Mature trees soften the fenced boundaries, creating an appealing setting for outdoor dining away from the main garden.





















The garden and parking

Lawns and established shrubs frame the brick frontage, where railings between brick piers and a central path draw the eye towards the entrance. Mature climbing growth around the doorway complements the symmetry of the windows and chimney stacks.

Beyond the frontage, the garden opens into a broad lawn bordered by mature trees and shrubs, with a pond adding further interest. A patio beside the kitchen and family room creates a setting for outdoor meals, leaving the grass available for games and gardening.

Brick elevations and boundary walls give the courtyard a sheltered character, with paving extending from the family room doors. Its position between the main home and annexe creates a further outdoor seating area distinct from the larger lawn.

Parking for four cars is provided at the end of the garden, keeping vehicles away from the principal frontage and leaving the outdoor areas around the home available for enjoyment.













Location

Quay Lane lies in the rural village of Earls Croome, within Worcestershire's Malvern Hills district. The surrounding countryside and historic St Nicholas Church establish a village setting close to Upton upon Severn.

Nearby Upton upon Severn offers independent shops, cafés and traditional pubs beside the river. Its town centre includes a butcher, bakery and The Pudding Shop, providing a useful range of everyday amenities.

Schooling in the surrounding area includes Upton upon Severn Church of England Primary and Pre School and Hanley Castle High School and Sixth Form. Independent options include Malvern College.

The A38 provides connections towards Worcester and Tewkesbury, with the M5 and M50 extending regional access. Worcestershire Parkway offers direct rail services to London Paddington and Birmingham New Street.

For recreation, the wider area combines riverside walks around Upton with the open landscapes of the Malvern Hills. Nearby Croome offers extensive parkland walks, gardens and a historic National Trust property.



Services

Services are TBC

Broadband Speed

Standard broadband available. Download speeds up to 23 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at a High Risk for surface water flooding, maintaining a high risk between 2040 and 2060. The risk for river flooding remains very low.

EPC

The EPC rating for this property is: D

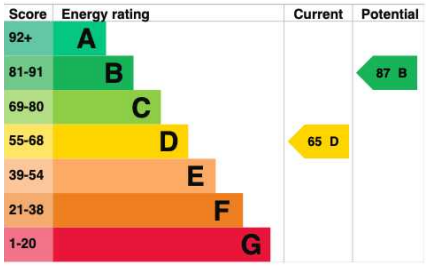
Council Tax

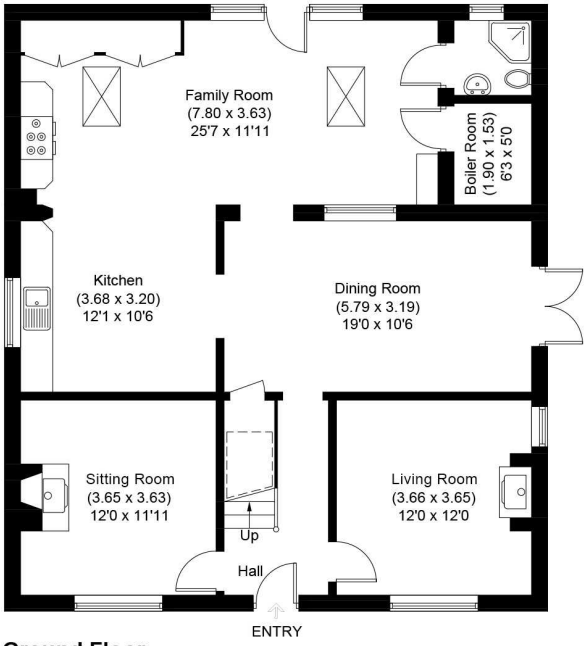
The Council Tax for this property is Band D



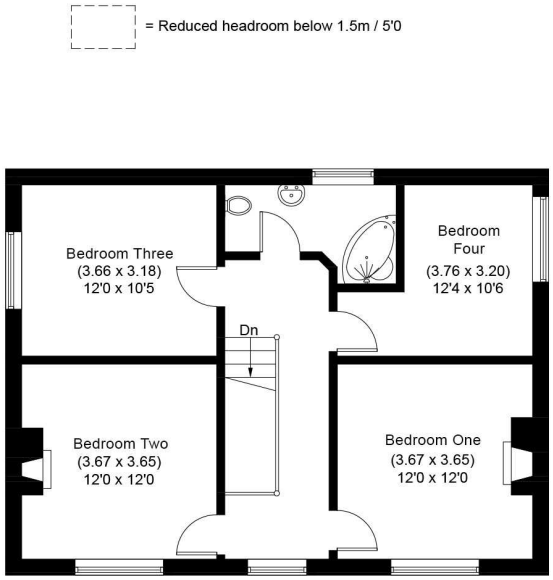
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Approximate Gross Internal Area
Ground Floor = 103.1 sq m / 1110 sq ft
First Floor = 66.8 sq m / 719 sq ft
Annex = 57.5 sq m / 619 sq ft
Total = 227.4 sq m / 2448 sq ft

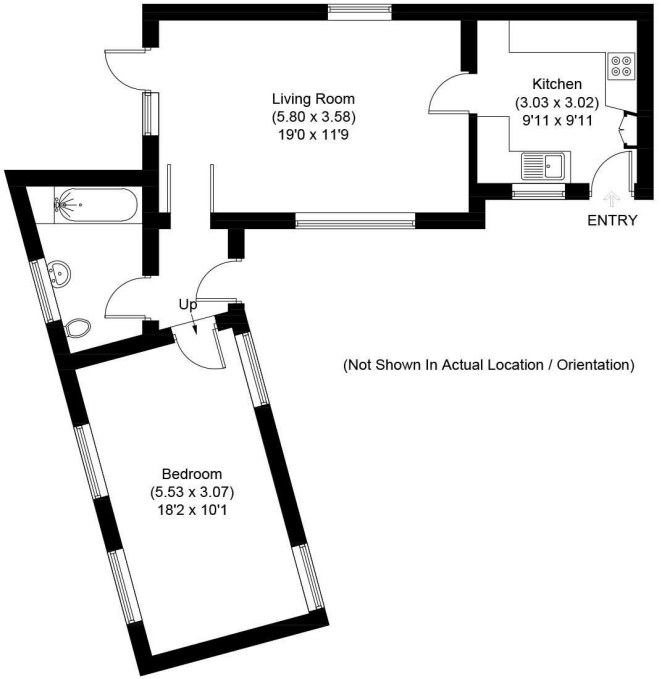




Ground Floor



First Floor



Annex

Illustration for identification purposes only, measurements are approximate, not to scale.

DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.



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