

**Laundry Cottage, Yewleigh Lane, Upton-Upon-Severn, WR8 0QW**

Allan Morris estate agents

MAYFAIR OFFICE GROUP

# Yewleigh Lane, Upton-Upon-Severn, WR8 0QW



A beautifully presented, and quintessentially British, detached Grade II listed four bedroom black and white house, with detached open double garage and workshop, sitting in 0.3 acres of mature cottage style gardens. The 1750 square feet of versatile accommodation, which has been beautifully maintained by the current owners, comprises; canopy porch, entrance hall, dual aspect sitting room with open fireplace, large family room with Clearview woodburner, cottage style kitchen with island open plan to dining room, utility and boot room, ground floor shower room, study, four bedrooms, refitted bathroom. The property sits in beautifully landscaped gardens, with areas of lawn, mature cottage style flower beds, geometric kitchen beds, and various places to sit and enjoy the views over the garden. A brick built timber clad double open garage with large workshop to the side and a wide driveway provide plenty of parking with space for a caravan or boat. Situated along a quiet lane on the outskirts of town, viewing is a must to appreciate the size and condition of home on offer.

**CANOPY PORCH**
Timber framed tiled roof canopy porch with climbing honeysuckle and rose over, courtesy light, latched door to:

**ENTRANCE HALL**
Front facing window overlooking the garden, wall light point, radiator, large under stairs cupboard, flagstone floor, latched wooden doors to:

**SITTING ROOM 15'7" x 13'5" (4.77m x 4.11m)**
Dual aspect with two windows to the front overlooking the garden and an additional window to the side, exposed ceiling and wall beams, wall light points, open fireplace with wooden surround and flagstone hearth, two radiators, solid oak flooring.

**FAMILY ROOM 17'2" x 12'11" (5.24m x 3.96m)**
Extended family room with glazed double doors leading to the rear garden and rear aspect roof lights, wall light points, exposed ceiling beams, exposed brick fireplace and wall with Clearview wood burner, flagstone floor, latched doors to stairs to first floor, boot room and:

**DINING KITCHEN 22'2" x 12'8" narrowing to 12'5" (6.77m x 3.87m narrowing to 3.79m)**
Extended dual aspect dining kitchen with two front facing and two rear facing windows overlooking the garden. Kitchen area has a range of recessed spot lights, bespoke re-fitted wooden kitchen comprising of a range of floor and wall mounted cream units under an oak block work surface with matching central island, double bowl Belfast style sink with fitted waste disposal, range style Rosieres cooker with four LPG hobs, hot plate and electric double oven, space for tall fridge freezer, space for dishwasher, dining area with wall lights, open brick chimney breast with recessed lighting, radiator, flagstone floor throughout, latched door to study.

**UTILITY AND BOOT ROOM 6'8" x 6'5" (2.05m x 1.98m)**
Rear facing windows overlooking the gardens, recessed ceiling downlights, bespoke solid wood fitted cream units to housing space for washing machine and tumble dryer, tiled work surface, radiator, flagstone floor, latched door to:

**SHOWER ROOM 6'2" x 5'6" (1.90m x 1.69m)**
Rear aspect window, recessed ceiling down lighters, white suite comprising: shower cubicle with rainfall and body showers, wash hand basin, high level cistern WC, radiator.

**STUDY 15'1" x 9'6" (4.60m x 2.91m)**
Dual aspect with glazed doors which open to both the front and rear gardens, recessed ceiling down lighters, exposed wall beams, radiator, a wide range of bespoke solid wood fitted study furniture to include: desk, drawers and shelving, oak staircase to bedroom four.

**BOILER ROOM**
Accessed from the garden, wall light point, floor mounted Worcester oil fired boiler.

**FIRST FLOOR LANDING**
Wall light point, bespoke built in wardrobe, bespoke built in laundry cupboard and storage, exposed floor boards, doors to:

**BEDROOM ONE 16'8" x 13'2" (5.09m x 4.03m)**
Dual aspect with windows to the side and rear, exposed roof and wall beams, ceiling light point, access to loft, feature Cast Iron fireplace, radiator, exposed floor boards.

**BEDROOM THREE 16'11" x 7'0" (5.16m x 2.14m)**
Dual aspect with front and rear facing windows overlooking the gardens, exposed beams, access to the loft space, radiator, hatch to bedroom four, exposed floorboards.

**BEDROOM TWO 12'11" x 10'7" max (3.96m x 3.23m max)**
Rear aspect window overlooking the gardens, ceiling light point, exposed beams, bespoke fitted wardrobes and storage, radiator, Cast Iron fireplace, exposed floor boards.

**BEDROOM FOUR 9'6" x 9'4" (2.92m x 2.87m)**
Side aspect window, exposed beams, wall light points, bespoke fitted storage cupboards, radiator.

Agents Note - With the study having independent access from the outside and having a staircase to bedroom four, this would make an excellent annex for an older child or dependant relative.

**BATHROOM 10'7" x 6'0" (3.23m x 1.83m)**
Rear aspect window, exposed beams, ceiling light point, white suite comprising: claw foot double ended bath with telephone style shower over, wash hand basin, WC, radiator, exposed wooden floor boards, plumbing in situ for a shower cubicle if required which has been removed by current owner.

**DOUBLE OPEN GARAGE 20'1" x 19'10" (6.13m x 6.07m)**
Double width oak framed entrance, wall light points, power points, single width opening to rear, door to:

**WORKSHOP 20'2" x 9'10" (6.17m x 3.00m)**
Front facing window overlooking the drive, with ceiling light points, power points, concrete floor, door to side.

**STORE 11'6" x 4'6" (3.52m x 1.39m)**
Built at the rear of the workshop is a timber framed store ideal for garden tools and machinery.

**GARDEN**
The property sits in a mature landscaped gardens of 0.3 acres. Access is via a wide tarmac driveway with parking for two or three cars as which leads to the garage. To either side of the garage is a further stone chip parking area.

The front garden is a quintessentially English cottage style garden with stone chip, brick edged paths running between mature flower and shrub beds with a wide range of roses, shrubs and perennial flowers. To the one side is a formal lawn and the other side a box hedged geometric kitchen garden. A gated path leads from Yewleigh Lane to the front door. Accessed from the study is a brick paved private seating area hidden by climbing roses and vines.

To the rear of the garage is a low maintenance entertaining area with brick built barbeque, raised ornamental pond, perfect space for a hot tub, and space for a table and chairs, a paved path continues from here to the rear garden.

The long private rear garden is mostly laid to lawn. Accessed from the family room is a wide paved seating area with space for table and chairs, a path leads from here to a rear vegetable patch with stone paths between shaped beds and arbour seat looking over. To the other side is an enclosed little haven. A 2.76m x 2m timber frame shed looks over its own patio and lawn with flower and shrub beds providing a wonderful haven away from the main house.

Also contained within the rear garden is a brick built privy house, the toilet has been removed, and this provides a very useful timber store.

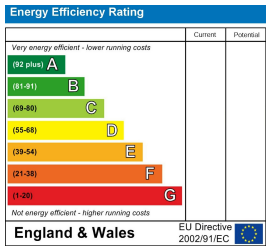
**DIRECTIONS**
From the Allan Morris office in Upton upon Severn proceed in a southerly direction along Old Street in the direction of Tunnel Hill. Pass the Health Centre on the right hand side and then on reaching the brow of the hill continue to the right onto the Welland Road. Take the next turning on the left into Monsell Lane. Continue to the small grassy triangle in the road and turn right onto Yewleigh Lane. The property can be found after a short distance on the right hand side. For more details or to book a viewing, please call out Upton office on 01684 891348.

**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, water and drainage are connected. Heating is oil fired. 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: EPC EXEMPT
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE - £650,000**




## EPC




## Material Information Report



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