



Elder Cottage Upper Ferry Lane

Callow End, WR2 4TE

Situated on a quiet lane within the village of Callow End, this detached cottage off Upper Ferry Lane is a true gem with exposed timbers and a multi fuel stove. Ideally placed for access to both Malvern and Worcester, Elder Cottage is offered for sale with no onward chain and vacant possession.

The cottage comprises an entrance hall, dining room, fitted kitchen, spacious living room and bathroom to the ground floor with three bedrooms and cloakroom to the first floor. The mature gardens lie primarily to the front with a patio seating area off the kitchen to the side of the property along with driveway parking for several vehicles.

£387,000

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Canopied Entrance Porch

With glazed windows to the side aspects, tiled flooring, courtesy light and half glazed door to the Entrance Hall.

Entrance Hall

With doors off to the Dining Room, Bathroom and Living Room. Cupboard housing wall mounted Worcester gas fired central heating boiler and plumbing for washing machine. Wall mounted electric fuse board.

Dining Room

10'9" x 9'10" (3.3m x 3m)

Double glazed windows to the front and side aspects, overlooking the garden. Exposed ceiling beam and radiator.

Bathroom

9'10" x 7'7" (3m x 2.33m)

A generous family bathroom fitted with a white suite comprising of enamel panelled bath, pedestal wash hand basin and low flush WC. A large walk-in shower cubicle with mains shower and aqua boarding to all sides. Double glazed window to the side aspect, extractor fan and Victorian style radiator with integrated chrome towel rail.

Fitted Kitchen

19'4" x 6'11" (5.9m x 2.12m)

Fitted with a full range of cream fronted base level storage units with wooden worktops over. One and a half bowl single drainer ceramic sink unit with swan mixer taps. Mains gas 'Master Range' cooker with six gas hobs, two ovens, grill and warmer oven. Recess spotlighting, double glazed window to the side and rear aspects. Double glazed door leading to the side gardens. Oak effect laminate flooring and door leading to the Living Room.

Living Room

19'8" x 11'1" (6.0m x 3.4m)

A charming, light and airy room with multifuel stove in-set into a chimney breast area with oak lintel above and oak shelving to one side. Exposed ceiling beams, two radiators and TV aerial point. Double glazed window to the front aspect and patio door leading to the front garden. Oak staircase rising to the first floor.

First Floor Landing

With doors off to all Bedrooms and WC and door to a generous storage cupboard with hanging rail. Radiator, eaves storage space and additional eyelevel storage cupboards. Secondary glazed window to the rear aspect. Three steps down to Bedroom One

Bedroom One

13'5" x 10'10" (4.10m x 3.31m)

Double glazed windows to the front and side aspects, radiator and two built-in double wardrobes with hanging rail and shelving.

WC

Fitted with a coloured suite comprising, low flush WC and pedestal wash hand basin. Radiator and window to the rear aspect.

Bedroom Two

11'4" x 11'1" (3.46m x 3.4m)

Double glazed window to the front aspect, radiator, exposed beam and access to loft space.

Bedroom Three

8'2" x 7'10" (2.5m x 2.4m)

These measurement's incorporate the over stairs boxing. Double glazed window to the front aspect and radiator.

Outside

The cottage is accessed from a shared driveway off Upper Ferry Lane, which leads to the gated access of Elder Cottage. There is a gravelled parking area providing parking for at least 3 cars. The gardens to Elder Cottage are predominantly to the front and side of the property. The fore garden is predominantly laid to lawn with an attractive feature of a former well. This is now covered and secure.

A pathway leads to gated side access where there is a generous paved patio area and wooden constructed garden shed.

Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://www.youtube.com/watch?v=2JLb0QlB3Z4>

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

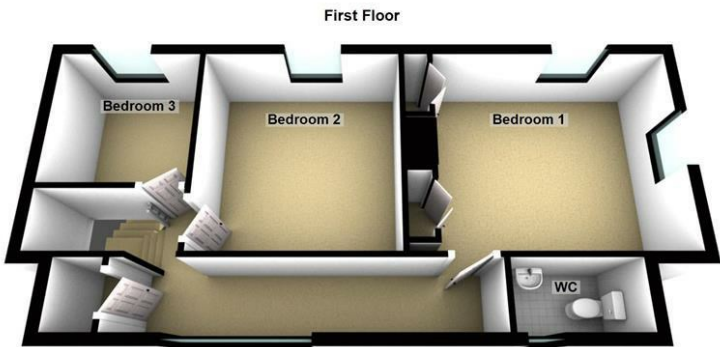
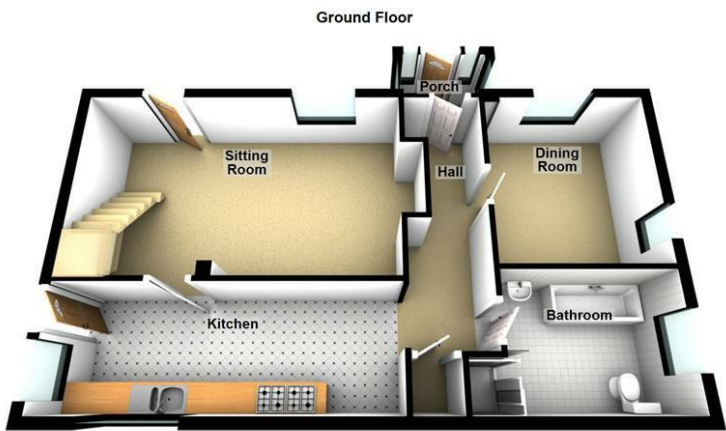
Directions

What Three Words - Bumpy.Finer.Bounty

From Denny & Salmond Estate Agents, proceed along A449 towards Ledbury, turn left onto Church Street, B4211. Continue to the Barnards Green roundabout and take the third exit on to Barnards Green road B4208. Proceed on to Guarlford Road, B4211 and at the T junction turn left onto B4211. Upon entering the village of Callow End, turn right onto Upper Ferry Lane and turn left onto a private drive as indicated by the estate agents pointer board. The property is located towards the end on the right.



Floor Plan



Elder Cottage, Upton Road, Callow End

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	