Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
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01684 561411

2 Bearcroft Cottages, Longley Green, WR6 5EF

£315,000

A characterful two double bedroom, semi detached, country cottage with long private rear garden in the rural hamlet of Longley Green. The property which has been recently reroofed comprises of; entrance porch, dual aspect sitting room with wood burner, breakfast kitchen with pantry. rear hall, ground floor bathroom, two first floor double bedrooms, large loft with Velux skylight. Further benefits include: central heating, mostly double glazed, driveway parking for four cars and potential for more. Long private southerly rear garden with mature fruit trees, raised beds and greenhouse. The plot provides plenty of space to extend to the side or rear. Viewing a must to appreciate the location and size of plot (0.2 acres)

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ENTRANCE PORCH
Rear and side facing windows accessed via a glazed door with views over the garden, excellent space for boots and coats, wooden door to:

BREAKFAST KITCHEN
Rear aspect double glazed window with views over the rear garden, ceiling light point, sink unit with mixer tap over and drainer unit to side and storage units below, further floor mounted storage units with work top over, space and plumbing for washing machine, space for gas cooker, opened chimney breast providing further storage, cottage style latch door to boiler cupboard with wall mounted gas boiler, radiator, tiled floor, cottage style latched door to stairs to first floor, doorway to rear hall, door to:

SITTING ROOM
Dual aspect with a front aspect window and an additional rear aspect double glazed window looking down the garden, exposed ceiling beam, ceiling light point, feature floor mounted wood burner on quarry tiled hearth, period storage cupboard with shelving to chimney recess, radiator, continued quarry tile floor.

REAR HALL
Rear aspect double glazed window, ceiling point, cottage style latched door to walk-in pantry with window to side, range of shelving and continued quarry tile flooring.

BATHROOM
Front facing obscure glass double glazed window, ceiling light point, three piece re-fitted white suite comprising of P-shaped panel bath with shower over and curved screen to side, wash hand-basin with storage below, push flush WC, heated chrome towel rail, wood plank effect flooring.

FIRST FLOOR LANDING
Rear aspect double glazed window winter with views along the rear garden, ceiling light point, smoke alarm, doors to:

BEDROOM ONE
Rear aspect glazed window with views along the rear garden, ceiling light point, feature cast iron fireplace, radiator, exposed wooden floorboards.

BEDROOM TWO
Rear aspect double glazed window, ceiling light point, access to loft space with velux roof, loft accessible via fixed wooden ladder providing plenty of storage and potential for other uses, radiator, exposed wooden floorboards.

FRONT GARDEN
The property is accessed via a double width driveway from the road which leads to a parking area for four or more vehicles and gated access to the rear garden a small hard standing provides space for bins. It would be possible to have further parking in the garden if required.

REAR GARDEN
Long, private, south-facing rear garden extending to a fifth of an acre, accessed immediately from the property is a wide paved seating area with space for table and chairs and outside dining, the remainder is mostly laid to lawn with a greenhouse and raised beds, there are a wide range of mature fruit trees in the second half.

DIRECTIONS
From our office on Worcester Road proceed along Worcester Road to. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Take the first turning on the right signposted Birchwood. This country lane leads all the way to the village of Longley Green. At the junction turn left into the village. Continue past the Post Office and 2 Bearcroft Cottages will then be found on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

What Three Words - notch.exist.mental

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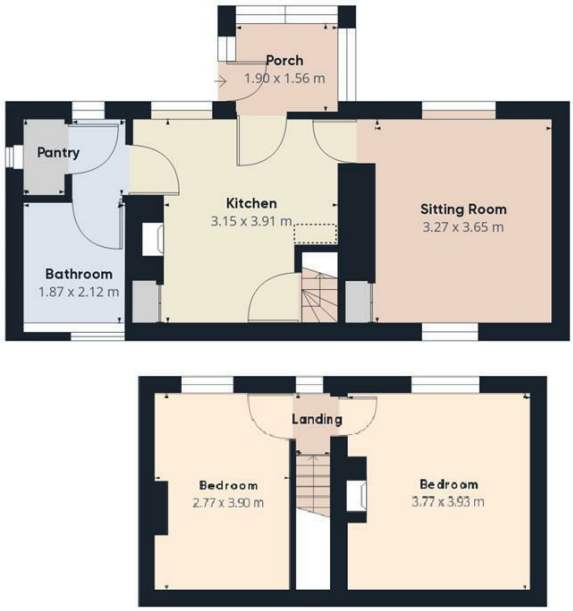

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Approximate total area(1)

69.11 m²

Reduced headroom

0.27 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

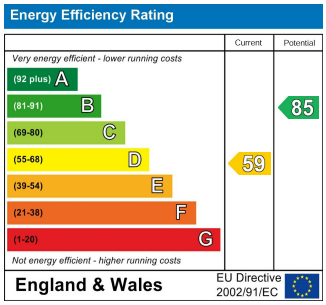
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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 private. 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: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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