



Millers Croft, Malvern, WR14 3QH

A substantial Grade II listed three double bedroom Oast House conversion with garage, carport and large westerly rear garden, situated in a small courtyard development within walking distance of Barnards Green and The Chase School. The versatile accommodation comprises; entrance hall, cloak/boot room, dual aspect lounge diner with wood burner and direct access to garden, play room, family room, kitchen diner, utility, main bedroom with dressing room and en-suite, two further double bedrooms, main bathroom. Further benefits include; gas central heating and double glazing, garage, large carport and block paved driveway, and good sized westerly rear garden with views of the Malvern Hills. Viewing a must to appreciate the size, character and versatility of home on offer.



ENTRANCE HALL

Accessed via a farm style front door with full height obscure glass double glazed windows to side, recessed ceiling down lighters, exposed ceiling beams, radiator, tiled floor, open plan to:

KITCHEN/BREAKFAST ROOM 18'2" max x 14'5" (5.56m max x 4.41m)

Front aspect double glazed window, recessed ceiling down lighters, exposed ceiling beam, fitted kitchen comprising: matching range of floor and wall mounted high gloss cream units under a block work surface, stainless steel one and a half bowl sink unit, space for range style cooker with stainless steel extractor over, space and plumbing for dishwasher, space for tall fridge freezer, space for dining table, radiator, continued tiled floor, doors to:

LOUNGE DINER 22'6" max x x 19'10" max (6.87m max x x 6.05m max)

L shaped, dual aspect with side and rear aspect double glazed windows and rear aspect double glazed French doors to westerly rear garden, three ceiling light points, exposed ceiling beams, feature corner fire place with floor mounted wood burner on flagstone hearth and wooden mantle over, three radiators, wood plank flooring, double wooden doors to:

STUDY 12'8" x 7'7" (3.87m x 2.32m)

High level rear aspect window, ceiling light point, exposed ceiling beams, radiator, wood plank flooring.

UTILITY 7'8" max x 7'2" (2.35m max x 2.2m)

Recessed ceiling downlighters, range of floor and wall mounted units to match kitchen under a wood block effect work surface, space and plumbing for washing machine, space for further appliances, tiled floor.

CLOAKROOM/BOOTROOM 7'6" x 5'1" (2.30m x 1.57m)

Side aspect double glazed window, ceiling light point, exposed ceiling beams, white suite comprising: pedestal wash hand basin, push flush WC, large built in double coats cupboard containing wall mounted Ideal gas coiler, heated chrome towel rail, wooden tile effect flooring.

FAMILY ROOM 17'3" x 10'2" (5.28m x 3.10m)

High level roof light,, ceiling light point, exposed ceiling beams, radiator, door to garage, wood laminate flooring. NB This room was originally one of the garages for the property. There is still a storage area to the front, accessed from the original garage doors and so could easily converted back if required) .

LANDING

Three ceiling light points, two radiators, built in airing cupboard containing hot water tank and slatted shelving, doors to:

BEDROOM ONE 14'5" x 11'4" (4.41m x 3.47m)

Front aspect double glazed window, part vaulted ceiling with ceiling light point, exposed roof beam, radiator, doorway to:

DRESSING ROOM

Recessed ceiling downlighters, built in double wardrobe to either side with hanging rail and shelving, door to:

ENSUITE 7'7" max x 7'0" max (2.33m max x 2.15m max)

Recessed ceiling down lighters, extractor, white suite comprising, large walk in shower cubicle, pedestal wash hand basin with shaver socket to side, push flush WC, part tiled walls, heated towel rail, wood effect flooring.

BEDROOM TWO 15'10" max x 10'11" (4.84m max x 3.33m)

Rear aspect double glazed overlooking the garden, vaulted ceiling with exposed beams, ceiling light point, radiator.

BEDROOM THREE 12'10" x 11'4" (3.92m x 3.46m)

Rear aspect double glazed window, vaulted ceiling with exposed beams, ceiling light point, radiator.

FAMILY BATHROOM 7'4" x 6'3" (2.24m x 1.92m)

Side aspect double glazed window, recessed ceiling downlighters, extractor, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin, push flush WC, heated chrome towel rail, wood effect flooring.

GARAGE 17'7" x 10'6" (5.37m x 3.21m)

Accessed via double doors from the parking area, vaulted ceiling, power and light, door to family room.

CAR PORT 21'8" 16'2" (6.62m 4.95m)

Large open carport, 2.33m front access height, pedestrian gate to rear garden.

FRONT GARDEN

Low maintenance front garden mostly laid to paving with space for table and chairs. Blocked paced driveway in front of the garages provides parking for 2/3 cars,

REAR GARDEN

Good sized westerly rear garden with views along the Malvern Hills. Accessed from the lounge/diner there is an initial paved patio with space for outside table and chairs and entertaining. The majority of the garden is laid to lawn with a number of specimen fruit trees, to the side of the property is an area previously used as a large chicken run.

AGENTS NOTE

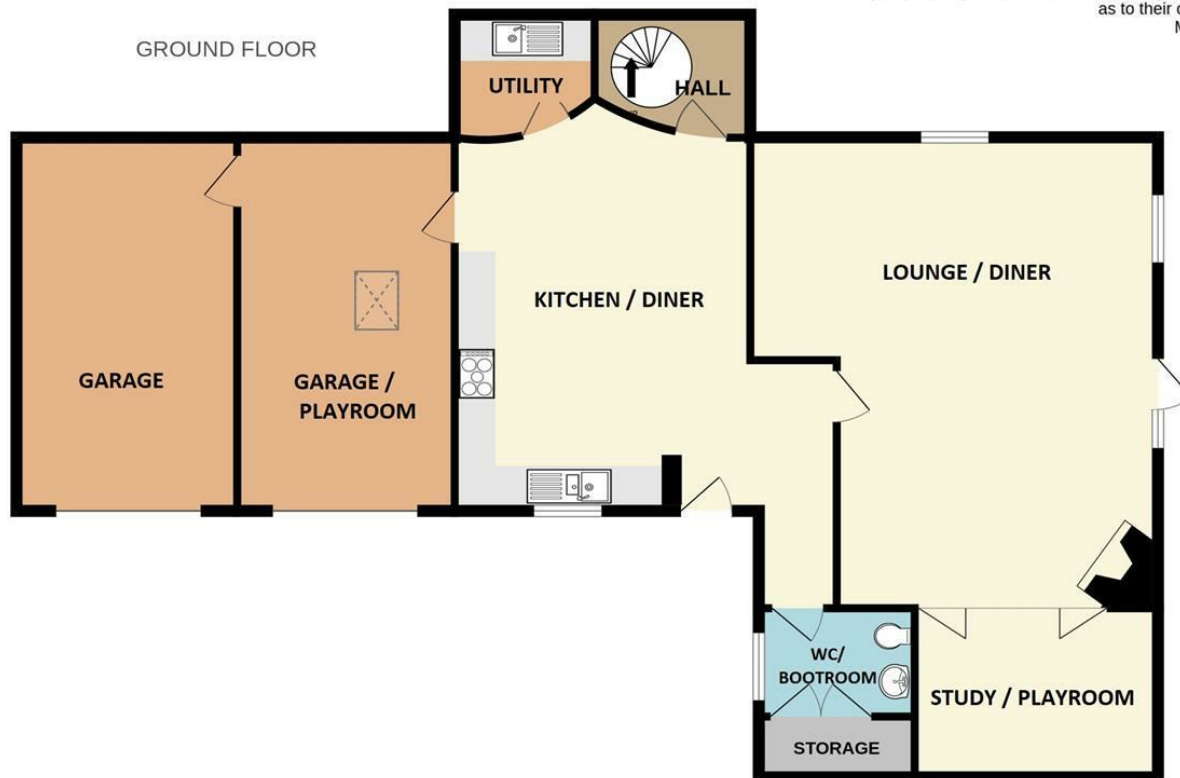
There is a communal service charge of £200 per annum (2022/2023) to cover maintenance for the shared driveways and communal borders at the Millers Croft Development

DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street to Barnards Green, at the traffic island go straight on, taking the third exit in the direction of Upton. Go past the duck pond and the Bluebell Inn on the right and a short distance on the right, by a white farmhouse with attached archway is Millers Croft. Drive under the archway to the courtyard, The Oast House number 21 will be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please contact us on 01684 561411 or email us at malvern@allan-morris.co.uk

ASKING PRICE - Offers in excess of £500,000

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