



**Allan Morris**  
estate agents

**Brookside Cottage, Yardbridge, Longdon,  
Tewkesbury, GL20 6AX**

 **MAYFAIR**  
OFFICE GROUP

## Yardbridge, Tewkesbury, GL20 6AX

A delightful detached cottage, set in grounds and paddocks adding up to around 7 acres and found on the edge of the village of Longdon, between Tewkesbury and Upton upon Severn. The property is very well presented throughout, offering characterful and flexible accommodation. Comprises; entrance porch, kitchen, breakfast room, sitting room, dining room, second sitting/family/garden room, utility room, downstairs bathroom, first floor landing, three bedrooms, upstairs WC. The property is approached by a gated driveway for several cars, sits in attractive gardens to the front and the rear, with off-road parking and detached stable block with two stables and an open carport. There is an additional detached home office next to the property. The land which is adjacent to the property with an attractive brook running through it is set out as grazing/pasture land and enclosed by stock fencing and hedges, with an additional piece of land across the road from the property, laid out as an orchard. The property has a Fine view of the Malvern Hills and has potential to extend further, with the additional benefits of solar panels and a battery storage system, as well as a modern water system. An early viewing is essential to appreciate the location, plot, and attractive accommodation on offer.



### **SITTING ROOM 10'6" x 13'1" (3.21m x 4.01m)**

Front facing double glazed window, recessed fireplace with exposed brick surrounds and tiled hearth, cast iron woodburning stove, television point, exposed ceiling beams and timbers, radiator. Front facing original wooden front door with porch.

### **DINING ROOM 1505'10" x 964'6" (459m x 294m)**

Front facing double glazed window, engineering brick flooring, fitted bookcase, radiator, telephone point, understairs cupboard, latch door and stairs leading to first floor.

### **KITCHEN 10'11" x 13'1" (3.34m x 4.00m)**

Dual aspects with double glazed windows to the front and the side aspects, range of fitted kitchen storage units, wooden worktops, integrated electric oven and hob, space for fridge and freezer, tiled floor, radiator, door to porch;

### **PORCH**

Front facing stable door, door to kitchen.

### **BREAKFAST ROOM 7'2" x 13'5" (2.19m x 4.09m)**

Two rear facing double glazed windows overlooking the garden, radiator, tiled floor, doors to;

### **UTILITY ROOM 6'9" x 10'9" (2.08m x 3.28m)**

Rear facing double glazed window and Velux ceiling window, additional storage, wooden worktop with inset ceramic sink, plumbing for dishwasher and washing machine, radiator, quarry tiled floor, door to;

### **BATHROOM 6'9" x 12'5" (2.06m x 3.81m)**

Rear facing obscured double glazed window, Velux roof window, double-end panel bath with shower attachments over, wet room style shower, with rainwater shower head over, low-level WC, wash basin, tiled surrounds and flooring, heated towel rail and radiator, extractor fan.

### **SECOND SITTING ROOM/GARDEN ROOM/FAMILY ROOM 13'10" x 12'9" (4.24m x 3.90m)**

Dual aspect with large front facing double glazed windows and double doors opening to terrace, double glazed side facing window, television and telephone point, spotlighting, radiator.

## FIRST FLOOR LANDING

Exposed wooden floorboards, rear facing double glazed window, access to roof space, doors to;

## BEDROOM ONE 11'3" x 13'4" (3.43m x 4.07m)

Front facing double glaze window, recessed fireplace, exposed wooden floorboards, radiator, wash basin, step up to landing.

## BEDROOM TWO 11'6" x 13'5" (3.52m x 4.10m)

Double aspect with front and side facing double glazed windows, radiator, fine views towards the Malvern Hills, large walk-in wardrobe.

## BEDROOM THREE 9'1" x 9'0" (2.77m x 2.75m)

Front double glazed window, built-in airing cupboards, radiator.

## WC

Rear facing double glazed window, low-level WC, wash basin, radiator.

## HOME OFFICE 10'4" x 12'2" (3.15m x 3.71m)

Detached home office, dual aspect with windows to the front and rear aspects, side facing door. Power and internet connection, ideal for working from home.

## WORKSHOP 12'7" x 10'0" (3.84m x 3.06m)

Accessed externally, with front and rear windows. Location of solar inverter, battery and boiler, power, light and ladder access to additional storage in the loft space.

## OUTSIDE - GARDENS, STABLE BLOCK AND LAND

The property is approached via a gated driveway which provides off-road parking for several vehicles and also leads left to the detached timber stable block with two large stables (4.95m x 3.41m) (3.50m x 4.19m) and a carport area (3.48m x 3.58m), with concrete hardstanding to the floor and enclosed by fencing. The gardens surround the property with established trees, shrub, and flowering borders, there is an additional parking space and EV charging point to the rear of the property accessed separately. To the rear of the property is a lawn garden enclosed by hedgerow where the bio-disc waste system is located. The property has a adjacent plot of lands/paddock of approximately 6 acres across the stream, which is enclosed by fencing and hedgerows, the land is liable to occasional seasonal flooding. There is an additional piece of land found across the road also enclosed by hedgerows which is planted as an orchard and wild garden.

## DIRECTIONS

From Upton Upon Severn, continue south along Old Street onto the A4104, at the top of the hill turn left signposted towards Longdon onto the B4211. Follow this road for approximately 2 miles to the hamlet of Yardbridge, just before the village of Longdon, where the property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. Please call 01684 891348 to arrange a viewing, or with any queries.

## what3words

///playoffs.cases.shrub

## 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: Private drainage system, oil fire central heating, solar panels, mains electric, mains water. 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

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.

## ASKING PRICE - £725,000



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(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

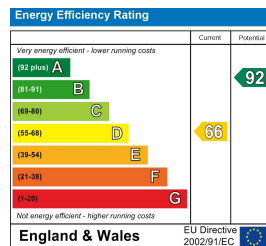
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Approximate total area<sup>m</sup>

195.6 m<sup>2</sup>

Reduced headroom  
3 m<sup>2</sup>

## EPC



## Material Information Report



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