



**Allan Morris**  
estate agents

**Bowling Green House, Bowling Green, Hanley  
Castle, WR8 0BP**

 **MAYFAIR**  
OFFICE GROUP

# Bowling Green, Hanley Castle, WR8 0BP

A substantial, individual, detached, multi generational home, backing onto open countryside on the edge of Hanley Castle. The versatile accommodation with has been extended by the current owners includes two annexes. The accommodation in the main house comprises: entrance hall, study, large sitting room with doors to the garden, dining room, sun room, breakfast kitchen, utility, rear hall, cloakroom, main bedroom with dressing room and en-suite, three further bedrooms, main bathroom, roof terrace. The first annex with level external access suitable for a wheelchair comprises; living space, large bedroom and shower room. The second annex comprises: large living space with doors to the garden and an en-suite. The gardens extend around the property and include a return drive with ample parking, double carport, private rear gardens backing onto open countryside, summer house and workshop. The property has mostly hardwood double glazing, central heating is via air source heat pumps. For sale with no onward chain, viewing a must to appreciate the size and location of home on offer.



## **CANOPY PORCH**

Outside courtesy light, double glazed door with matching full height double glazed windows to either side giving access to:

## **ENTRANCE HALLWAY 11'11" x 8'9" (3.65m x 2.67m)**

Ceiling light point, coving, radiator, stairs to first floor. Doors to:

## **CLOAKROOM**

Side aspect double glazed window, ceiling light point, corner wash hand basin with storage below, WC, radiator, fully tiled walls, wood effect tiled floor.

## **SITTING ROOM 22'2" x 14'6" (6.78m x 4.44m)**

Rear aspect double glazed windows, rear aspect double glazed sliding doors to large patio with space for table and chairs and outside entertaining, two ceiling light points, coving, radiator, floor mounted double sided wood burner into garden room. Doorway to garden room, double doorway to:

## **DINING ROOM 13'0" x 11'10" (3.97m x 3.63m)**

Rear aspect double glazed window, ceiling light point, coving, radiator, serving hatch to kitchen, obscure glass door to rear hallway.

## **GARDEN ROOM 15'11" max x 9'11" (4.87m max x 3.04m)**

Rear aspect and side aspect double glazed full height window with views over the garden, front aspect obscure glass double glazed window leading into carport, two wall light points, tiled floor, other side of double sided wood burner, double glazed double sliding doors to the rear garden.

## **STUDY 9'10" x 9'8" (3.00m x 2.95m)**

Front aspect double glazed window, ceiling light point, coving, radiator.

## **BREAKFAST KITCHEN 13'0" x 12'5" (3.97m x 3.81m)**

Front aspect double glazed window, fitted kitchen comprising: wide range of floor and wall mounted cream units under a light granite worktop, stainless steel inset sink bowl with drainage grooves to side and mixer tap over, cream twin hob Aga with extractor over, integral Bosch electric hob with discrete extractor over, integral electric oven, space and plumbing for dishwasher, space for breakfast table and chairs, tiled floor, door to:

## **SIDE HALL/UTILITY 18'1" x 7'11" (5.53m x 2.43m)**

Also accessed via a door from the drive, ceiling light point, additional recessed ceiling down lighters, a range of floor and wall mounted kitchen storage units under a granite worktop, integral stainless steel sink unit with mixer tap over, space and plumbing for washing machine, spaces for further appliances, tiled floor. Door to: two storey annexe, door to rear hall, door to walk-in plant cupboard with ceiling light point, shelving, two Daikin heat pumps, hot water cylinder, continued tiled floor.

## **REAR HALL 11'1" x 7'10" (3.40m x 2.41m)**

Rear aspect double glazed window, smoke alarm, extractor, tiled floor, double glazed door to rear garden which has a level access making it suitable for disabled access combined with the paved level access from the front of the house which is suitable for wheelchairs, door to single storey annexe.

## **FIRST FLOOR LANDING 12'10" x 10'4" (3.93m x 3.17m)**

Front aspect double glazed high level windows, ceiling light point, access to roof space, built-in landing cupboard with shelving. Doors to:

## **BEDROOM ONE 14'6" x 12'9" (4.42m x 3.90m)**

Rear aspect double glazed window, overlooking field to the rear, ceiling light point, coving, radiator, built-in double wardrobe with hanging rail and shelf, doorway to:

**DRESSING ROOM 12'4" x 7'10" (3.76m x 2.39m)**

Double glazed velux roof light with fitted blind, recessed ceiling downlighters, glazed door to:

**ENSUITE 12'2" x 6'4" (3.71m x 1.94m)**

Front aspect double glazed velux roof light with fitted blind, recessed ceiling downlighters, extractor, white suite comprising: spa bath with Mira shower over, wash hand basin, push flush WC, heated towel rail, fully tiled walls and floor.

**BEDROOM TWO 13'1" x 11'9" (4.01m x 3.59m)**

Rear aspect double glazed window with views over fields, ceiling light point, coving, radiator, built-in large single wardrobe with hanging rail and shelf.

**BEDROOM THREE 10'10" x 9'10" (3.31m x 3.02m)**

Side aspect double glazed door to large roof terrace providing outside space to sit and enjoy views over the countryside to the rear, ceiling light point, coving, with programmable radiator.

**BEDROOM FOUR 10'5" x 7'4" (3.18m x 2.26m)**

Rear aspect double glazed window, ceiling light point, coving, radiator, built-in large single wardrobe with hanging rail and shelf.

**BATHROOM 9'2" mx 6'4" (2.81m mx 1.95)**

Recessed ceiling downlighters, extractor, wall light point, white suite comprising: panel bath with telephone style mixer shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, tiled floor.

**TWO STOREY ANNEXE / CARERS ANNEXE****LIVING SPACE 15'11" max x 15'2" max (4.87m max x 4.64m max)**

Twin front aspect double glazed window, recessed ceiling downlighters, smoke alarm, built-in store cupboard, tiled floor, space for kitchenette if required, feature ash wall and stairs to:

**BEDROOM 16'0" max x 13'8" (4.89m max x 4.17m)**

Front and side aspect, double glazed velux roof lights, large store alcove with wall light point and cupboard to the rear, wardrobe alcove, door to:

**SHOWER ROOM 8'1" x 5'1" (2.47m x 1.57m)**

Roof light, recessed ceiling downlighters, extractor, white suite comprising: corner shower cubicle with Mira sport shower, wash hand basin with storage below, push flush WC, heated chrome towel rail, fully tiled walls, tiled floor,

**GROUND FLOOR/DISABLED ANNEXE****LIVING SPACE 16'1" x 15'8" (4.91m x 4.80m)**

Side aspect double glazed windows, rear aspect double glazed sliding doors to rear garden with level access to the front of the house, door to walk-in wardrobe with automatic light, hanging rail and shelving, the property has been fitted out with a nautical theme to create a cabin effect, door to:

**WET ROOM 7'6" x 6'2" (2.29m x 1.90m)**

Side aspect double glazed 'porthole' windows, recessed ceiling downlighters, extractor, floating WC, rainfall and body showers, wash hand basin with wall lights over, shaver socket, fully tiled walls, wetroom floor.

**GARDEN**

The property sits in a large mature plot of 0.29 acres, access via a return block paved driveway via either side of the plot providing parking for numerous cars, leading to the rear garden on both sides and also a car port to the West side of the property. The front

garden is laid to mature flower and shrub beds with paved paths running between a number of mature specimen trees including crab apples, rose bushes. Access to the property gained is either by the front door or via a side door which opens into the side hall/utility. Paths to either side of the property lead to a private landscaped rear garden which backs on to open fields, immediately to the rear of the property and running along the full width of the outside is a wide paved area accessible from the garden room, sitting room, single store annexe, plenty of space for table and chairs and outside entertaining. A large raised ornamental pond with central water feature, mature lawn to the rear garden and further landscaped mature beds to both sides, in the south east corner of the garden is a large timber summer house with doors open to overlook the garden and double glazed windows to both side and front aspect, ideally positioned to sit back and look either across the garden or over the fields to the rear. To the North side of the garden is a wide area to the side in a Caribbean style tiki covered area, further mature planting and a concrete sectional workshop, double doors to the front, ideal for garden furniture and garden tools storage. All the way around the property the garden has been landscaped taking into account disabled access and a secure steel balustrade, the rear garden looks over fields providing panoramic views.

**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. 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.

**DIRECTIONS**

From the Malvern office of Allan Morris, proceed to Barnards Green and take the Guarlford Road in the direction of Upton. At the T-Junction, turn right and proceed to Hanley Castle. Just after Hanley Castle High School turn right into Bowling Green. The property is the second on the left 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

**what3words - essays.clocks.marker**

**ASKING PRICE - £950,000**



Ground Floor



Floor 1

Allan Morris

Approximate total area<sup>(1)</sup>

275 m<sup>2</sup>

Reduced headroom

9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

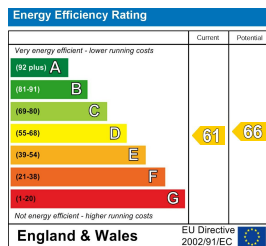
Reduced headroom

..... 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.

GIRAFFE360

### EPC



### Material Information Report



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