



The Hoploft Sherridge Road, WR13 5DA

£575,000

A spacious and versatile Grade II Listed barn conversion in a setting of similar properties which were originally converted in 2006.

The Hoploft benefits from having its own driveway and double garage accessed off Sherridge Road plus visitors' parking in the courtyard. With the front door accessed from the central courtyard, the property in brief, comprises: generous hallway, guest WC, living room, dining kitchen, utility room to the ground floor which has underfloor heating. To the first floor is the family bathroom, two double bedrooms with the main bedroom having an en suite shower room and a third bedroom with access via fixed steps to a loft room with lighting. Being fully double glazed with a wealth of exposed beams, solid wooden doors, stripped pine skirting boards etc, the home is complemented by a good sized, level garden, front courtyard, small balcony with steps down, driveway and double garage. NO CHAIN SALE SITUATION



The Hoploft, Sherridge Road, Leigh Sinton, WR13 5DA

ENTRANCE

Approached from the courtyard parking, past the Oast house to the trellis gate with arch over, which opens into the flag stoned area. The door on the right opens into:

HALLWAY

Flag stoned floor, stable door to the side of the property, cloaks cupboard, power points, exposed beams, door to:

GUEST WC

Flag stoned floor, close coupled WC, pedestal hand basin, exposed beams, extractor unit.

LIVING ROOM 21'2" x 16'8" (6.46m x 5.09m)

Double glazed windows to the side and twin double glazed doors with matching side windows to the rear, under stairs cupboard, feature fireplace, exposed beams and wooden staircase to the first floor.



UTILITY ROOM 21'2" x 16'8" (6.46m x 5.09m)

Double glazed side window, matching wall and base units, stainless steel sink unit, flagsstoned floor, space for washing machine.



DINING KITCHEN 15'10" x 11'1" (4.84m x 3.4m)

Beautifully fitted kitchen with wall and base units, granite tops, inset bowl and a half stainless steel sink unit, stoves double range cooker with 7 gas hobs, cooker hood, integral dishwasher, rear stable doors, exposed beams, space for dining suite, There is an additional side area/hall with space for two upright fridge freezers, work top and built-in cupboards with further front facing stable door.



FIRST FLOOR LANDING

Landing with power points, opens to wider landing with radiator, front facing double glazed window, storage cupboard, further power points and doors radiating off and cupboard with shelving.



FAMILY BATHROOM 7'8" x 8'11" (2.36m x 2.73m)

Obscure, double glazed window, panelled bath, tiled shower cubicle, pedestal hand basin, close coupled WC, ladder style radiator.

MASTER BEDROOM 16'5" 19'4" max (5.02m 5.9m max)

A spacious room with side facing double glazed window, built-in cupboard, built-in wardrobes, front facing stable door onto small balcony with steps to the courtyard. Doors to:



ENSUITE SHOWER ROOM

Glazed and tiled shower units with radiator, close coupled WC, pedestal hand basin, ladder style towel rail (electric).

BEDROOM THREE 9'1" x 10'7" (2.79m x 3.25m)

Front facing double glazed window, radiator, five steps up to:

LOFT ROOM 20'9" x 6'2" approx (6.34m x 1.9m

approx)

Ladder style radiator, beams and down lights.



BEDROOM TWO 14'9" to wardrobes x 9'6" (4.5m to wardrobes x 2.92m)

Rear facing double glazed window, two radiators, built-in wardrobes.



EXTERNALLY

From the living room is a good sized decked area. The garden is fully enclosed and essentially lawned with shrub borders. A flagstoned path leads to the wooden garage which is constructed in two parts, one part has light and power and rear door with access to the other section which fits a car and has double opening doors to the front.

There is a further decked area at the bottom of the garden and a gate leads to the frontage offering parking and access to the GARAGE. The parking leads to a lane back onto Sherridge Road.

A flagstoned walkway leads to a gate to the front courtyard which is flagstoned and walled. The adjoining neighbour has their own part of the courtyard and has right of way to the visitors parking area (never used)



DIRECTIONS

From our office in Great Malvern, follow the Worcester Road heading towards Worcester. At the traffic lights turn left signposted Leigh Sinton onto Newtown Road continuing onto the Leigh Sinton Road and at the T junction turn left and then take the second right onto Sherridge Road where you take the first available turning on the right hand side into the driveway. Follow the driveway to the courtyard, where visitors' parking is available. The property can also be approached via the next right hand driveway on Sherridge road, with the drive and garage to The Hoploft being on the left. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.



GROUND FLOOR
743 sq ft. (69.4 sq.m.) approx.

1ST FLOOR
749 sq ft. (69.5 sq.m.) approx.

2ND FLOOR
194 sq ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other fixtures and fittings are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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, but includes carpets, curtains, blinds and light fittings.

SERVICES: Mains gas, 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.

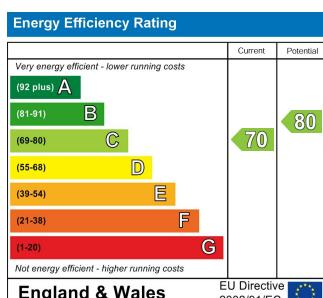
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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