Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



1 Yearsett Cottage Linley Green, Whitbourne, WR6 5RQ

£475,000

A versatile, semi detached, three bedroom, character home, with a large detached two storey Border Oak annex, ideal for additional accommodation or home working. The property has a rural location with views over countryside to the front and a private south facing garden to the rear. The accommodation in the main house comprises: entrance hall, cloakroom, sitting room with wood burner, breakfast kitchen with Rayburn, dining room, utility, three bedrooms, bathroom. The annex totaling 774 square feet comprises open plan ground floor with doors to the landscaped garden, shower room, and first floor full length home office/bedroom. Gated parking to the front, central heating, double glazing, solar panels, south facing landscaped rear gardens. No onward chain.







www.allan-morris.co.uk
malvern@allan-morris.co.uk

naea | propertymark PROTECTED

MAYFAIR OFFICE GROUP

1 Yearsett Cottage, Linley Green, Whitbourne, WR6 5RQ

ENTRANCE HALL
Accessed via a wood effect uPVC double glazed door, front aspect double glazed window, ceiling light point, wall light point, radiator, stairs to first floor. Doors to:

CLOAKROOM
Side aspect obscure double glazed window, ceiling light point, white suite comprising: wash hand basin with tiled back and shaver socket to side, push flush WC, tiled floors.

SITTING ROOM 12'11" x 12'0" (3.95m x 3.66m)
Front aspect double glazed window with panoramic views over farmland to the fore, ceiling light point, open fireplace with wooden mantle and floor mounted wood burner on brick hearth, radiator, engineered oak flooring, understairs storage cupboard, door to:



BREAKFAST KITCHEN 17'6" x 11'3" narrowing to 7'3" (5.35m x 3.44m narrowing to 2.23m)
Rear aspect double glazed window, two further windows looking into utility, three ceiling light points, fitted kitchen comprising of a range of floor and wall mounted units under a stone effect worktop, integral electric hob with hidden extractor over and oven below, oil fired cream Rayburn (providing central heating), one and a half bowl sink unit, radiator, tiled floor, wide arch to:



INNER HALL 10'1" x 4'9" (3.08m x 1.46m)
Ceiling light point, smoke alarm, glazed door to utility, wide arch to:

DINING/FAMILY ROOM 12'5" x 10'0" (3.81m x 3.07m)
Double glazed double doors to south facing rear garden, additional side facing double glazed window, two ceiling light points, radiator.



UTILITY 8'4" x 7'1" (2.56m x 2.18m)
Rear and side aspect double glazed windows, ceiling light point, double glazed door to rear garden, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for further appliances, tiled floor.

LANDING
Ceiling light point, smoke alarm, doors to:

BEDROOM ONE 12'1" max into wardrobe x 11'7" (3.70m max into wardrobe x 3.54m)
Front aspect double glazed window with views over open countryside, ceiling light point, radiator, wood plank flooring.



BEDROOM TWO 12'5" x 10'1" (3.79m x 3.08m)
Side aspect double glazed windows, ceiling light point, radiator, fitted double wardrobe with hanging rail, wood plank effect flooring.

BEDROOM THREE 10'1" x 8'3" (3.08m x 2.53m)
Rear aspect double glazed window with views over the countryside to the rear, ceiling light point, radiator, built-in storage cupboard, built-in airing cupboard with slatted shelving and hot water cylinder, wood plank effect flooring.



BATHROOM 7'10" x 9'5" (2.39m x 2.88m)
Rear aspect double glazed window, ceiling light point, white suite comprising: P shaped bath with shower over and screen to the side, wash hand basin with storage below, push flush WC, part tiled walls, wood plank effect floors, radiator.

ANNEX
Border Oak detached two storey annex. Built in 2016 with planning permission for use as ancillary accommodation to the main property. Comprising:

ANNEXE - LIVING SPACE 26'9" x 12'11" (8.16m x 3.94m)
Accessed via double glazed door to the side. Additional double glazed double doors to the rear and side both giving access to rear garden, south facing deck, recessed ceiling downlighters, exposed beams, two wall mounted Aeroflow electric radiators, wood plank flooring, stairs to first floor with understairs storage. Door to:

SHOWER ROOM 9'2" x 4'11" (2.80m x 1.50m)
Recessed ceiling down lighters, white suite comprising: large walk-in shower cubicle with Tritan shower, wash hand basin with storage below and hidden cistern push flush WC to side, wall mounted electric radiator, tiled floor.

HOME OFFICE/BEDROOM 29'9" inc ? x 9'4" (9.08m inc ? x 2.86m)
Double glazed window to front and rear aspect overlooking countryside , three side aspect double glazed Velux windows with fitted blinds, wall mounted Aeroflow electric radiator, wood plank effect flooring.

BRICK BUILT STORE/ WORKSHOP 11'10" x 11'7" (3.61m x 3.54m)
Brick built store/workshop with pitched roof. Accessed from the rear garden via a wood effect uPVC door, front aspect double glazed window, ceiling light point, power points, concrete floor.

GARDEN
Front Garden - accessed via double wrought iron gates which open to a wide blocked paved driveway with parking for two to three cars, to the front boundary is a low wall with wrought iron fence above and stunning mature rose, raise flower and shrub beds to the side and a stone chip area providing space for further parking or for a table and chairs to enjoy the views over farmland opposite. Gate to the side leads to the rear garden, in between the house and the annex.

Rear Garden - accessed from both the main house and from the annex is a large wrap around deck area (including under deck water storage tank) with flower and shrub beds to its edges and plenty of space for tables and chairs to sit and enjoy the southerly aspect for entertaining and for al fresco dining, steps lead down to formal lawns intercepted by block paved pathway which leads to the store/workshop and greenhouse, further range of mature fruit trees and flower and shrub borders, timber kids playhouse to the rear

DIRECTIONS
From the A4103 Hereford to Worcester Road take the B4220 at Ridgeway Cross signposted Bromyard. After 3.9 miles take the right hand turn signpost Linley Green. Turn right at the T junction driving into Linley Green and right again, and the property can 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 call us on 01684 561411 or email malvenr@allan-morris.co.uk

What Three Words : ///areas.crackled.foods











Allan Morris estate agents
naea | propertymark PROTECTED
MAYFAIR OFFICE.CO.UK

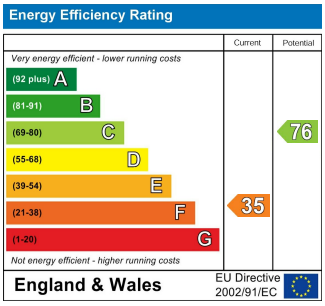


Total area: approx. 188.3 sq. metres (2027.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Material Information Report



Tenure: We understand the property to be Freehold but this point should be confirmed by your solicitor.
Fixtures and Fitting : 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 is connected. Water from Severn Trent via shared supply with farm & neighbour, Private drainage. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.
Outgoing: Local Council: Herefordshire County Council on 01432 260000 at the time of marketing the Council Tax Band is: D
EPC Rating: Current: F35 Potential: C76

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
(iv) Rents quoted in these particulars may be subject to VAT in addition, and
(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark PROTECTED