



Allan Morris
estate agents

**Powyke House, Powick,
Worcestershire, WR2 4QR**

 **MAYFAIR**
OFFICE GROUP

Powick, WR2 4QR

Powyke House is an elegant four storey detached Grade II listed Georgian residence of almost 4,000 square feet, dating back to the early 1800s. The house has been the subject of improvement and refurbishment and offers well presented, immaculate and flexible accommodation, which still retains its original architectural and historic heritage, with more contemporary features.

The accommodation includes an attractive entrance hall, cloakroom, lounge, study, utility room, a farmhouse style kitchen (with Aga) a vaulted dining/family room off the kitchen. At basement level are the cellars, which have been converted into two separate play/games rooms. To the first and second floors are five good sized bedrooms, two newly replaced shower rooms, a family bathroom.

Separately located within the grounds is the former detached coach house, which has been imaginatively converted into a gymnasium and games room. This could potentially be a great space to work from home as office space or as a conversion to a separate annexe. Outside, the house enjoys a lovely approach through two gated entrances onto a sweeping gravel driveway that provides extensive parking for vehicles and leads to a small former garage/secure store room. The fabulous rear garden, which provides a private and sheltered setting with lawn and mature trees. At the far end of the garden is a large ornamental pond/small lake at the centre of which is a decked seating area and beyond which is a Petanque pitch. From the rear garden there are views over adjacent countryside. Offered with no onward chain.



GROUND FLOOR - RECEPTION HALL

Stairs to first floor and door leading to basement rooms (described later). Mandarin stone limestone flooring.

STUDY 15'5" x 14'4" (4.71m x 4.38m)

Sash window to front aspect, glazed doors leading into garden. Fireplace with tiled surround and mantle, cast iron inset, grate and tiled hearth, radiator. Exposed original wooden floorboards.

SITTING ROOM 15'4" x 14'4" (4.69m x 4.37m)

Sash window to front aspect. Elegant fireplace with timber mantle and surround with marquetry carving. Working open cast iron inset grate and tiled hearth, radiator. Original wooden floorboards. Steps down to

KITCHEN BREAKFAST ROOM 18'5" x 15'8" (5.62m x 4.78m)

This beautiful traditional style farmhouse style kitchen retains part of its original Inglenook fireplace with timber surround and mantle as well as a raised tiled hearth supporting a dog grate above which is a steel canopy. Floor and eye level cupboards with work surfaces incorporating a twin Franke sink and mixer tap, AGA range cooker. Central island unit with additional base cupboards below, two ring gas hob and integrated sink with mixer tap. Quarry tiled floor, beamed ceiling with original meat hooks, window overlooking rear garden and steps leading down to:

SITTING/DINING ROOM 37'7" x 9'11" (11.47m x 3.03m)

A hugely impressive and flexible space, this long baronial style room has a high raised vaulted ceiling, exposed former chimney with original bread oven, two cast iron radiators, mandarin limestone tiled floor, high level porthole window, wall mounted gas fired log burning stove, two stable style doors leading into rear garden and windows to both front and rear aspects.

CLOAKROOM 7'3" x 7'0" (2.23m x 2.14m)

Window to rear aspect, Close coupled WC, wash basin with cupboards below and mandarin limestone floor.

UTILITY ROOM 13'6" x 11'5" (4.13m x 3.49m)

Full range of floor and eye level cupboards, large floor to ceiling cloaks cupboards with hanging rails, one and a half bowl stainless steel sink with mixer tap, space and plumbing for washing machine and dishwasher, radiator, tiled floor, gas fired central heating boiler and glazed door to covered verandah with quarry tiled floor with steps leading directly into rear garden.

BASEMENT LEVEL

From the reception hall a stairwell leads down to former cellarage which has been tanked and converted into two rooms measuring approximately 4.36m x 3.98m and 4.42m x 4.03m respectively. Each has tiled flooring, lighting and power and a high level window. They provide useful and multi-purpose spaces for a gym, playroom or cinema room.

FIRST FLOOR - LANDING

Sash window to front aspect and stairs leading to second floor, split level to the rear landing. Doors to:

BEDROOM ONE 15'11" x 14'8" (4.87m x 4.49m)

Sash window to front aspect. Range of fitted wardrobes with integrated drawers, shelving, hanging rails and dressing table, radiator. From this room a door and steps lead to the rear landing off which there is access to a large shower room (serving the main bedroom).

BEDROOM TWO 16'0" x 14'9" (4.90m x 4.50m)

Sash window to front aspect, radiator.

REAR LANDING

With built in cupboard/wardrobe. This landing has doors to a third bedroom, family bathroom and shower room, as well as bedroom one.

BEDROOM THREE 16'2" x 12'1" (4.94m x 3.69m)

Window to rear aspect overlooking the rear gardens. Fireplace with Victorian grate. Pedestal wash basin, radiator.

FAMILY BATHROOM 13'5" x 6'9" (4.09m x 2.06m)

Two windows to rear aspect. Free standing "claw and ball" bath with shower tap attachment. Separate twin pedestal wash basins. Close coupled WC, glass shower cubicle, radiator, heated towel rail.

SHOWER ROOM 10'4" x 9'11" (3.17m x 3.03m)

Window to rear aspect. Recently installed to serve the main bedroom as an en-suite bathroom. Large fully tiled shower cubicle with glass shower screens, twin wash bowls on stand with four drawers below. Close coupled WC, bidet, heated towel rail/radiator, airing cupboard with pressurised cylinder and slatted shelving.

SECOND FLOOR LANDING

Built in cupboard/wardrobe and doors to;

ROOF STORAGE/ATTIC ROOM

This room is in three sections with windows at each end and hanging rails. It is only suitable for storage rather than for habitable use.

BEDROOM FOUR 13'6" x 12'3" (4.14m x 3.74m)

Sash window to front aspect. Former fireplace with grate, built in cupboard, radiator.

BEDROOM FIVE 14'9" x 12'4" (4.51m x 3.76m)

Sash window to front aspect. Former fireplace with grate, radiator.

SHOWER ROOM 15'0" x 7'0" (4.59m x 2.15m)

Front facing sash window, large fully tiled shower cubicle with glass shower screen. Close coupled WC, pedestal wash basin and radiator/heated towel rail.

OUTSIDE - FRONTAGE AND DRIVEWAY

Powyke House enjoys an attractive approach via two gated entrances leading onto a sweeping in and out gravelled driveway that encircles a large lawn and is flanked by well established shrubs, impressive trees, hedged and walled boundaries. The driveway spurs off to each side of the house. To the left it leads to a gravelled courtyard that provides further parking for vehicles and is enclosed by impressive shrubs and climbers including Hydrangea, Ivy, Rose, Wisteria and others. To the right of the house the driveway leads to a further walled gravelled parking area with a raised terrace, having a pergola above supporting a productive and mature grapevine. Here also is the original handpump for the well (no longer connected). The driveway is enclosed by high walls. In the right side corner of the driveway is a secure STORE/WORKSHOP (12'7" x 8'8"),

which is ideal for storing bikes and garden equipment. Gated entrances to each side of the house lead to the rear garden and to a paved and cobbled terrace/barbeque area encircled by well established shrubs and trees. Here also is an external shower. A pathway leads from this terrace to a cobbled and walled seating area, from which there is a second gated entrance from the front garden. Alongside this seating area double doors lead into the former Coach House.

DETACHED COACH HOUSE

This attractive outbuilding has been imaginatively converted into a gymnasium (5.21m x 4.59m) and games room (5.45m x 4.48m max). It also has a WC. With its large floor to ceiling glazing along one elevation looking out to the garden, further windows, two radiators, slate tiled floors and sink, This building could potentially be the perfect space for working from home or office use or to be a separate self contained accommodation.

REAR GARDENS

The large mature and beautifully landscaped rear garden is certainly one of the great features of this property. It is mainly laid to lawn with a number of well established and elegant trees, shrubs and hedged boundaries. The focal point is a large ornamental pond/small lake across which a raised timber decked pathway leads to a decked seating area from which one can look over the water and towards open countryside. The pathway leads past this pond to a raised lawned area where there is a Petanque pitch. From here there are views back towards the house, pond and gardens. At strategic points there is an external tap and lighting.

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 as, 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; at the time of marketing the Council Tax Band is: F
- ENERGY PERFORMANCE RATINGS: EXEMPT
- Viewing is by appointment only.
- Virtual tours of inside and outside are found on website and property portals.
- For viewing arrangement, please call the Great Malvern office on 01684 561411.

LOCATION

The property enjoys a very convenient location in the village of Powick, approximately two miles south of the well served cathedral city of Worcester, which provides a comprehensive range of shopping, recreational and sporting facilities, including premiership rugby, county cricket and horse racing. The Malvern Hills, an area of outstanding natural beauty, and the thriving cultural spa town of Great Malvern, are approximately four miles away. Here also are excellent shopping and recreational facilities, including Marks & Spencer, Waitrose and the renowned theatre and cinema complex. Both Worcester and Malvern can boast deserved reputations for educational facilities, notably in the private sector including The Royal Grammar and Kings Schools in Worcester and Malvern College and Malvern St James Girls' Schools in Malvern. Transport communications are excellent with railway stations in both Worcester and Malvern and junction 7 of the M5 motorway, which is approximately three miles away.

ASKING PRICE

'offers over' £795,000

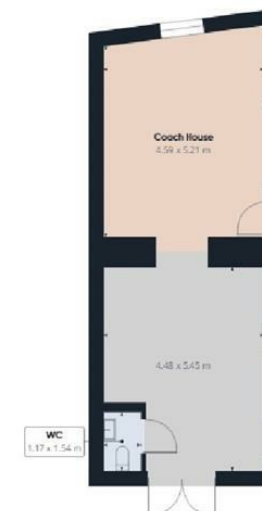
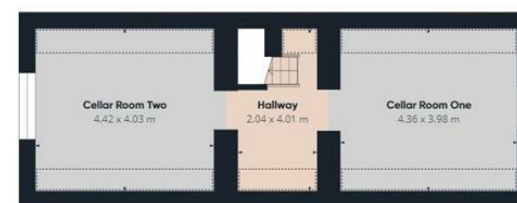


Approximate total area⁽¹⁾

351.28 m²

Reduced headroom

18.66 m²



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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