



Allan Morris
estate agents

**Bramling Barn, Acton Green, Acton
Beauchamp, WR6 5AA**

 **MAYFAIR**
OFFICE GROUP

Acton Green, Acton Beauchamp, WR6 5AA

A substantial, four double bedroom barn conversion situated in a rural hamlet between Malvern and Bromyard. Bramling Barn offers modern luxury living, in a tranquil location, with easy access to facilities in either Malvern or Bromyard. The versatile accommodation extending to over 2650 square feet comprises; entrance hall, cloakroom, impressive 30' open plan family room and kitchen with vaulted ceiling and access to the rear garden, utility, large living area with views overlooking the family room. Main bedroom with dressing room and full en-suite. Guest bedroom with dressing room and full en-suite. Two further double bedrooms with en-suites. Outside the property has a paved courtyard front garden and a paved and lawn rear garden with far reaching views over countryside. A wide parking area provides parking for four cars. Further benefits include; Central heating with underfloor heating downstairs, double glazing, and a 10 year building warranty with ICW. No onward chain.

LOCATION

Acton Green is a small rural hamlet surrounded by rolling English countryside situated almost equidistant between the A44 Worcester to Bromyard Road and the A4103 Worcester to Hereford Road. Located 7.4 miles from Malvern and 4.6 miles to Bromyard, the property has access to a wide range of facilities in both towns including shops, supermarkets, banks and Post Offices together with primary and secondary schools. The village of Suckley is a short distance from the property offering village stores with Post Office, primary school, and church with community hall.

The cathedral cities of Worcester and Hereford are 13 and 16 miles distant providing further amenities including main line railway stations. The M5 is accessible at Worcester junction 7 and the M50 junction 2 just south of Ledbury. The recently completed Worcester Parkway is 17 miles away, offering direct trains to London Paddington, and journey times of under 2 hours.

DEVELOPERS

The property has been developed by a local, third generation family concern, focussing on creating well built homes, a little different to those provided by the major housebuilders, They take pride in delivering desirable homes built to last.

They choose sites that are a little different, mainly in rural or semi-rural locations, aimed at buyers seeking a more tranquil lifestyle but always ensuring there is a wide choice of



amenities close by.

They take pride in what they do, using tried and trusted craftsmen and by adopting an innovative design approach, allowing affordable luxury in unique settings. As a smaller bespoke builders, it is possible that if there any any additions or alternations needed to be made to the property to make it more suitable for specific buyers, these could take place between exchange and completion subject to costings.

All of their properties have the benefit of a building's insurance, with cover provided by ICW Insurance Services Ltd - one of the largest home warranty providers in the UK, authorised and regulated by the Financial Conduct Authority (FCA) and recognised by or on the panel of most of the big lenders.

GROUND FLOOR

ENTRANCE HALL

Accessed from the drive via a gated path, double glazed door, recessed ceiling downlighters, stairs to first floor, tiled floor with underfloor heating.

CLOAKROOM

Recessed ceiling downlighters, extractor, corner wash hand basin with storage below. hidden cistern push flush WC, tiled floor with under floor heating.

UTILITY

Side aspect double glazed window, recessed ceiling down lighters, extractor, space and plumbing for washing machine and tumble dryer under marble worktop to match kitchen.

GALLERIED FAMILY ROOM/KITCHEN DINER

Two sets of double glazed doors with full height windows to side and above giving access to the rear garden for al fresco dining and entertaining and having panoramic views over the gardens to the Worcestershire countryside beyond. Wide range of recessed downlighters and uplighters, fitted kitchen comprising of a wide range of floor and wall mounted dove grey units under a white marble work surface with matching island and breakfast bar, electric hob, remote control extractor, one and a half bowl sink unit, full height fridge, full height freezer, dishwasher, integral oven, integral microwave, pull out larder and bin units, tiled floor with underfloor heating.

REAR HALL

Initially a wide corridor from the kitchen diner with space to add storage or coat rails, recessed ceiling down lighters, built-in airing cupboard housing wall mounted LPG fired boiler and unvented hot water cylinder, built-in double coats cupboard, doors to bedrooms.

BEDROOM TWO (GUEST BEDROOM)

Side aspect double glazed window, ceiling light point, under floor heating, door to;

DRESSING ROOM

Recessed ceiling downlighters, space for free standing or built-in wardrobes. Door to:

ENSUITE

Recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

BEDROOM THREE

Side aspect double glazed window, ceiling light point, under floor heating, door to;

ENSUITE

Front aspect double glazed window. Recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

BEDROOM FOUR

Front aspect double glazed window, ceiling light point, under floor heating, door to;

ENSUITE

Recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating, built-in towel storage.

FIRST FLOOR

OPEN PLAN GALLERIED LIVING/FAMILY ROOM

Large open plan living/family room overlooking the kitchen diner with a low height glass balustrade allowing views over the open countryside and gardens through the full height double glazed windows of the kitchen/diner, additional side aspect double glazed window, radiator, door to:

MAIN BEDROOM

Dual aspect with front and side facing aspect double glazed windows, ceiling light point, radiator.

ENSUITE

Front aspect double glazed window, recessed ceiling down lighters, four piece white suite comprising: double end claw foot bath, walk-in shower cubicle with rainfall and body shower, dual his and hers sinks with storage below, hidden cistern push flush WC, tiled floor with underfloor heating. Door to:

DRESSING ROOM

Recessed ceiling downlighters, radiator.

OUTSIDE

The property is accessed via a wide entrance from the road. This opens to a shared driveway for the four barns, each with their own designated parking areas. The parking for Brambling Barn is two double bay spaces opposite the gated entrance to the property itself providing parking for four cars. Gates from the drive open to a paved path which leads to the front and rear of the property and give access to the 'front door' and to the two sets of French doors to the rear. To the front of the property is a paved seating area with a brick surround ideal for catching the evening sun, To the rear and accessed from the Kitchen/Diner is a wide patio with space for table and chairs and al-fresco dining. This opens to a formal lawn with a young laurel hedge to the side. Note there is a large area of shared driveway space to the rear of the property, this was part of the planning designed to allow a fire engine to turn around of required.

DIRECTIONS

From the office proceed along Worcester Road and take the second left into North Malvern Road and first right into Cowleigh Road. Follow the road along until reaching the T-junction with the A4103 Hereford/Worcester Road, head left towards Hereford. Proceed through Storridge, pass the Red Lion on the left and up the hill. On going past the left turn for Cradley where the road becomes two lanes, go in to the right hand lane and indicate to turn right on the brow of the hill signposted Bromyard. Proceed to the crossroads at Acton Green and the driveway for Brambling Barn is situated on the right hand side as indicated by the Allan Morris 'For sale' board.

POSTCODE WR6 5AA WHAT THREE WORDS - fleet.tentacles.sleepless

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, and water are connected. Central heating is LPG fired, Private drainage via a new water treatment plant shared between four barns. 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: Herefordshire County Council (01432 26000); at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: B84 Potential: A96

ASKING PRICE - £620,000



Floor 0



Floor 1



Approximate total area^m

249.66 m²

Reduced headroom

1.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (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.





