Allan Morris
estate agents

Tregullas House, Gilberts End, Hanley Swan, WR8 0AS

MAYFAIR
OFFICE GROUP

Gilberts End, Hanley Swan, WR8 0AS

A deceptively large, four double bedroom, 'Tardis' of a house, in a semi rural location with views over farmland, large landscaped garden and a three acre paddock and field shelter to the rear. The versatile, modern, accommodation comprises; entrance hall, dual aspect sitting room with fireplace and doors to the rear garden, large dining room, study, breakfast kitchen, utility, cloakroom, master bedroom with en-suite, three further double bedrooms, guest en-suite and family bathroom. The house benefits from central heating, double glazing, large garage with open carport to the side, and level private landscaped gardens of around a third of an acre. To the rear of the property is a private level three acre paddock with timber field shelter and water. Viewing is a must to appreciate the size and condition of home, the wonderful location and paddock on offer.

CANOPY PORCH
Outside courtesy light, part leaded glass double glazed door to:

ENTRANCE HALL
Side aspect double glazed window, two ceiling light points, smoke alarm, coving, wall mounted electric radiator, stairs to first floor with under stairs storage cupboard, solid oak flooring, door to:

SITTING ROOM 17'4" max x 16'5" (5.29m max x 5.02m)
Side aspect double glazed window and rear aspect double glazed sliding doors to rear garden with matching windows to each side, two ceiling light points, coving, feature open fireplace with wooden surround and tiled hearth, two radiators.

DINING ROOM 16'6" x 12'5", (5.03m x 3.79m,)
Dual aspect with front and side facing double glazed windows, ceiling light point, coving, radiator.

STUDY 8'11" x 7'10" (2.74m x 2.39m)
Rear aspect double glazed window, ceiling light point, radiator.

BREAKFAST KITCHEN 14'10" x 14'7" (4.54m x 4.45m)
Dual aspect with front and side facing double glazed windows, recess ceiling down lighters, fitted kitchen comprising: wide range of cream floor and wall mounted units under a stone effect work surface with tiled surround, inset one and a half bowl stainless steel sink unit, integral NEFF induction hob with stainless steel extractor over, NEFF integral stainless steel double oven, integral Bosch dishwasher, wall mounted Boulter oil fired central heating boiler, space for tall American style fridge freezer, space for table and chairs, radiator, tiled floor, door to:

UTILITY 7'7" x 5'1" (2.33m x 1.55m)
Accessed via part double glazed stable door to side, ceiling light point, range of floor and wall mounted units to match the kitchen, stainless steel single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, continued tiled floor from kitchen.

CLOAKROOM
Side aspect double glazed window, ceiling light point, pedestal wash hand basin, push flush WC, radiator, continued solid oak flooring from hall.

LANDING
Ceiling light point, access to roof space, built in airing cupboard containing Ariston hot water store and slatted shelving, radiator, doors to:

MASTER BEDROOM 15'0" x 13'2" + dressing area (4.59m x 4.02m + dressing area)
Dual aspect with front and side facing double glazed window, front facing with Southerly views over farmland and additional double glazed Velux roof light with blinds, ceiling light point, recessed ceiling down lighters, large built in double wardrobe with hanging rails and shelving, further range of 'Hammonds' fitted bedroom furniture to include wardrobes, dressing table and drawer stacks, radiator, wood laminate flooring, door to:

EN-SUITE 7'10" x 6'8" (2.39m x 2.05m)
Side aspect double glazed Velux roof light, recess ceiling down lighters, extractor, white suite comprising: large walk in shower cubicle, pedestal wash hand basin, push flush WC, radiator, part tiled walls.

BEDROOM TWO 17'7" max x 15'7" max including en-suite (5.36m max x 4.75m max including en-suite)
Rear aspect double glazed window overlooking garden and paddock, radiator, with wood laminate flooring, door to:

EN-SUITE 8'5" x 4'6" (2.57m x 1.38m)
Side aspect double glazed velux roof light, recess ceiling down lighters, extractor, large walk in shower cubicle, pedestal wash hand basin, low level WC, radiator, part tiled walls.

BEDROOM THREE 12'5" x 10'2" (3.80m x 3.10m)
Front aspect double glazed window, ceiling light point, fitted 'Hammonds' wardrobe with hanging rails and shelving, wooden laminate flooring.

BEDROOM FOUR 11'9" x 8'6" max (3.60m x 2.61m max)
Rear aspect double glazed window, ceiling light point, radiator, wood laminate flooring.

FAMILY BATHROOM 8'10" x 6'0" (2.71m x 1.85m)
Recess ceiling down lighters, extractor, white suite comprising: panel bath with mixer tap over, pedestal wash hand basin with light over , push flush WC, radiator, part tiled walls.

FRONT GARDEN
A low maintenance stone chip front garden with flower and shrub beds, sits behind a mature copper beech hedge. A tarmac drive leads beneath an arch with double gates to the rear which opens to parking, an open carport and garage situated behind the house. A paved path to the side leads to a paved side garden with space for table and chairs to enjoy the sunshine and can be accessed from the utility, a path continues from here to a gate which opens to the rear garden.

REAR GARDEN
Immediately to the rear of the property is a low maintenance stone chip area accessed from the sitting room and separated from the drive by a low box hedge, this opens to a lawn with flower and shrub beds. A copper beach hedge and arch to the rear leads to the main part of the rear garden.

The main part of the rear garden has been landscaped to provide a peaceful and tranquil space with a paved seating and entertaining area, large lawn with mature flower and shrub beds, ornamental pond, fruit and specimen trees. To the rear of the garage is a good sized timber shed with woodstore to the side. A railway sleep bridge to the rear leads to gated access to the paddock and field shelter.

GARAGE AND CAR PORT
A block paved driveway and turning area are accessed via double gates, providing parking and leading to the large carport and garage.

CARPORT 19'8" approx x 7'10" approx (6m approx x 2.4m approx)
Open to the rear to allow access to the paddock.

GARAGE 18'5" x 9'8" (5.63m x 2.96m)
Electric Rolfex door, power and light, eaves storage.

PADDOCK
The paddock of 3.22 acres is roughly rectangular in shape with a mixture of mature hedging and fencing to the boundaries. A post and wire fence splits the land into two roughly equal areas with a central galvanised water trough serving both. To the south west corner near to the access is an approximately 8m x 3m timber framed field shelter with a concrete base, gated entrance and further internal gate to separate into two spaces. There is a gated storage area to the side.

DIRECTIONS
From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After about two miles fork left into Hanley Road (signed The Three Counties Showground and Upton). Follow this route for about a mile passing through a set of traffic lights, continuing on into the village of Hanley Swan. In the village centre, opposite the pond, turn right at a crossroads towards Gloucester and Welland. Pass the village school on your right, taking the next left turn signed Gilberts End. Follow this lane for a little over half a mile. The property is on the left hand side, indicated by the Allan Morris for sale sign. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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. Central heating is oil fired. 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: D 56 Potential: C 71
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £825,000

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