



Allan Morris
estate agents

**Conference Cottage, Suckley,
Worcestershire, WR6 5DW**

 **MAYFAIR**
OFFICE GROUP

Suckley, Worcestershire, WR6 5DW

Conference Cottage is an idyllic family home situated in a quiet and private rural location, a short drive from the village of Suckley and within a few miles of Malvern and Worcester. The property is surrounded by open countryside with far-reaching views and offers accommodation that has been extended and finished to a high standard. The accommodation briefly comprises an oak-framed entrance porch, dining hall, sitting room, open-plan full-width kitchen/family room opening onto the garden, utility/boot room, downstairs shower room, study, first-floor landing, principal bedroom with fitted wardrobes and en-suite shower room, which also benefits from a Juliet balcony overlooking the far-reaching countryside, three further bedrooms with ample storage, and a family bathroom. The property is approached via gated access leading to a generous driveway. The well-maintained gardens are predominantly laid to lawn and enjoy open aspects across the surrounding fields. We highly recommend viewing this beautifully presented and delightfully located detached family home.

ENTRANCE PORCH

Oak-framed canopy porch with composite front door opening into:

DINING HALL

Open plan to the kitchen/family room with staircase rising to the first floor, front-facing uPVC double-glazed window, and tiled flooring, which continues throughout the kitchen area and benefits from underfloor heating.

KITCHEN FAMILY ROOM

A very impressive, light and airy family kitchen opening onto the rear garden with fine far-reaching views across farmland to the side and rear. The family area features double doors opening onto the garden, a side-facing window, wood-effect tiled flooring, television point and ceiling spotlights.

KITCHEN AREA

Fitted with an extensive range of shaker-style kitchen units incorporating an integrated fridge/freezer, integrated dishwasher, pull-out larder cupboards and an integrated microwave. A Belling range cooker with electric hob and extractor hood is complemented by an inset double sink with mixer tap. Granite worktops and matching window sills provide a high-quality finish, while a breakfast bar with pendant lighting creates an ideal informal dining



space. Further benefits include ceiling spotlights and underfloor heating. A glazed door leads to:

UTILITY/BOOT ROOM

Side-facing uPVC double-glazed window and door, granite worktops with plumbing beneath for a washing machine and tumble dryer, extensive built-in storage matching the kitchen units, additional storage space, tiled flooring, and door leading to:

STUDY

Front-facing uPVC double-glazed window, fitted office workspace with additional power points, telephone point and fibre broadband connection.

DOWNSTAIRS SHOWER ROOM

Side-facing uPVC double-glazed window, walk-in shower with sliding glass door and mixer shower, low-level WC, wall-hung wash basin, heated towel rail, extractor fan, tiled walls and ceiling spotlights.

SITTING ROOM

Dual-aspect room with front- and side-facing uPVC double-glazed windows, recessed electric flame-effect fire and television point.

FIRST FLOOR LANDING

Front-facing uPVC double-glazed window, two large storage cupboards, loft access hatch with folding ladder, and doors leading to:

PRINCIPAL BEDROOM

Rear-facing with full-height uPVC double-glazed doors opening onto a Juliet balcony overlooking the surrounding countryside. The room benefits from two built-in double wardrobes, an additional single built-in wardrobe with hanging rail, television point and ceiling spotlights. Door leading to:

EN-SUITE SHOWER ROOM

Side-facing uPVC double-glazed window, recessed shower cubicle with tiled surrounds, rainfall shower head, folding glass door, low-level WC, wall-hung wash basin, illuminated mirror, heated towel rail, tiled walls, extractor fan and ceiling spotlights.

BEDROOM TWO

Rear-facing uPVC double-glazed window enjoying the far-reaching rural views, together with one double and one single fitted wardrobe.

BEDROOM THREE

Side-facing uPVC double-glazed window with views towards the Suckley Hills and a built-in double wardrobe with overhead storage.

BEDROOM FOUR

Front-facing uPVC double-glazed window overlooking the front garden.

FAMILY BATHROOM

Front-facing uPVC double-glazed window, panel bath with tiled surrounds, separate shower cubicle with glazed door and mixer shower, low-level WC, vanity unit with wash basin and storage, tiled floor and walls, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached via a gated entrance leading onto a block-paved driveway providing parking for approximately six to eight vehicles. The driveway gives access to both the front and side entrances of the property. The gardens are enclosed by fencing and are predominantly laid to lawn with paved seating areas, a vegetable garden with raised beds, space for children's play equipment, timber garden sheds and a brick-built circular well. There is an outside light, an outside tap and an EV charging point (available by separate negotiation). The property enjoys open countryside to the side and rear, offering an excellent degree of privacy and wonderful rural views. There is an outside light, outside tap and an EV charging point (available by separate negotiation).

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LOCATION

Conference Cottage occupies a secluded position nestled within the Suckley Hills, just a few minutes' drive from Suckley village. The village offers excellent access to Malvern, Bromyard, Worcester and Hereford. Local amenities include an excellent primary school, church, Holloways Garden Centre and Café. There are numerous excellent walking routes directly accessible from the property, including those through the Suckley Hills.

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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, mains water, oil fired central heating, private sewage treatment plant. 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: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE £698,000



Approximate total area⁽¹⁾
148.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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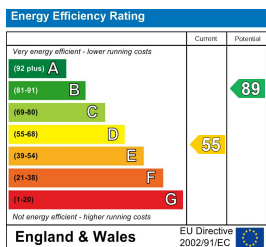


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Material Information Report



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