



**Allan Morris**  
estate agents

**The Old School House, Queenhill, Upton-Upon-  
Severn, WR8 0RE**

 **MAYFAIR**  
OFFICE GROUP

# Queenhill, Upton-Upon-Severn, WR8 0RE

A picturesque Grade II listed detached home, set in 1.49 acres of private gardens, paddock and wood in the same ownership since 1966. Formally an Old School House and part of The Pull Court Estate, this historic home features the original school room with a French door onto the lawns, a smaller snug with inglenook fire place and a cottage kitchen with working Aga, three bedrooms and a full bathroom upstairs. Adjacent to the house is a small brick and timber chalet, timber garage, stables and tack room. Lawned gardens surround the property with access onto a coppice, large poultry run and paddock with a second separate entrance. The property has huge potential and requires a degree of restoration and modernisation, but offers a fantastic opportunity for a rural lifestyle situated in the hamlet of Queenhill. In addition there is possible scope to further develop the site using the footprint of existing outbuildings and the second drive access, subject to necessary permissions. Malvern and Cheltenham are within easy commute. Viewings strictly by appointment.



## **ENTRANCE HALL 6'10" x 4'7" (2.10m x 1.41m )**

Accessed via an original solid wood door with fantastic period ironmongery, leaded glass peek panel and with leaded glass windows to the side. Wall light point, tiled floor with mat recess, cottage style latched doors to breakfast kitchen and cloakroom, doorway to:

## **RECEPTION HALL**

Rear aspect leaded glass window, wall light point, school style wooden panelling to walls, quarry tiled floor; doors to;

## **LARGE LIVING ROOM- FORMER SCHOOL ROOM 24'0" x 15'3" (7.34m x 4.66m)**

Fabulous original school room with vaulted ceiling, exposed beams and windows to front and rear aspect. Ceiling light point, two wall light points, impressive brick infill fireplace with wooden mantle and surround and brick hearth. Two radiators, wooden panelling to waist height, leaded glass door to rear garden.

## **SITTING ROOM/SNUG 16'0" x 10'0" (4.89m x 3.07m )**

Front aspect leaded glass window, and front aspect leaded glass door to a small front garden terrace with space for table and chairs. Four wall light points, fabulous inglenook fireplace with brick sides, wood burner and brick and tile hearth. Exposed ceiling and wall beams, door to walk in store cupboard with shelving and light. Quarry tiled floor, door to stairs to first floor.

## **BREAKFAST KITCHEN 12'2" + recess x 10'5" (3.71m + recess x 3.18m)**

Dual aspect with rear and side facing leaded glass windows, ceiling light point. Fitted kitchen comprising of a range of floor and wall mounted wooden units. Stainless steel one and a half bowl sink unit. White oil fired Aga. Space and plumbing for washing machine or dishwasher, space for further appliances, space for breakfast table, quarry tiled floor.

## **BOOT ROOM/CLOAKROOM 6'11" x 6'4" (2.13m x 1.95m)**

Rear aspect leaded glass window, ceiling light point. White suite comprising of wash hand basin and WC. Oil fired Worcester boiler, quarry tiled floor.

### **LARGE WALK-IN PANTRY 10'4" x 6'5" (3.16m x 1.97m)**

Front aspect leaded glass window, exposed wall beams, bespoke storage cupboards and shelving, space for appliances, tiled floor.

### **FIRST FLOOR LANDING**

Front and side aspect leaded glass windows, two ceiling light points, a wide range of bespoke fitted clothes cupboards, built in airing cupboard with slatted shelving, doors to:

### **BEDROOM ONE 15'6" 11'3" (4.74m 3.43m)**

Wide side aspect leaded glass window, ceiling light point, exposed ceiling beams, radiator.

### **BEDROOM TWO 15'6" x 10'0" (4.74m x 3.06m )**

Twin side aspect leaded glass windows to either side of a small cast iron fireplace with hand painted English delft tiles, exposed beams, two wall light points, radiator.

### **BEDROOM THREE 9'11" x 9'3" (3.04m x 2.82m )**

Rear aspect leaded glass window, ceiling light point, exposed beams, radiator.

### **BATHROOM 9'2" x 7'6" (2.81m x 2.30m )**

Front and side aspect leaded glass windows, ceiling light point, panel bath, wash hand basin, WC, heated towel rail.

### **GARDENS**

The Old School House sits in a mature plot of 1.49 acres. This can be accessed from two separate entrances. To the North side is gated driveway with pull in area which opens to a tarmac drive which leads to the house and continuing to the side to access to the rear garden and the garage. The majority of the front garden is laid to lawn, with a range of mature trees and shrubs raised above the lane by a low wall. Immediately to the front of the property is a small terrace accessible from the sitting room with space for table and chairs. A path leads around the property to the rear garden. The rear garden is mostly laid to lawn with a number of mature trees, flower beds and plenty of places to stop and look across the gardens and paddock to the countryside and the Malvern Hills beyond. Beyond the main garden and enclosed by a post and rail fence is a paddock which is accessible by a second driveway to the west side of the property. To the side of the paddock is a large chicken run, and the rear of the garden is made of a diverse woodland planted by the owner thirty years ago. There is a level area within the woodland that was the site of a former large livestock house. The rear of the property and most of the plot is private and south facing with views to the south west over countryside and to the Malvern Hills.

### **OUTBUILDINGS**

Situated within the gardens and grounds of The Old School House are a number of outbuildings. These include a chalet, detached garage, greenhouse, stables and tack room.

### **CHALET 12'0" x 10'1" (3.68m x 3.09m )**

Accessed via a door from the side, front and rear windows, power and light points

### **GARAGE 17'1" x 9'6" (5.22m x 2.91m )**

Twin doors to the front aspect vaulted ceiling, power and light points.

### **STABLES AND TACK ROOM 22'5" x 12'4" narrowing to 11'11" (6.85m x 3.78m narrowing to 3.64m )**

Two bay stables with door to the fore, windows to the front, cast iron water trough to each stable, power and light door into tack room. The tack room has twin doors to the front, eaves storage and light point.

### **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.

SERVICES: Mains electricity and water are connected. Drainage is private. 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: G

ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

### **DIRECTIONS**

From the Allan Morris office in Upton upon Severn proceed in a southerly direction passing the Tunnell Hill Doctors Surgery on the right. At the top of the hill turn left onto the B4211 towards Longdon. Take the second left signposted Holdfast and Queenhill. Continue for some distance and the road eventually has a bend to the right. The property can be found on the left hand side a short distance after this.

WHAT THREE WORDS - strange.processor.fits

**GUIDE PRICE £545,000**



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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Material Information Report



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