



Allan Morris
estate agents

**Ivy Barn, Beauchamp Lane, Callow End,
Worcestershire, WR2 4UG**

 **MAYFAIR**
OFFICE GROUP

Beauchamp Lane, Callow End, WR2 4UG

Ivy Barn is an attractive and charming timber clad and brick barn conversion set in a quiet position offering spacious accommodation with a wealth of traditional features. Having been thoughtfully and sympathetically converted by the present owners, the property includes a lovely detached self-contained annexe in the former stables and are positioned to the front of the property, a superb opportunity for additional and flexible living space for either a relative, work from home office or private rental (subject to necessary permissions) with internal accommodation comprising entrance hallway, sitting room

We highly recommend an viewing of this very special and individual property, in a beautiful and popular village that has lots of services, offered with no onward chain.

SUMMARY

Internally the accommodation comprises; spacious, triple aspect sitting room with feature glazed windows overlooking the front, rear and side of the property. Fitted, modern farmhouse -style kitchen with dual aspect windows alongside integrated appliances and space for dining table, utility/boiler room, and downstairs WC. A galleried landing with feature window to the front and vaulted ceilings leads to the three double bedrooms, master bedroom with en-suite shower room and two further bedrooms alongside the main bathroom. The extensive outside space is a particular feature of the property, offering a generous rear garden with open aspect over neighbouring orchards and farmland which is mainly laid to lawn. The enclosed area to the front of the property is laid with extensive gravel and ample off-road parking.

ENTRANCE

Accessed over a shared access driveway from the road, and through a timber 5-bar gate the property is entered through the glazed front doorway; fully glazed hard wood door with feature full height windows overlooking the front of the property. Ornamental lantern lighting to the outside.

OPEN PLAN SITTING ROOM 23'6" x 19'1" (7.17m x 5.84m)

A spacious and light reception room with exposed beams and brickwork. Oak



wooden flooring throughout. Side aspect windows. Large window to the rear with French doors accessing the rear garden. Gas point and stone hearth. radiators, open staircase leading to first floor. Door through to:

KITCHEN 15'1" x 12'8" (4.60m x 3.88m)

Dual aspect windows to side and rear. Fully fitted with a range of farmhouse - style base cupboards and drawer units with solid wooden worktop over. Inset Belfast sink with mixer tap over. Flavel range cooker with stainless steel extractor hood over. Integrated washing machine and dishwasher. Space for large fridge/freezer. Wood effect flooring. Stable door with glass panel opening to the rear. Exposed ceiling and wall beams. Door through to:

UTILITY ROOM 7'9" x 3'2" (2.37m x 0.98m)

With wall mounted Worcester boiler, exposed beams.

CLOAKROOM 4'5" x 3'3" (1.35m x 1.01m)

Low level WC and wash hand basin with radiator and ceiling light. Exposed beams.

FIRST FLOOR - GALLERIED LANDING

With a splendid timber open staircase and galleried landing with a extensive glazing overlooking the front of the property, vaulted ceilings with exposed beams and brickwork. Individual staircases leading to each of the bedrooms.

BEDROOM ONE 14'2" x 11'2" (4.32m x 3.41m)

Opaque glazed window to side. Exposed wall and ceiling beams. Velux window, radiator, door through to:

ENSUITE SHOWER ROOM 7'7" x 4'6" (2.32m x 1.39m)

Corner shower cubicle with curved glass sliding screen, wall mounted power shower and tiled splashback. Low level WC and hand basin. Exposed ceiling and wall beam, radiator.

BEDROOM TWO 12'7" x 11'0" max (3.85m x 3.36m max)

Stairs rising from galleried landing to small additional landing area, double glazed window to side, radiator.

BEDROOM THREE 12'4" x 10'9" (3.77m x 3.28m)

Feature floor level window to rear overlooking the rear garden. Exposed beams. Loft access hatch.

BATHROOM 9'0" x 6'0" (2.75m x 1.84m)

Low level WC and wash hand basin. Bath with electric wall mounted shower over. Victorian style mixer tap. Extractor fan, Velux window, radiator, exposed beams throughout.

OUTSIDE

The front of the property is laid to extensive gravel driveway and offers ample parking space and potential for a garage/open car port to be constructed (subject to any necessary permissions) to the side of the property. Enclosed by fencing a 5-bar gate for access. Ornamental feature lantern light to the front of the barn. The detached self-contained annexe is also positioned to the front of the property.

The good size rear garden has a lovely open aspect overlooking neighbouring orchards and paddock. Enclosed by fencing it is mainly laid to lawn with small paved area directly to the rear of the barn. Sunken gas tank. Outside tap and lighting. Dual side access. View of Stanbrook Abbey.

ANNEXE - ENTRANCE HALLWAY

Accessed through a solid wood stable door with outside lantern lighting. With storage cupboard housing hot water tank, wooden shelving and hanging rail. Exposed beams.

SITTING ROOM 13'6" max x 11'2" max (4.14m max x 3.42m max)

Dual aspect windows with French door accessing the rear garden, vaulted ceiling and exposed beams electric wall heater.

BEDROOM 7'7" x 11'1" (2.33m x 3.39m)

With window to front. Wall heater and exposed beams. Loft access hatch.

KITCHEN 8'7" x 7'10" (2.62m x 2.39m)

Range of fitted base, wall and drawer units with worktop over. Under counter single oven with electric hob over and extractor hood. Space and plumbing for washing machine. Space for tall fridge/freezer. Tiled splashback. Dual aspect windows. Stainless steel sink with drainer and mixer tap over.

BATHROOM 6'11" x 5'7" (2.12m x 1.72m)

Low level WC, wash hand basin and bath with shower over, opaque glazed window to rear. Heated ladder style towel rail. Exposed beams.

OUTSIDE

With fencing surround and small lawned area with barked shrub border. Outside lighting and tap. Designated single parking area separate from the main house.

DIRECTIONS

From Malvern, proceed to Barnards Green and onto the Guarlford Road. Go to the very end T-junction and turn left in the direction of Callow End. On reaching the village, go past the shop on the right and turn right opposite the Blue Bell pub into Beauchamp Lane. The property driveway is found on the left next to a barn and indicated by the for sale sign.

Coming from Worcester, go straight on at the large roundabout on the A449 and turn left in the direction of Upton. As you come into Callow End turn left opposite the Blue Bell Pub into Beauchamp Lane. The property driveway is found on the left indicated by the for sale sign.

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. Heating for the barn is via propane gas, heating in the annex is electric. 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 "D IVY BARN & 'B' ANNEXE

ENERGY PERFORMANCE RATINGS: Energy Performance Certificate

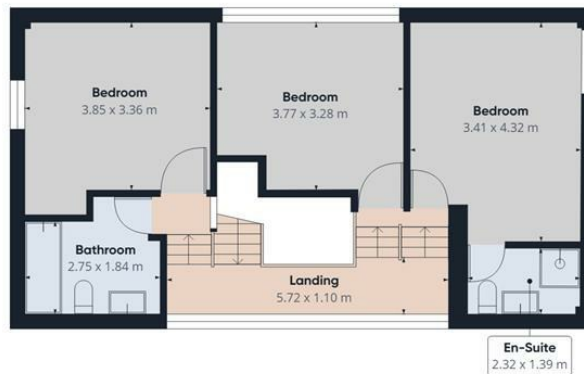
The EPC rating for Ivy Barn is D (61)

The EPC rating for Ivy Stables is E (46)

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE

£625,000



Allan Morris

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Approximate total area⁽¹⁾

160.94 m²

Reduced headroom

1.35 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		

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:

- 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;
- 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;
- 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;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



