



Allan Morris
estate agents

**Crown Cottage, Suckley,
Worcestershire, WR6 5EH**

 **MAYFAIR**
OFFICE GROUP

Suckley, Worcestershire, WR6 5EH

This beautifully presented detached country home seamlessly blends period character with contemporary living and includes a self-contained annexe, making it ideal for multi-generational living, guest accommodation or holiday letting. The welcoming entrance hall leads to a spacious sitting room featuring exposed beams, stonework and a wood-burning stove, with double doors opening onto a decked terrace. At the heart of the home is a stylish dual-aspect shaker-style kitchen, complemented by a cosy dining room/snug, utility room and cloakroom. The self-contained annexe offers flexible accommodation with a bright open-plan living space, contemporary fitted kitchen, double bedroom and modern shower room, enjoying direct access to private terrace areas. Upstairs, the impressive principal bedroom benefits from a dedicated dressing room with fitted wardrobes and en-suite shower room. Two further double bedrooms enjoy attractive rural views, including glimpses towards the Malvern Hills and a family bathroom. The property is approached via a gated gravel driveway providing ample parking and access to a detached garage and useful outbuildings. The extensive landscaped gardens wrap around the property and feature mature trees, expansive lawns, composite decked entertaining terraces, a brick wood store, a greenhouse and raised vegetable beds. A second gated entrance provides additional parking or alternative vehicular access, while the private setting and versatile outdoor space further enhance the property's appeal as a wonderful family home in a peaceful rural location.



HALLWAY

With original front door and staircase leading to the first floor.

DINING ROOM/SNUG 10'2" x 12'11" (3.10m x 3.95m)

Front-facing uPVC window overlooking the frontage. Feature fireplace, chimney with liner, tiled hearth and surround. Built-in storage cupboards and display shelving, wood effect flooring, and door to the original front hallway.

INNER HALLWAY

With recessed storage cupboards and doorways leading to:

KITCHEN 11'5" x 12'11" (3.50m x 3.96m)

A delightful and contemporary dual aspect kitchen with front and rear facing uPVC windows. Fitted with a range of contemporary shaker style kitchen units with quartz worktops over, inset 1½ bowl sink and drainer with mixer tap, integrated electric oven with induction hob and extractor hood over, integrated dishwasher, and space for an American style fridge freezer. Tiled flooring, heated towel rail, wood panel effect wall finish, space for a breakfast table and contemporary light fittings.

SITTING ROOM 14'5" x 15'4" (4.40m x 4.69m)

A side facing room with uPVC double-glazed windows and double doors opening onto a decked terrace area. Feature fireplace with inset cast iron wood burner, brick built surround and slate hearth. Television point, exposed ceiling beams and exposed stonework, wall lighting and wood effect flooring.

ENTRANCE HALL 5'4" x 9'3" (1.63m x 2.83m)

Used as the main entrance point. Entered via a wooden stable door opening into the hallway area. Side facing uPVC double glazed window, door to the annexe, sitting room and utility room.

UTILITY ROOM 9'0" x 4'8" (2.745m x 1.43m)

Fitted with an inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer, heated towel rail, space for additional appliances, extractor fan, spotlighting and exposed timbers.

CLOAKROOM 7'11" x 4'6" (2.42m x 1.38m)

WC, wash hand basin, large built-in storage cupboards, heated towel rail and extractor fan.

ANNEXE

LIVING AREA/KITCHEN 24'5" x 17'0" (7.45m x 5.20m)

A spacious and light open plan living area with kitchen. Accessed from the main entrance hall and stepped down into the living area. Side facing full height uPVC windows and double doors opening onto the terrace. Additional rear-facing double doors open onto a further seating area. Side facing uPVC windows from the kitchen overlook the gardens. Television point, telephone and broadband connection, and wood-effect flooring throughout.

The kitchen area is fitted with an extensive range of units with quartz worktops incorporating a breakfast bar, integrated electric double oven, induction hob with stainless-steel and glass extractor hood over, stainless-steel 1½ bowl sink and drainer with mixer tap, integrated dishwasher, storage cupboards and pan drawers, and space for a fridge freezer. Spotlighting throughout.

An oak door opens into the inner hallway.

INNER HALLWAY

Large built-in storage cupboard housing the oil-fired central heating boiler. Door to:

SHOWER ROOM

Side facing high level uPVC window, shower enclosure with sliding glass door and mixer shower, fully tiled walls, low-level WC, vanity unit with inset wash basin, heated towel rail and extractor fan.

BEDROOM 9'4" x 11'7" (2.86m x 3.55m)

Ground floor bedroom with two side facing Velux roof windows, wood-effect flooring, exposed beams and timbers.

FIRST FLOOR LANDING

With overhead storage and doors leading to:

BEDROOM ONE 14'4" x 11'0" (4.39m x 3.37m)

An impressive principal bedroom suite with side facing uPVC window, exposed beams and doorway opening to:

DRESSING ROOM 9'8" x 9'2" (2.96m x 2.81m)

Two rear facing uPVC double glazed windows with rural views. Range of full width built-in wardrobes with hanging rails and storage shelving. Exposed beams continue throughout.

EN-SUITE

Walk-in shower with glass screen and mixer shower attachment, tiled walls with recessed shelving, low level WC, vanity unit with wash basin and storage below, heated towel rail, extractor fan, illuminated mirror and spotlighting

BEDROOM TWO 9'4" x 13'1" (2.86m x 3.99m)

Front-facing uPVC double-glazed window with fine rural views towards the Malvern Hills in the distance. Twin double built-in wardrobes with hanging rails and display shelving between.

BEDROOM THREE 11'7" x 7'8" (3.54m x 2.35m)

Front-facing uPVC window with rural views towards the Malvern Hills. Built-in wardrobe with hanging rail and double doors.

FAMILY BATHROOM 8'4" x 5'0" (2.55m x 1.54m)

Rear-facing uPVC window overlooking the rear garden and countryside beyond. Pear-shaped bath with glass screen and shower attachment, including rainfall shower head. Low-level WC, vanity unit with inset wash basin and storage drawers below, wood-effect flooring, tiled walls, heated towel rail and extractor fan.

OUTSIDE

FRONTAGE AND DRIVEWAY

The property is approached from a quiet country lane via a gated gravel driveway. To the front is an attractive garden with flowering borders and a wooden picket fence, with a slab pathway leading to a porch over the original front door.

The driveway provides parking for approximately 8–10 vehicles and leads to the main house, detached garage and various outbuildings.

GARDENS

The gardens are divided into several sections. Immediately to the rear of the property are flowering borders with pathways leading through to a central lawn and gravel seating area beneath a flowering cherry tree.

The majority of the garden is laid to lawn and surrounds the house, garage and outbuildings, with mature oak trees providing shade and character.

A composite decked terrace extends around the side and rear of the property, creating an ideal space for outdoor entertaining. There is also a small brick-built outbuilding providing additional storage.

A detached concrete garage with timber double doors is located nearby. A further decked seating area adjacent to the driveway overlooks a level lawn bordered by mature trees and hedging. Pathways lead to the rear section of the plot where there is space behind the double garage, together with a further garden area featuring raised vegetable beds, a greenhouse and mature hedging providing excellent privacy.

The second gated entrance offers potential for additional parking or an alternative vehicle access point if required.

DIRECTIONS

From Great Malvern, follow the Worcester Road. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Follow this road for some distance past the Prancing Pony on your right and The Red Lion on your left and take the next right signposted Suckley. Proceed along this lane until reaching a cross roads where you bear LEFT. The property can be found on the right hand side, after about 500 yards indicated by the For Sale board. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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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 and water, oil fired central heating and drainage via a septic tank.

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: E

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 - £725,000



Approximate total area⁽¹⁾
169 m²
Reduced headroom
1.5 m²

(1) Excluding balconies and terraces

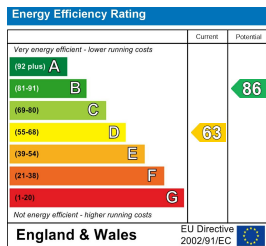
Reduced headroom
..... Below 1.5 m

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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EPC

Material Information Report



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