



## Burysgate Cottage, Bearswood

Storrige, Malvern, WR13 5EP

Guide Price £600,000



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## Entrance Porch

Approached from the side elevation, a heavy timber door with leaded glazed window to side leads into the covered Entrance Porch. With red quarry tiled flooring, further original latched entrance door with further leaded window in to the Reception Hall.

## Reception Hall

The Reception Hall is currently used as a home office and has exposed ceiling timbers. Window to side elevation, radiator, wall lights and built-in storage cupboard.

Doors lead to the Bathroom and an original latched door leads into the Living Room.

## Living Room

12'6" x 13'3" (3.82 x 4.06)

The living room has a wealth of exposed ceiling timbers with original meat hooks, and an impressive Inglenook open fireplace. Crittle windows with quarry tiled windowsill and French doors overlook the adjoining garden. Radiator, wall lights and original latched doors to the staircase and the Dining Room.

## Dining Room

12'4" x 12'2" (3.78 x 3.73)

Window overlooking the garden with quarry tiled windowsill, exposed ceiling timber, radiator, and latched door with two steps down into:

## Breakfast Kitchen

17'6" x 9'6" (5.35 x 2.90)

A lovely bright room, having Crittle windows to three elevations, taking full advantage of the rural views to all sides.

The kitchen is comprehensively fitted with a range of pine fronted, base and eyelevel units, the focal point of the kitchen being the navy oil fired Aga. One and a half bowl sink unit with mixer tap, tiled splash back and work surfaces, integrated washing machine, dishwasher and fridge freezer. Radiator, slate tiled flooring and door to garden.

## Bathroom

From the Reception Hall, two steps lead down to the Bathroom which is fitted with a white suite comprising panelled bath with mixer tap with shower attachment, vanity wash and basin with cupboard below and concealed cistern WC. Tongue and groove wall panelling to half height, ceramic tiled flooring, window to side, radiator and built-in linen storage cupboard with ample shelving.

## First Floor Landing

From the Living Room, an original latched door leads to the staircase which rises to the First Floor Landing with exposed ceiling timbers, hatch to a loft space and roof light, radiator and doors to all rooms.

From the landing, access can be gained to a further attic space to the rear of the cottage which has been boarded for storage and includes the pressure cylinder and filtration system for the bore hole water which supplies the property.

## Master Bedroom

14'0" x 15'5" (4.29 x 4.71)

The Master bedroom has a wealth of exposed wall and ceiling timbers with windows to two elevations, taking in the splendid and far reaching views. Radiator, wall lights.

## Bedroom Two

7'7" x 14'0" (2.32 x 4.27)

Window overlooking the garden. Radiator.

## Inner Landing

A small Inner Landing, with high-level book shelving and exposed wall and ceiling timbers leads to the extended part of the cottage where the third bedroom with ensuite is located.

## Cloakroom

A latched door leads to the cloakroom, which is fitted with a concealed cistern WC, wall mounted basin, extractor vent, wall light, and ceramic tiled flooring along with exposed wall timbers.

## Bedroom Three

10'4" x 11'8" (3.15 x 3.58)

Forming part of the extension to Burysgate, Bedroom Three is lovely and bright, having windows to two elevations. Exposed wall timbers, hatch to loft space, radiator and door to:

## En suite Shower Room

Fitted with a large shower cubicle with tiled cosmetic plinth and housing Triton T80 electric shower. Pedestal wash and basin with shaver light and point, concealed cistern WC with connected storage cupboards, ceramic tiled flooring, extractor vent, spotlighting, heated towel rail and roof light.

## Outside

The gardens at Burysgate Cottage are a real feature with views from all sides across the surrounding countryside and offer numerous areas of interest and seating spots throughout. To the front of the cottage, screened from the lane, is a lawned garden, flanked by well-stocked floral

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and shrub borders with a stone pathway leading through a timber arch with espalier Apple trees to either side, leading to a productive vegetable garden with raised beds, Greenhouse and Garden Shed. A picket fence and gate leads to a further timber garden shed with wood store and composting area with gate to the adjoining field.

To the side of the cottage are further sheltered seating areas and steps down to a small pond.

The garden is enclosed by mature hedging to wall sides, kept to a level which does not detract from the all encompassing outlook.

Approached from the lane, there is a block paved and gravelled parking and turning area along with a single Garage with metal up and over door, light and power. The oil tank is located to the side of the garage and there is outside lighting and water supply. Adjoining the garage is a brick and beamed storage shed also with light and power. Flagstone steps lead down to the entrance door of the property with functional Well-Water pump and to double gates which provide access to the garden.

### **Burysgate Field**

Adjoining the property is Burysgate Field which our clients advise us extends to around 1.25 acres. The field is enclosed with mature hedging and there is a five bared gate leading to the lane. Field shelter and a couple of small stables (in need of repair) set onto a concrete base.

### **Directions**

From our Malvern office proceed on the A449 towards Link Top, bearing left onto North Malvern Road and right onto Cowleigh Road. Continue ahead bearing left at the T junction with the A4103 towards Hereford. After passing Millbank garage bear right as signposted "Suckley 3 miles". Proceed ahead taking the right hand fork in the Lane to Bearswood "No Through Road". The cottage is located first on the left as indicated by the Agents For Sale board.

### **Freehold**

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Services**

Our clients advise us that the property is currently served by bore hole water and a septic tank drainage system.

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

### **Council Tax Band**

We understand that this property is council tax band E.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### **Money Laundering Regulations**

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Burygate Cottage, Bearswood, Storridge

## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.