



£425,000

Malvern Road, St Johns

Guide Price



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Pitmaston Lodge, Malvern Road, Worcester, WR2 4LL

A stunning Gatehouse with ties that date back as far as 1810, a walled garden, private patio and modern living all nestled on one of Worcesters' most sought after roads. EPCtbc

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Property Location

Known as the village in the city, St Johns is situated on the western side of the River Severn and provides road links to Hereford and Leominster to the west, Malvern to the South and access to the M5 North via Worcester City centre or Holt Heath and M5 South via the southern by-pass. Worcester City centre is to the east of the river bridge and is accessible on foot or by Bus. St Johns centre boasts a number of supermarkets along with a selection of specialist stores including butchers, bakers and hardware. Further services include local Doctors, Dentists, Pharmacists, Banking and a Post Office.

Directions - From Malvern Road proceed away from St Johns where the property can be found on the right hand side at Pitmaston Park

Property Details

Formerly known as Pitmaston Lodge and with ties that date back as far as 1810 this superb property offers a rare chance to own a fine Gatehouse that has undergone a full program of restoration, upgrades and refurbishment throughout. Approached from the front door open into an entrance hallway that has doors to the utility, lounge and the rest of the property.

Nestled in the heart of this home is the lounge; a particularly comfortable and inviting space with a wall mounted stylish fire, bi-fold doors which open onto a private paved courtyard style patio area - an ideal setting for those long summer evenings. The lounge opens to the kitchen that has a fantastic range of matching wall and base units with square cut work tops, a roof lantern with LED lighting, an inset sink, a built in hob and oven and built in and fridge/freezer. To the very back of the property is a wrap around master suite that boasts a dressing area with French doors to the garden and an en-suite bathroom. To the side is the third bedroom/home office with roof lantern, offering a quiet and peaceful setting off the lounge. Upstairs is a private second bedroom that has built in storage and has independent use of the ground floor shower room and WC. Outside is the garden that wraps around the building creating different areas of use, a paved private patio, modern borders, composite decking, private space for a hot tub, gated side access to Pitmaston Park all being fully enclosed with timber fencing.

The property has undergone a major restoration and programme of upgrading, the heating system is an electrically powered wet system with proper radiators, new double glazing, a new roof and has been fully rewired. The property has undergone a major restoration and programme of upgrading, the heating system is an electrically powered wet system with proper radiators, new double glazing, a new roof and has been fully rewired.

ENTRANCE HALL 4' 10" x 3' 8" (1.47m x 1.12m)

UTILITY ROOM 8' 1" x 6' 8" (2.46m x 2.03m)

LOUNGE 13' 11" x 20' 5" (4.24m x 6.22m)

BEDROOM THREE/HOME OFFICE 10' 1" x 9' 10" (3.07m x 3m)

MASTER SUITE

DRESSING AREA 8' 0" x 9' 6" (2.44m x 2.9m)

ENSUITE BATHROOM 8' 7" x 5' 7" (2.62m x 1.7m)

BEDROOM AREA 11' 11" x 7' 6" (3.63m x 2.29m)

KITCHEN 12' 0" x 7' 11" (3.66m x 2.41m)

SHOWER ROOM 7' 2" x 2' 10" (2.18m x 0.86m)

LANDING

BEDROOM TWO 7' 5" x 11' 7" (2.26m x 3.53m)

GARDEN

GENERAL INFORMATION

Council Tax Band D, Rental Potential £1,500PCM.

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

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- No additional charge for advice

Please contact your local office for further information.

EPC TO FOLLOW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and systems depicted should have not been tested and no guarantee as to their operability or efficiency can be given.
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