



Red Marley Orchards

Great Witley, Worcester

Carter Jonas

Red Marley Orchards
Stourport Road
Great Witley
Worcester
Malvern Hills,
Worcestershire
WR6 6JP

A four bedroom house completed in 2020 with views over the surrounding Worcestershire countryside along with a range of modern farm buildings with planning consent for a two bedroom dwelling.

Red Marley Orchards is a highly attractive modern family home. The property was constructed in 2020 and comprises four bedrooms. The accommodation is inverted with bedrooms on the ground floor enabling the far reaching views to be enjoyed from the living room, kitchen and terrace. The property provides well maintained gardens, orchard and an established vineyard.

In addition to this are a range of modern agricultural buildings extending to 441 sqm and a mobile home.

In all extending to 2.99 acres (1.21 ha)

For sale by private treaty as a whole.



Property
The house is a well-appointed red brick property occupying an elevated position overlooking the gardens and wider countryside.

Extending to 2,505 ft² (235 sqm) the property comprises entrance hall with stairs leading to the dining room, kitchen and living room on the first floor. On the ground floor are four bedrooms, two of which share an en suite with a family bathroom. Below ground is a utility room. Externally there is a large balcony terrace from the kitchen/living room allowing you to enjoy the views over the Malvern Hills.

The gardens have been expertly designed with fire pits and seating areas throughout the garden including a large pergola. To the east of the property is a small area of grassland that can be used as a further lawn or a great space to house chickens and the like. A heated swimming pool with a concrete cover that is child safe and allows for swimming underneath. The pool cover also works like a greenhouse and will heat the pool in the warmer months. Adjacent to the swimming pool is a well-established orchard and a award winning vineyard yielding around 150 bottles of wine per annum. In all the plots are around 2.99 acres. It is accessed over a private drive way and access to the rear of the property is possible over the neighbour's farm track where a right of way is reserved.

Adjacent to the house is a range of farm buildings extending to 441 sqm and a mobile home. The farm buildings are portal frame with blockwork walls and fibrcement roof sheets and cladding.

Floor plan

Stourport Road, Great Witley

Approximate area:

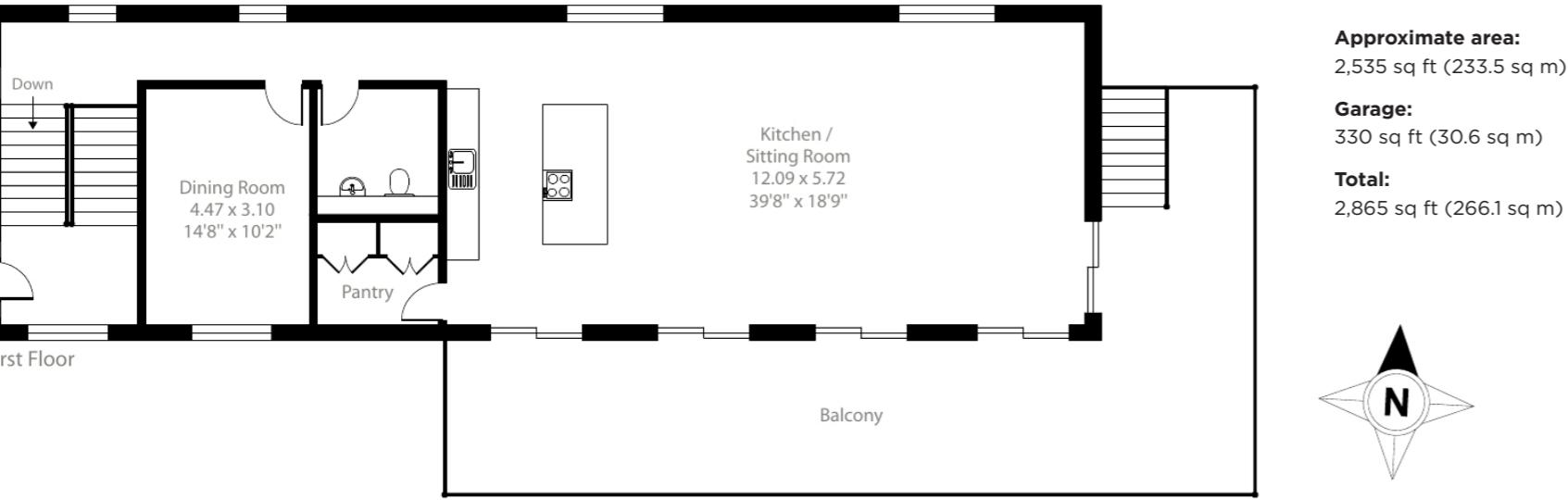
2,535 sq ft (233.5 sq m)

Garage:

330 sq ft (30.6 sq m)

Total:

2,865 sq ft (266.1 sq m)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Location

Red Marley Orchards is located along a privately owned tarmac driveway which comes off the Stourport Road in the centre of the village of Great Witley.

Great Witley is a picturesque village in west Worcestershire not far from the Herefordshire border. The town of Stourport on Severn is around 5 miles to the north east, Kidderminster 10 miles and the City of Worcester is around 10 miles to the south east.

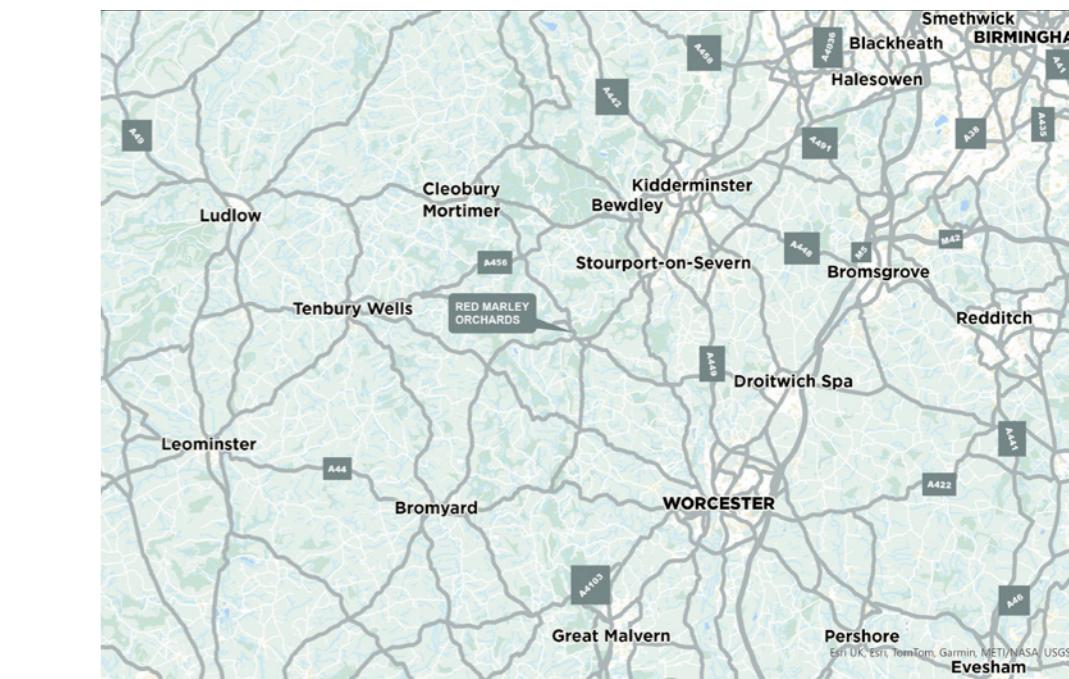
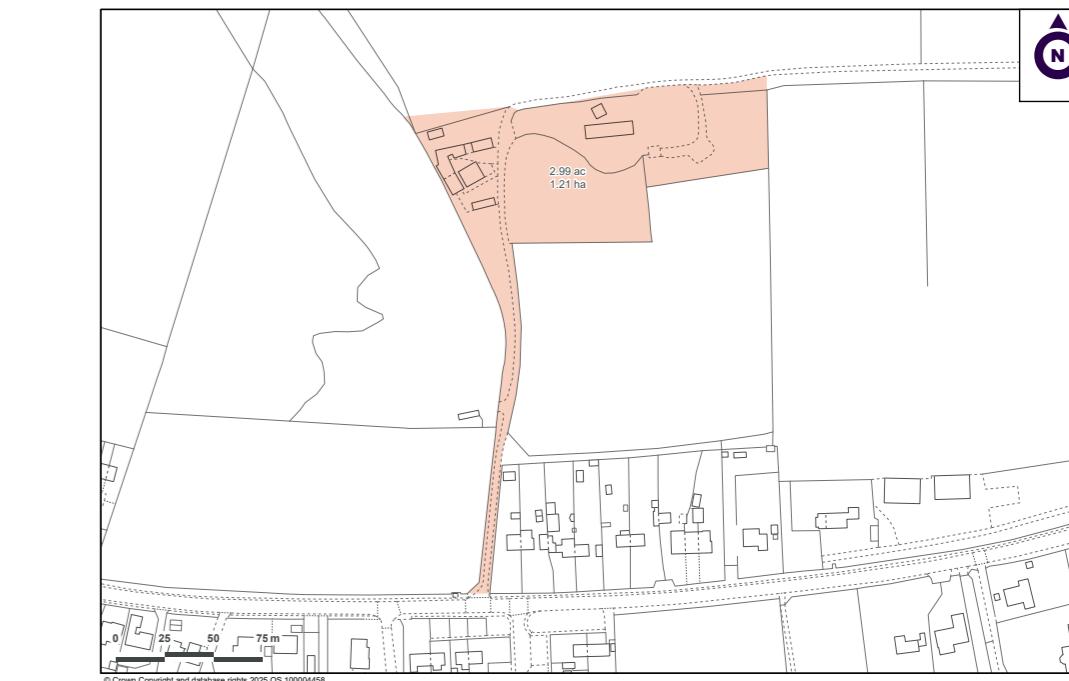
All of these centres have a wide range of facilities and amenities. Access to the motorway network is most convenient at the Worcester North junction of the M5 around 12 miles to the east. The nearest train station is at Droitwich Spa around 8 miles away.

Amenities

Great Witley is a charming village in Worcestershire, known for its beautiful countryside and rich history. Great Witley is surrounded by stunning natural landscapes, making it perfect for outdoor enthusiasts.

Worcester has a variety of shopping options, including the Crowngate Shopping Centre and numerous independent shops. The city also boasts a diverse culinary scene with restaurants offering everything from traditional British fare to international cuisine.

The area has a range of schools and a University in Worcester.



Farm Buildings

Building 1 (33 sqm) single storey steel portal frame log store with corrugated metal cladding.

Building 2 (153 sqm) single storey, part steel and part concrete portal frame, corrugated fibre cement sheet roofs, blockwork walls concrete floors.

Building 3 (50 sqm) single storey, varied height levels, corrugated fibre cement roof sheets, metal sheet cladding and blockwork walls, concrete floor.

Building 4 (133 sqm) single storey, blockwork and timber building with corrugated fibre cement roof sheets, concrete floor.

Land

Available by separate negotiation is 4.05 acres of pasture land to the south of the house and east of the driveway. This will be offered to an interested purchaser by way of a tenancy for a minimum period of three years. Please enquire for further details.



Method of Sale

The freehold title is offered for sale by private treaty.

Tenure & Possession

Vacant possession is available upon completion.

Planning

Building 3 (50 sqm) has consent under the General Permitted Development Order 2015, Class Q to convert into a two bedroom single storey dwelling. Internally the property would have an open plan living room and kitchen, two bedrooms and one bathroom.

Services

Mains water and electricity are connected to the house and buildings. Water can also be drawn from a spring and fed into the property at the turn of a tap.

Drainage is serviced by a sewage treatment plant. Central heating is provided by an air source heat pump and under floor heating. There is also a wood burning stove in the living room. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk/>

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

The landowner to the west has a right of way reserved along the driveway and behind the mobile home to access the woodland for timber extraction purposes only.

EPC Ratings

EPC B

Local Authorities

Malvern Hills District Council
www.malvernhs.gov.uk

Viewings

Viewings are strictly by appointment only and to be accompanied by the selling agent.

Directions

Leave Great Witley village centre on the Stourport Road A451 heading east and the property is immediately located on the north side of the road where you will see a tarmac drive leading up a hill.

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