



**Allan Morris**  
estate agents

**The Old Dairy, Horton Manor Farm,  
Hanley Swan, WR8 0DN**

 **MAYFAIR**  
OFFICE GROUP

# Horton Manor Farm, Hanley Swan, WR8 0DN

A unique detached four bedroom barn conversion with planning permission for conversion of garage block if required, situated at the end of a lane and bordering open countryside. This former dairy sits in a stunning 0.7 acre garden with stunning views over surrounding countryside and along The Malvern Hills. To the side is a large detached garage block and room over with planning permission for conversion to ancillary living accommodation ideal as an annex or home working space. The characterful accommodation in the main barn comprises: hall, dual aspect sitting room with stunning views over the garden, dining room, fitted kitchen, utility/boot room, cloakroom, ground floor bedroom four, main bedroom with vaulted ceiling, views and en-suite, two further first floor bedrooms, main bathroom. The Detached garaging comprises of three double garages, a front to back passage and a large storage space over. The approved planning permission allows for a playroom/reception, office, two bedrooms and an en-suite shower room if required. The property sits in a glorious level 0.7 acre plot bordering onto open countryside affording it stunning views along the Malvern Hills. Parking to the front and rear means plenty of space for a motorhome or caravan. The property is listed as it forms part of the curtilage of historic, listed, Horton Manor Farm. Viewing a must to appreciate the location and outlook of home on offer.



## **UTILITY/BOOT ROOM 10'7" x 6'5" (3.25m x 1.96m)**

Accessed via a door from the side, rear aspect double glazed window with panoramic views over the garden to countryside beyond, ceiling light point, radiator, Belfast style sink with mixer mixer tap over, wood block effect work surface, space and plumbing for washing machine, space for tumble dryer, floor mounted Worcester Bosch oil fired boiler, range of solid wooden storage units, integral freezer, tiled floor, door to:

## **KITCHEN 10'7" x 9'6" (3.25m x 2.90m)**

Front aspect double glazed window, recessed ceiling downlighters, bespoke fitted kitchen comprising of a range of floor and wall mounted wooden door fronted units under a light coloured worktop, stainless steel one and a half bowl sink unit with mixer tap over, integral stainless steel hob with discrete extractor over and integral oven below, space and plumbing for dishwasher, integral microwave, integral fridge, radiator, tiled floor, door to:

## **HALL 10'11" x 5'10" (3.35m x 1.78m)**

Front aspect full height double glazed windows, ceiling light point, stairs to first floor, exposed wooden floorboards, doors to bedroom four, cloakroom and dining room.

## **DINING ROOM 10'9" x 15'5" (3.29m x 4.72m)**

Front aspect full height double glazed windows overlooking the front garden, ceiling light point, coving, radiator, door to sitting room.

## **SITTING ROOM 10'10" x 28'5" (3.32m x 8.68m)**

Light and airy dual aspect front to back sitting room with two sets of full height double glazed windows and double glazed French doors leading to west facing rear garden patio with stunning views of the Malvern Hills, additional rear aspect double glazed window overlooking the rear garden and to open countryside beyond, two ceiling light points, two wall light points, radiator.

## **CLOAKROOM**

Ceiling light point, white suite comprising: corner wash hand basin, push flush WC, continued wooden flooring.

## **BEDROOM FOUR 11'0" x 6'3" (3.36m x 1.93m)**

Rear aspect full height double glazed windows overlooking rear garden and to countryside beyond, ceiling light point, range of fitted solid wood storage units, including wardrobes and drawers, over bed cupboards, radiator. Also suitable for use as a study,

## **FIRST FLOOR LANDING 11'0" x 8'9" (3.36m x 2.67m)**

Front aspect double glazed windows, and two front aspect double glazed skylights, vaulted ceiling, wall light point, radiator, doors to:

## **MAIN BEDROOM 10'7" x 15'1" (3.25m x 4.61m)**

Twin west facing double glazed windows overlooking the gardens and the views over the gardens along the Malvern Hills in the distance. Vaulted ceiling with exposed beams, two ceiling light points, two wall light points over the bed, radiator, door to:

**ENSUITE 4'0" x 6'3" (1.22m x 1.91m)**

Recessed ceiling downlighters, extractor, white suite comprising: large walk-in shower cubicle, wash hand basin with storage below, hidden cistern push flush WC, heated chrome towel rail.

**BEDROOM TWO 10'7" x 8'11" (3.24m x 2.74m)**

Side aspect double glazed window overlooking the rear driveway and countryside beyond, ceiling light point, radiator.

**BEDROOM THREE 10'6" x 5'10" (3.22m x 1.78m)**

Side aspect double glazed window, radiator, fitted wooden staircase to attic room currently used as the main part of the bedroom with side aspect double glazed window, wall light point, solid wood flooring.

**BATHROOM 6'9" x 6'1" (2.06m x 1.87m)**

Recessed ceiling downlighters, extractor, white suite comprising: double ended panel bath with mixer taps over and mixer shower over, pedestal wash hand basin with wall light and shaver socket over, WC, heated chrome towel rail, tile effect floor.

**FRONT GARDEN**

Accessed via a shared driveway from the lane with an initial parking area to the rear of the garaging with space for numerous cars and a further stone parking area immediately in front of the property for three to four cars. Moving around the property is a wide paved path with gates leading to the rear garden and open to side garden.

**REAR GARDEN**

The majority of the rear garden is mostly laid to lawn with post and rail fencing to the boundary overlooking open countryside, from the many parts of the garden there are amazing panoramic views along the Malvern Hills. Accessed initially from the living room is a spacious paved seating area with space for table and chairs and outside entertaining to sit and enjoy the westerly views towards the sunsets. The patio continues to the rear with a path going all away along the property to meet again at the path at the front, steps lead down from here to the rear driveway, to the back of the garaging. In front of the garaging is a concrete driveway providing parking for five to six cars, accessible from a rear driveway which is mostly laid to stone chip providing further parking if required, there is plenty of space for a caravan, motorhome or whatever you wish to park.

**DETACHED GARAGING 52'0" x 14'11" (15.87m x 4.57m)**

Detached barn, comprises of three large bays and a internal corridor, each bay is accessed via tall double doors to the front with various power and light points, a central corridor has a door that runs to the rear drive and the front drive. Above the whole space is a large open plan, second floor currently fitted with power and light points in preparation for conversion. To the rear of each bay is a window space currently boarded over.

**PLANNING PERMISSION**

Planning permission is in place for the the potential conversion of the garaging to ancillary living accommodation with a glazed link extension attached this to the main barn. Malvern Hills Planning Reference - M/25/00896/HP - Further plans and details are available from our offices if required.

**LISTING - CURTILAGE LISTED**

The Old Dairy is considered to be listed as it forms part of the curtilage of the listed, historic Horton Manor Farmhouse (List Entry Number: 1098813) The curtilage listing status means that planning inspectors have formally determined that the physical structure of The Old Dairy is protected as a curtilage building by virtue of their association with the principal farmhouse. The planning implications mean it shares the historic protection of the main estate and so any extensions, renovations, or exterior alterations require Listed Building Consent from the Malvern Hills District Council.

**DIRECTIONS**

From our office in Malvern turn right and pass along Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads with the duck pond on the left continue straight on in the direction of Upton. Turn left onto the a wide lane access which turns back onto itself and follow this to the end where the property can be found at the end of the lane on the left hand side.

What three words - drummers.painters.galaxy

**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 are connected. Central heating is oil fired. Drainage is 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.

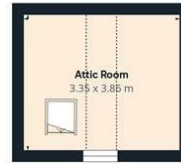
**ASKING PRICE - £780,000**



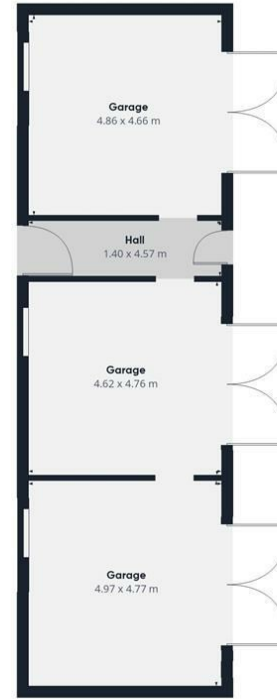
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
 256.2 m<sup>2</sup>  
 2757 Sq Ft  
**Reduced headroom**  
 35.2 m<sup>2</sup>  
 379 Sq Ft

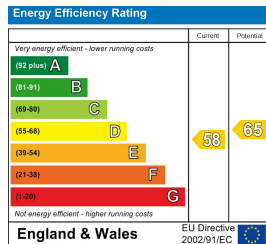
(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m

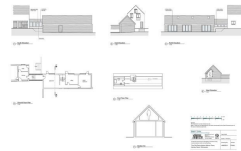
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### EPC



### Material Information Report



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:

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