



Outpost 35 Wyche Road

Malvern, WR14 4EF

Welcome to this charming period detached house located on Wyche Road in Malvern. This stunning property boasts two reception rooms, three bedrooms, an attic room and two bathrooms spread over three floors, offering ample space for comfortable living. One of the standout features of this property is its breath-taking views over the Severn Valley towards the picturesque Cotswolds. The extensive established hillside garden is a nature lover's paradise, providing a serene escape from the hustle and bustle of everyday life. Additionally, the large garden terrace offers an ideal spot for outdoor entertaining or simply relaxing and enjoying the view. The newly renovated studio offers great potential, such as an office or part time holiday let. Offered for sale with no onward chain.

Offers Over £600,000

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Entrance Hall

The property is approached by a number of steps or pathway. A wisteria covered porch leads to a part glazed door opening into the Entrance Hall. With doors off to the Living Room and Kitchen and opening to the Dining Room. Double glazed window to the front aspect, stairs, with open wooden balustrade rise to the First Floor. Radiator.

Living Room

20'4" x 9'10" (6.2m x 3m)

A generous room with double glazed box window with window seating, overlooking the recently refurbished terrace and towards Severn Valley beyond. Wood burner inset to the chimney breast, with slate tiled hearth and a beautiful wooden mantle above. Wall and ceiling lighting, two radiators and door to the Utility Room.

Fitted Kitchen

14'9" x 16'8" narrowing to 11'5" (4.5m x 5.1m narrowing to 3.5m)

The bespoke kitchen is the heart of this home and comprehensively fitted with cream eye level units and complementary dark blue based level units finished with chrome fittings, under unit lighting and granite working-surfaces. Under unit sink unit with mixer tap. Microwave and oven with plate warmer below. Integrated dishwasher, tall fridge and under unit freezer. Pantry cupboard with automatic lighting, shelving with drawers below. Tiled flooring, radiator and spotlights to ceiling. Double glazed window to the side aspect and part glazed door to the gardens.

Dining Room

13'1" x 10'2" (4m x 3.1m)

Double glazed box window to the front aspect overlooking the terrace and towards the Severn Valley beyond. Coving to ceiling, wall and ceiling lighting and opening to the Kitchen. Radiator.

Utility Room

9'10" x 6'10" (3m x 2.1m)

Fitted with eye and base level units with working surfaces and stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine and space for further under-counter appliance. Glazed door to the side lobby and door to Cloakroom. Wood effect flooring and radiator.

Cloakroom

Fitted with a white suite, comprising vanity unit with sink inset and cupboard below. Low flush WC, tiled flooring, extractor and wall lighting.

Side Lobby

From the Utility, glazed door provide access to the Side Lobby. Offering additional storage. The solar panel battery is located within this area. Door to the side of the property.

First Floor Entrance Hall

From the Entrance Hall, stairs rise to the First Floor, with doors off to all Bedrooms, Family Bathroom and double door open to the side aspect providing access to the parking.

Bedroom One

14'6" x 10'7" (4.43m x 3.24m)

A generous bedroom with two double glazed windows with secondary glazing to the side aspect. Built in double wardrobe, radiator and wall and ceiling lighting. Door to En-Suite Shower Room.

En-Suite Shower Room

Ensuite shower room is fitted with a white suite comprising: low flush WC, corner wash hand basin and shower cubicle with mains shower and fully tiled walls. Obscured double glazed window, extractor and "ladder" style radiator. Tiled flooring.

Bedroom Two

10'11" x 10'2" (3.34m x 3.1m)

Fitted with built-in triple wardrobes, picture rail and exposed wooden flooring. Two double glazed windows with secondary glazing to the front aspect, providing stunning views across the Severn Valley. Radiator.

Bedroom Three

10'2" x 10'2" (3.1m x 3.1m)

With double glazed window with secondary glazing to the front aspect providing views across the Severn Valley. Picture rail, exposed wooden flooring and door to stairs rising to the Attic Room. Radiator.

Attic Room

21'1" x 9'10" (6.43m x 3m)

The versatile Attic Room, currently used as a playroom benefits from two Velux windows, exposed beams, radiator, with wooden shelving and access to additional storage within the eaves.

Door to the Boiler Cupboard, housing the Worcester Bosch combination central heating boiler and additional storage space.

Family Bathroom

The beautiful family bathroom is fitted with a duck egg blue vanity unit with sink inset and cupboards above and below with an illuminated mirror. Hidden cistern low flush WC, panelled bath and large shower cubicle with waterfall effect shower head and additional attachment. Contemporary tiling to the walls, "ladder" style radiator, spotlights to ceiling, tiled flooring and double glazed window to the side aspect.

Studio / Office

27'6" x 9'2" (8.4m x 2.8m)

A versatile room which lends itself to being a great studio, office, gym or a self contained annex (Subject to Planning/Building regs). Fitted with a sink unit with under counter integrated fridge and base level cupboard, numerous double glazed windows and doors opening to the front and side aspects and providing views over the garden. Fitted with under floor heating, power and a wall mounted fuse board.

Outside

This property sits on a generous hillside plot, with thoughtful planting providing colour all year round. With steps and pathways meandering through the garden, past the pond, a greenhouse, as well as a hard-standing for a shed and steps to the Studio. On each level of the garden, there are an abundance of shrubs, trees and hedging providing privacy.

There is a steel platform construction that provides off road parking for two cars. Steps or a pathway lead to the property.

Agents Note

The current owners have had Photovoltaic Solar Panels fitted to the roof in 2023. (4.565 kw & the battery is 4.8kw hours)

The current owners have had Planning Permission approved to extend the Studio, details can be found on The Malvern Hills Planning:- M/22/00971/HP

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via 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.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

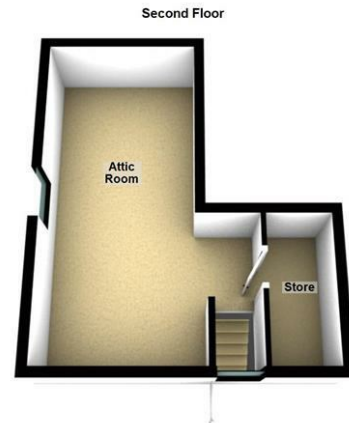
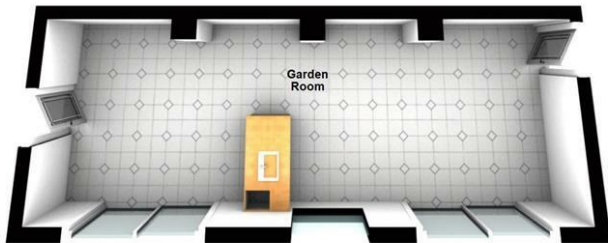
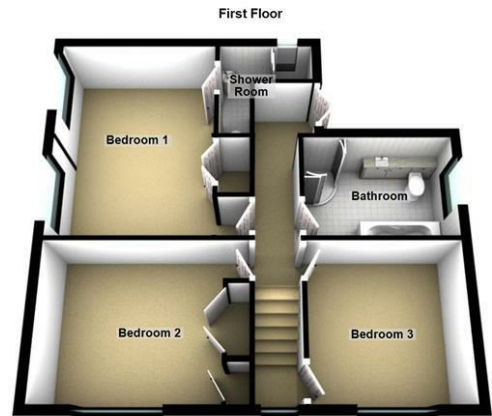
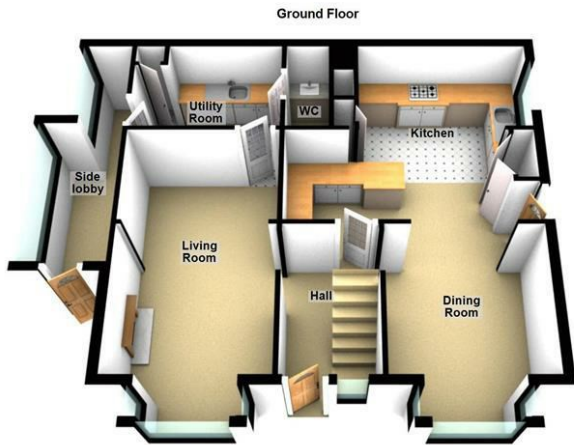
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

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.



Floor Plan



35 Wyche Road, Malvern

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	