



Allan Morris
estate agents

**2 Holywell Park, Holywell Road, Malvern, WR14
4LH**

 **MAYFAIR**
OFFICE GROUP

Holywell Road, Malvern, WR14 4LH

A very spacious, modern townhouse with immaculate presentation and accommodation. 2 Holywell Park is arranged over four floors situated in an elevated hillside location with far reaching views over the Severn valley. The property comprises: reception hall with cloakroom, sitting room, study/bedroom 5, family room with dining area opening to breakfast/kitchen and decked balcony at the rear, further cloakroom and utility room, top floor master bedroom with en-suite and storage, second bedroom with en-suite and two further bedrooms and a family bathroom, gas central heating, double glazed sash windows, driveway and timber car port providing off road parking and attractive communal gardens. There is also newly installed Full Fibre Broadband. An early internal inspection is recommended to appreciate the outstanding position, well presented and very generous accommodation as well as the views and close access to the Malvern hills.



HOLYWELL PARK

2 Holywell Park combines all the advantages of being situated in a secluded location while being only a 40-minute walk (or 10-minute drive) from the town of Great Malvern. Behind the house, there is a large, private balcony overlooking extensive, communal, maintained grounds. For this reason, the property can be locked up and left for extended periods if required. The grounds are surrounded by mature, managed woodland which are home to a wide range of wildlife, much of which ventures onto our land. There are squirrels, rabbits, a resident fox family, fallow and muntjac deer, and an abundance of birdlife from garden birds to birds of prey. You will need to keep binoculars and a camera handy. Outside the front door, it is literally a few steps to join the network of footpaths that crisscross the famous Malvern Hills. From the top of these hills, it is possible to see all the way from the Cotswolds in the East to the Brecon Beacons in the West.

ENTRANCE HALL

Stairs to lower ground floor and first floor with wooden spindle banister, telephone/broadband point, alarm control box, cupboard housing hot water tank, radiator, wood effect floor, door to:

WC 7'0" x 5'11" (2.14m x 1.82m)

Front facing double glazed obscured window, high level WC, wash basin, heated towel rail, continued wood effect floor, spot lighting.

STUDY/BEDROOM 14'11" x 10'4" (4.57m x 3.17m)

Two rear facing double glazed sash windows, TV point, radiator.

SITTING ROOM 24'5" x 14'0" (7.45m x 4.27m)

Dual aspect with two front facing and two rear facing double glazed windows, impressive and well proportioned room with feature fireplace with slate surround and hearth and inset gas fire, wood effect floor continued, television point, two radiators, centrally controlled side lamps, spot lights.

LOWER GROUND FLOOR

HALLWAY

Under-stairs storage, storage cupboard, radiator, tiled floor.

WC 4'11" x 3'2" (1.50m x 0.99m)

Low level WC, wash basin, radiator, front facing window.

UTILITY 9'3" x 5'10" (2.83m x 1.80m)

Front facing door, range of eye and base level units, space and plumbing for washing machine and tumble dryer, sink and drainer unit, tiled floor, extractor fan, alarm control box, radiator, wall mounted Valliant gas boiler.

KITCHEN 14'9" x 10'4" (4.52m x 3.15m)

Two rear facing double glazed windows, range of eye and base level units with granite worktops over, inset one and a half sink, drainer unit with a mixer tap, integral double oven, gas hob, extractor hood over, integrated dishwasher and fridge freezer, breakfast bar, open plan to:

FAMILY ROOM / DINING ROOM 24'2" x 13'10" (7.39m x 4.22m)

Two sets of rear facing double doors, with shutters, open to the terrace at the rear, modern gas fire, two front facing windows with shutters, centrally controlled side lamps, television point, two radiators. A great multi function family room.

TERRACE

Timber deck area overlooking the gardens and views to the rear. Outside tap, light and power points.

FIRST FLOOR LANDING

Wooden spindle banister, staircase leads to the top floor, radiator, doors to:

BEDROOM TWO 14'3" x 14'0" (4.36m x 4.27m)

Two rear facing double glazed sash windows, two radiators, television point, spot lighting, door to:

EN-SUITE 9'6" x 6'1" (2.91m x 1.86m)

Front facing obscure glass double glazed sash window, re-fitted wet room style bathroom with walk in shower and glass screen, wash basin, low level WC, heated towel rail, spot lighting, extractor fan, electric shaver point, under-floor heating.

BEDROOM THREE 14'2" x 10'6" (4.33m x 3.21m)

Rear facing two double glazed sash windows, TV point, radiator.

FAMILY BATHROOM 5'11" x 8'5" (1.81m x 2.59m)

Recently re-fitted, with walk-in shower, low-level WC, wash basin, heated towel rail, fitted glass shelving, electric shaver point, Karndean flooring, extractor fan.

DRESSING ROOM/BEDROOM FOUR 13'4" x 9'1" (4.08m x 2.78m)

Front facing two double glazed sash windows, range of built in wardrobes and storage, TV point, radiator.

SECOND FLOOR**MASTER BEDROOM 16'3" x 13'9" (4.97m x 4.20m)**

Dual aspect double glazed windows with fine far reaching views to the Severn Valley, window seats with storage under and shutters, landing with wooden spindle banister, wall light points, TV point, storage cupboard with loft access, walk in wardrobe to either side of the bed, two radiators.

EN-SUITE BATHROOM 10'1" 6'5" (3.09m 1.96m)

Newly re-fitted with panel bath with full height tiling surround, shower over bath with hinged screen, low level WC, wash basin, heated towel rail, extractor fan.

OUTSIDE

Extensive open gardens of the former school, lead from the rear of the property and are communally maintained and laid to grass with established mature trees. The property has a two car tandem timber carport that is approached via the blockpaved driveway shared by three of the properties.

LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

Holywell Park is situated south of Great Malvern on the Eastern slopes of the Malvern Hills and has immediate access to the hills with miles of walks and spectacular views.

DIRECTIONS

From the office of Allan Morris in Malvern Town Centre proceed in a southerly direction onto the Wells Road. Follow the road in the direction of Ledbury and take a right hand fork into Holywell Road, sign posted The Cottage In The Wood. Follow the road up hill for a short distance, passing the turning to The Cottage in the Wood on the right hand side and immediately after Wells House Holywell Park will be found on the left, cross the cattle grid and take the driveway on the left to the parking area. For more details or to book a viewing please call the Malvern office on 01684 561411.

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 including carpets. Other items, such as curtains, may be available by separate arrangement

SERVICES: Mains gas, electricity, water and drainage are connected. 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: G

ENERGY PERFORMANCE RATINGS: Current: C77 Potential: B84

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE

£695,000



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