



Allan Morris
estate agents

**Penn Lodge, 1 Hanley Terrace, Malvern, WR14
4PF**

 **MAYFAIR**
OFFICE GROUP

1 Hanley Terrace, Malvern, WR14 4PF

Penn Lodge is a very handsome and well presented Victorian residence situated on the eastern slopes of the Malvern Hills, an Area of Outstanding Natural Beauty, with very special and well maintained gardens. Comprising; porch, entrance hallway, sitting room, dining room, reception room three/snug, refitted breakfast kitchen, rear hallway, WC and utility room, first floor landing, five bedrooms, one with en suite shower room, dressing room/study, loft room and a family bathroom. Delightful and mature gardens of approx 3/4 of an acre, comprising lawns, terraced shrub and flowering borders and large mature trees. The property also has off road parking and a detached double garage at the far end of the garden. Parking on Hanley Terrace is also unrestricted. A rare opportunity to acquire a beautiful period property in Malvern Wells with extensive grounds and fantastic views of the Severn Valley. We highly recommend an early viewing.



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.

Hanley Terrace is situated south of Great Malvern on the Eastern slopes of the Malvern Hills and has excellent access to the hills with miles of walks and spectacular views.

PORCH

Wooden front porch with double glazed windows to the front and side aspects, light, original double doors with inset obscured glass panels opens to;

RECEPTION HALLWAY

Staircase leads to first floor with wooden banister and handrail, radiator, dado rail, telephone point, decorative tiled floor, doors to;

SITTING ROOM 14'8" x 14'9" (4.49m x 4.52m)

Dual aspect sitting room, with front facing secondary double glazed bay window, and two side facing secondary double glazed windows. Open fireplace with marble hearth and wooden mantle over, television point, two radiators, picture rail.

DINING ROOM 12'8" x 11'8" (3.88m x 3.56m)

Front facing secondary double glazed window, fireplace with stone hearth and surround and inset electric fire, serving hatch to kitchen, picture rail, radiator.

RECEPTION ROOM 3 / STUDY 11'11" x 10'11" (3.64m x 3.33m)

Side facing UPVC windows and door opening to garden, feature fireplace with decorative tiles surround, built in storage cupboards and shelving, radiator, television point, picture rail.

REAR HALLWAY

Rear facing double glazed door to garden, boiler cupboard housing gas boiler and hot water cylinder, tiled floor, under-stairs storage cupboard, door to Utility, Door to Kitchen.

BREAKFAST KITCHEN 11'8" x 17'5" (3.58m x 5.31m)

Side and rear facing double glazed windows and door opening to gardens. Range of high specification wooden eye and base units with a granite worktop over, inset stainless steel sink with mixer tap, tiled splash back, integrated electric oven and microwave, integrated gas hob with extractor over, integrated dishwasher and fridge freezer, twin hotplate Aga with three ovens, tiled floor, space for kitchen table and additional seating.

UTILITY ROOM and WC 8'2" x 5'8" (2.49m x 1.74m)

Rear and side facing double glazed windows, low level storage cupboards with inset sink and drainer unit, tiled floor door to WC with rear facing double glazed window, low level WC and wash basin.

FIRST FLOOR

HALF LANDING

Wooden spindle banister, Doors to;

FAMILY BATHROOM 9'4" x 5'8" (2.86m x 1.74m)

Rear facing double glazed window, skylight, standing bath with shower attachments over, corner shower cubicle, low level WC, wash basin, heated towel rail, tiled walls and floor.

BEDROOM 6 / STUDY 12'4" x 5'9" (3.77m x 1.77m)

Rear and side facing double glazed window, skylight, tall radiator.

LANDING

Continued wooden banister and handrail, radiator, stairs continue to second floor loft, doors to;

BEDROOM ONE 12'11" x 12'4" (3.94m x 3.77m)

Front facing secondary double glazed window with far reaching views of the Severn Valley, radiator, picture rail.

BEDROOM TWO 12'9" x 12'3" (3.90m x 3.75m)

Front facing secondary double glazed window with far reaching views, radiator.

BEDROOM THREE 12'4" x 10'10" (3.76m x 3.32m)

Side facing secondary double glazed window with very pleasant views over the gardens, radiator, door and steps down to;

SHOWER ROOM

Rear facing double glazed window, wet room style shower with wall mounted attachments, low level WC, was basin, heated towel rail, tiled walls and floor, skylight, spot lighting and extractor.

BEDROOM FOUR 12'5" x 10'10" (3.81m x 3.31m)

Side facing secondary double glazed window with views of the Severn Valley and the Cotswolds beyond, built in storage cupboard and shelving, radiator.

BEDROOM FIVE 9'2" x 6'8" (2.80m x 2.05m)

Front facing secondary double glazed window with fine far reaching views, radiator.

SECOND FLOOR

LOFT ROOM - STORAGE 10'6" x 7'10" (3.22m x 2.40m)

Continued wooden spindle banister and handrail, Perspex heat barrier, rear facing Velux window, wooden paneling and floor boards, access to roof space, light.

OUTSIDE

GARDENS

Of particular feature to this property. Gardens of approximately 3/4 of an acre surround the property and extend to the side for a substantial distance between the Wells Road and Eaton Road to the rear. Very mature and landscaped gardens incline to the rear and incorporates many mature trees. Mainly flat at the side of the house is a lawn with shrub and flowering borders which extend to the rear with terracing. The garage is at the northern end of the garden. To the front are pedestrian steps leading to the house with a gate at road level, and flat lawn and gardens to the south side, enjoying a far reaching view.

GARAGE AND PARKING 19'8" x 19'1" (6.00m x 5.82m)

Two wooden double doors open to the driveway for four cars, with power and light, side and rear facing windows and a rear facing door to the garden.

DIRECTIONS

From Great Malvern follow the Wells Road heading South towards Ledbury, follow the road along past the common, and Wyche Primary School. After a short distance bear right into Hanley Terrace where Penn Lodge will be the first property on the right, indicated by a For Sale board. For more details or to book a viewing, please call our 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. Carpets are to be included by the vendor. Other items, such as curtains, may be available by separate arrangement

SERVICES: Mains gas, mains 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.

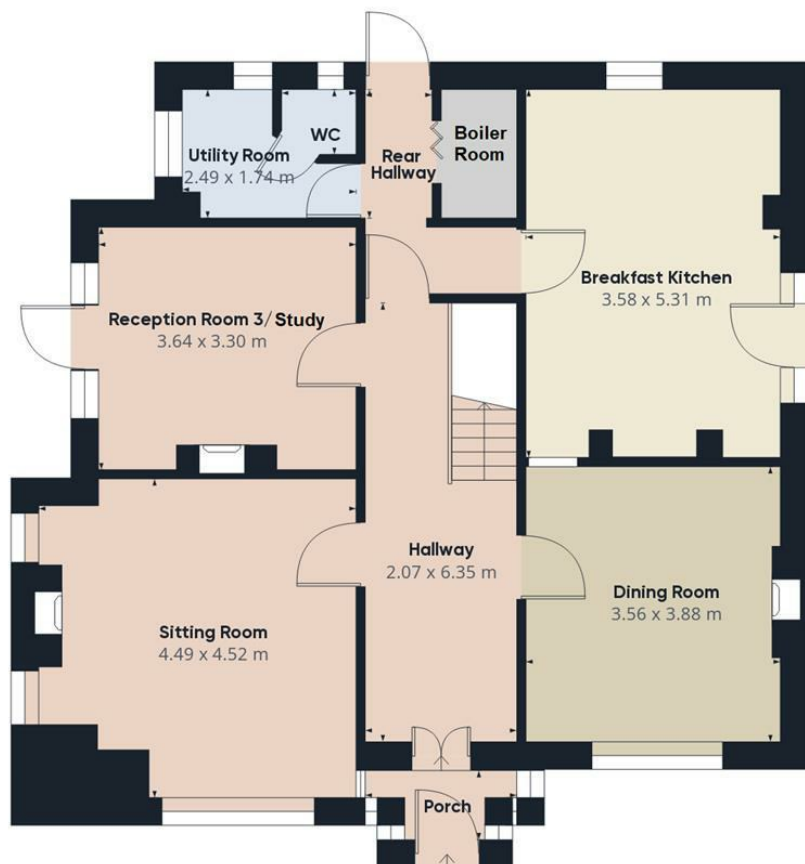
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

ENERGY PERFORMANCE RATINGS: Current: D58 Potential: C76

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

ASKING PRICE

£750,000



Approximate total area⁽¹⁾

172.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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