



## Victoria Cottage Beacon Road, Malvern, WR14 4EH

£375,000

A link detached, Malvern stone cottage in a unique position at the foot of a path to the Worcestershire Beacon and opposite Grundys Meadow. There are hill walks and bike rides on your doorstep plus two pubs and a cafe within a short distance. The property is currently a successful holiday let but was formerly a much loved home and this sale offers a rare opportunity to purchase a well maintained and immaculately presented family house. Briefly comprising:- porch, living room with open fire, large dining room open to kitchen with appliances included, refitted ground floor shower room, three bedrooms including two doubles and a single plus a refitted family bathroom. The property has an easily maintained garden to the front and gas central heating and double glazing.





# Victoria Cottage, Beacon Road, Malvern, WR14 4EH

Solid front door opens to:

## **PORCH**

With door to:

## **DINING ROOM**

Front aspect double glazed window, double radiator, wood effect floor, door to lounge, open to kitchen.

## **LIVING ROOM**

Front aspect double glazed window, fireplace with open grate and timber surround, television aerial lead, double radiator, two wall lights.

## **KITCHEN**

Side aspect double glazed window, wood effect floor. Fitted kitchen with units to eye and base level with granite work top and a range of wooden cupboards with tiled surround, including double sink unit and freestanding appliances including:- Hotpoint dishwasher, Bosch washing machine, electric cooker and filter hood, Hotpoint tumble dryer, Indesit fridge freezer. Large storage cupboard, under stairs storage area, double radiator. Stairs to first floor with side aspect double glazed window.

Door to:

## **SHOWER ROOM**

Steps up to shower room with walk in shower enclosure with thermostatic shower, wash basin with mixer tap, WC, radiator. Cupboard housing Glow Worm gas central heating boiler, extractor fan, opaque double glazed door to side access.

## **FIRST FLOOR LANDING**

With steps up to bedrooms one and two and stripped wood doors to:

## **BATHROOM**

Rear aspect opaque double glazed window, WC, wash basin, two wall mounted cupboards, bath with thermostatic rain head shower plus adjustable shower, radiator, extractor fan.

## **BEDROOM ONE**

Front aspect double glazed window, radiator, decorative fireplace.

## **BEDROOM TWO**

Front aspect double glazed window, radiator under.



### **BEDROOM THREE**

Side aspect double glazed window, radiator under, hatch to loft space.

### **OUTSIDE**

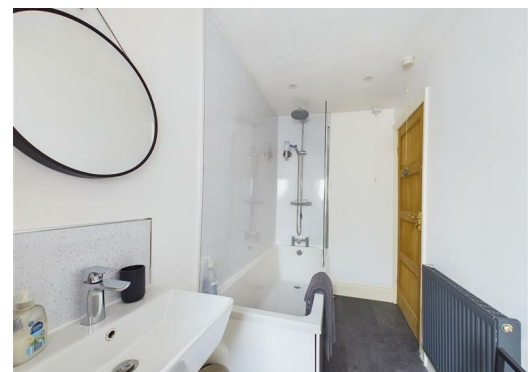
Enclosed garden to front with Malvern stone boundary wall and iron gate, paved for low maintenance with mature planted borders. The garden overlooks Grundys Meadow which is owned and maintained by Malvern Hills Trust.

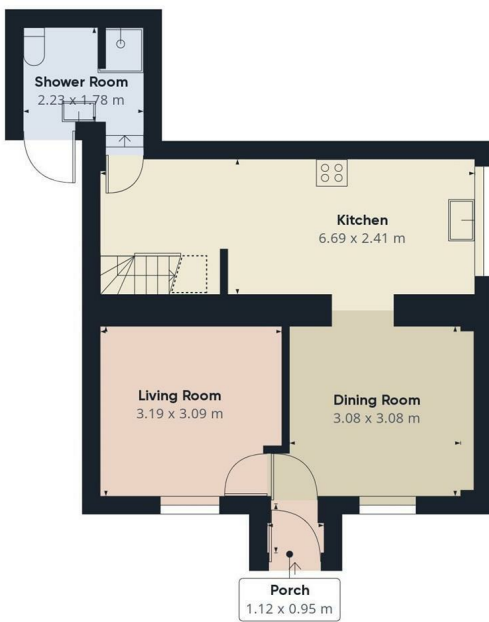
Parking is available on the road.

Beacon Road leads to the small area of Lower Beacon car parking also owned by Malvern Hills Trust. The road becomes the path onto the hills and leads to the Worcestershire Beacon and hills beyond.

### **DIRECTIONS**

From the office proceed along the Wells Road and take the right hand turn signposted Colwall. proceed up the hill past the Wyche Inn and through the Wyche Cutting. Turn immediately right onto Beacon Road and the cottage is on the right hand side.





**Approximate total area<sup>(1)</sup>**  
75.62 m<sup>2</sup>

**Reduced headroom**  
0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

**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 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.

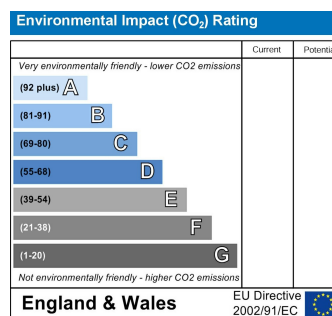
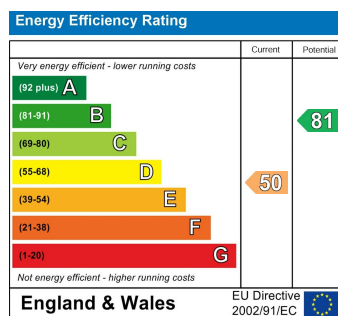
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

**ENERGY PERFORMANCE RATINGS:** Current: E50 Potential: B81

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 822700

Local Education Authority: Herefordshire LA: 01432 260927



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:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester  
Upton upon Severn

Droitwich  
Pershore

Redditch  
Kidderminster

Bromsgrove  
Stourport on Severn

Barnt Green  
Bewdley

Malvern  
Mayfair London