



## Belmont House 228 Wells Road, Malvern, WR14 4HD

£490,000

A stunning and unique, four double bedroom home with landscaped gardens to the rear offering modern, contemporary accommodation and providing a wonderful family home. The accommodation which has been renovated and converted by the current owners comprises: On the ground floor; entrance hall with walk in store room and utility, study, cinema/tv room, two double bedrooms, large family bathroom. To the first floor; large sitting room, luxurious 18' dining kitchen with doors to the rear leading to landscaped rear garden and one of the alfresco dining areas, main bedroom with fitted wardrobes and en-suite, fourth double bedroom, cloakroom. Externally the rear gardens have been extensively landscaped to provide a number of large terraces each suitable for outside dining and entertaining that links beautifully with the house. Further benefits include; central heating and double glazing, parking for two cars to the fore, and excellent access to the Malvern Hills. For sale with no onward chain, viewing is a must to appreciate the size and condition of home on offer.



# Belmont House 228, Wells Road, Malvern, WR14 4HD

## CANOPY PORCH

Galvanised door canopy, outside courtesy lights to either side, obscure part glazed oak door to:

## ENTRANCE HALL

Side aspect double glazed window, recessed ceiling downlighters, radiator, stairs to first floor with oak and glass balustrade to first floor, porcelain tiled floor, wide arch to inner hall, door to:

## STUDY 7'5" x 5'1" (2.27m x 1.55m)

Front aspect double glazed window, recessed ceiling down lighters, radiator.

## INNER HALL

Recessed ceiling down lighters, smoke alarm, radiator, built in double coats cupboard with hanging rail and shelving, continued porcelain tiled floor, oak doors to:

## TELEVISION/CINEMA ROOM 11'1" x 9'8" (3.39m x 2.97m)

Recessed ceiling downlighters, radiator.

## WALK IN STORE CUPBOARD 11'1" x 4'9" (3.39m x 1.46m)

Ceiling light point, radiator, providing useful internal storage with space for tall fridge freezer.

## UTILITY 5'11" x 2'11" (1.81m x 0.90)

Ceiling light point, space and plumbing for washing machine with space for tumble dryer over.

## DOUBLE BEDROOM 14'11" x 8'11" + wardrobe (4.55m x 2.73m + wardrobe)

Dual aspect with front and side facing double glazed windows, recessed ceiling downlighters, built in double wardrobe with hanging rail and shelving, radiator.

## DOUBLE BEDROOM 10'7" x 7'10" (3.25m x 2.41m)

Front aspect double glazed windows, recessed ceiling down lighters, built in double wardrobe with hanging rail and shelving, radiator.

## MAIN BATHROOM 11'3" x 5'11" (3.45m x 1.81)

Side aspect obscure glass double glazed window, recess ceiling downlighters, extractor, refitted four white suite comprising: panel bath with integral hand shower and mixer tap, corner shower cubicle, pedestal wash hand basin, push flush WC, heated chrome towel rail, radiator, part tiled walls, tiled floor.

## FIRST FLOOR LANDING

Recessed ceiling downlighters, two smoke alarms, radiator, wide doorway to dining kitchen, oak doors to:

## SITTING ROOM 14'10" x 14'4" + recess (4.54m x 4.39m + recess)

Twin front aspect double glazed windows, recessed ceiling down lighters, radiator.

## DINING KITCHEN 18'6" x 14'7" (5.66m x 4.47m)

Rear aspect double glazed window plus rear aspect double glazed double doors giving access to rear garden dining and entertaining space. Recessed ceiling downlighters, three ceiling light points over dining area, rear facing luxurious painted oak kitchen comprising: wide range of floor and wall mounted units under a dark granite work surface with matching island with breakfast bar, integral stainless steel sink unit with chef style mixer tap over and drainage grooves to the side, stainless steel Rangemaster professional, five hob twin oven gas cooker with stainless steel extractor over, integral Bosch appliances, integral fridge, integral freezer, integral dishwasher, space for large dining table, radiator, vinyl oak plank flooring.



### **MAIN BEDROOM 14'9" x 13'5" (4.52m x 4.10m)**

Dual aspect with front and side facing double glazed window, ceiling light point, range of fitted full height wardrobes, radiator, door to:

### **ENSUITE 8'10" max x 6'3" (2.71m max x 1.92m)**

Side aspect obscure glass double glazed windows, recess ceiling down lighter, radiator, white suite comprising large walk in shower cubicle with rainfall and body shower, large wash hand basin with hardwood storage unit below, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

### **DOUBLE BEDROOM 11'11" x 11'10" (3.65m x 3.62m)**

Front aspect double glazed window, ceiling light point, radiator.

### **CLOAKROOM**

Recessed ceiling down lighters, extractor, wash hand basin in bespoke recess, push flush WC, part tiled walls, tiled floor.

### **FRONT GARDEN**

To the front of the property is a stone chip driveway providing parking for two cars, accessed over a private shared drive from the Wells Road. At the bottom of the shared is a footpath with direct access up to the Malvern Hills.

### **LANDSCAPED REAR GARDEN**

The long rear garden has been extensively landscaped to provide a wonderful and private space for entertaining and al fresco dining. Initial access from the airy kitchen is a large paved seating area bordered by a two tier raised flower beds, steps lead up to a large second terrace with artificial lawn and further area for entertaining and relaxing, mature flower and shrub beds to the side, two sets of steps lead to a third large terrace mainly laid to stone chip with a paved seating area, fire pit and space to enjoy the extensive views over the Severn Valley, a set of sleeper steps lead to a final terrace area with timber framed covered area for wood and tool storage and a final separate seating area.

### **DIRECTIONS**

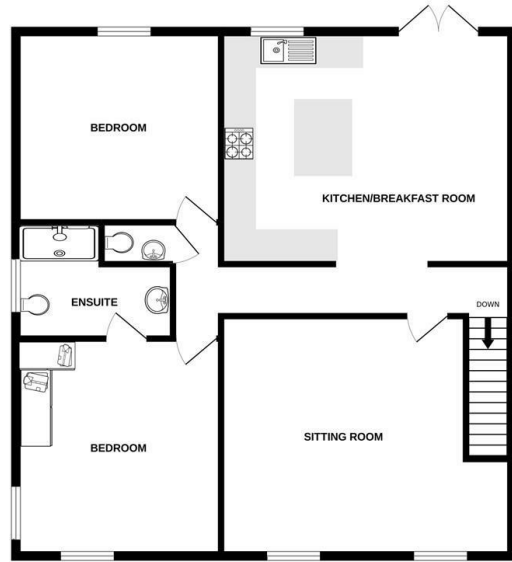
From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Leave the outskirts of town, crossing Peachfield Common and passing The Railway Inn on your right hand side. Continue along this road, passing the turning signposted B4209 Upton. Shortly after the Texaco garage on the right, the property will be found on the right hand side, set back from the road along the private drive as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing, please call our Malvern office on 01684 561411



GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
1006 sq.ft. (93.4 sq.m.) approx.



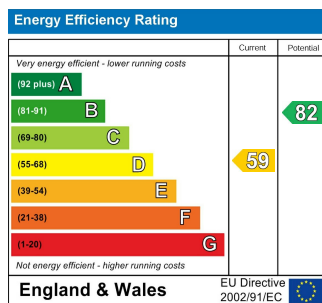
TOTAL FLOOR AREA : 1842 sq.ft. (171.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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: D59 Potential: B82  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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