



## Holywell Cottage Holywell Road, Malvern, WR14 4LE

£335,000

A rare opportunity to acquire a delightful detached cottage, nestled on the slopes of the Malvern Hills, neighbouring one of Malvern's most historic springs. The property which was built around 1850, is Grade II listed within the curtilage of the Holywell Spring next door. It was originally well workers' cottages, which were developed to become a home and now offers accommodation comprising; entrance hall, bay windowed sitting room, extended dining kitchen, two bedrooms and independent first floor bathroom. Outside, there are low maintenance gardens to front and an enclosed courtyard garden to the rear, overlooking the woodland surrounding the property, with direct access onto the pathways along the hills. The property has been run as a successful holiday cottage and is offered for sale with no onward chain.



# Holywell Cottage, Holywell Road, Malvern, WR14 4LE

## ENTRANCE

Original front door with opaque glazed window opens to:

## RECEPTION HALL 10'5" max x 8'4" (3.19m max x 2.55m )

With stairs to first floor, display shelving, cupboard housing electric fuse box, central heating thermostat. Door to large storage cupboard with side aspect opaque glazed window, hanging for coats, wall-mounted gas central heating boiler, shelving. Doorway to:

## SITTING ROOM 15'4" x 11'5" (4.69m x 3.48m )

Front aspect bay window, side aspect window, fireplace with picture tiled slips, radiator, television point, wood effect flooring, built-in cupboard with shelving.

## DINING KITCHEN 12'1" x 12'0" (3.69m x 3.67m )

Side and rear aspect windows, rear aspect half glazed door to garden, radiator. Wooden kitchen units to two walls at eye and base level with one and a half bowl sink unit, integrated dishwasher, four ring gas hob with extractor hood over, electric oven under, space and plumbing for washing machine, cupboards and drawer unit, plate rack, wine rack and glass-fronted cupboards.

## FIRST FLOOR LANDING

With two rear aspect windows, hatch to loft space and doors to:

## BEDROOM ONE 11'9" x 11'10" (3.59m x 3.61m)

Front aspect window, radiator, built-in shallow depth cupboard.

## BEDROOM TWO 11'11" x 8'4" max (3.64m x 2.56m max)

Side aspect window, radiator.

## BATHROOM 6'7" x 6'0" (2.02m x 1.85m)

Side aspect double glazed window and skylight, spa bath with glass shower screen and shower over, low level WC, pedestal wash basin, heated towel rail, extractor fan.

## OUTSIDE

To the front of the property is a gate with direct access into the bridleway, into surrounding woodland and the Malvern Hills. The front garden has a wide path to steps to the front door and a planted front garden. The rear garden is an enclosed courtyard for low maintenance and outside entertaining, has a garden shed for storage along the side of the property.

## DIRECTIONS

From Malvern, travel south along the Wells Road. Follow the road along going past the Railway Inn. On reaching a sign on the right for The Cottage In The Woods, turn right into Holywell Road. Proceed along the road, going over



the cattle grid and and the property can be found a short distance on the right hand side, set above the road in the hillside, adjoining the Malvern Holywell Spring. Parking is available on the road and a path leads to the cottage. For more details please call our Malvern office on 01684 561411.





**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor. Grade II listed.

**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.

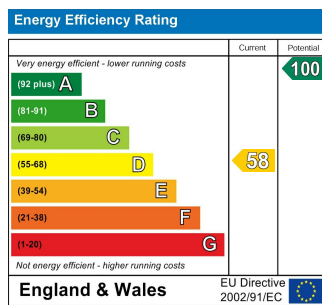
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: Potential: TBC

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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