



**Allan Morris**  
estate agents

**Ridgeway, Beacon Road, Malvern, Herefordshire,  
WR14 4EH**

 **MAYFAIR**  
OFFICE GROUP

## Beacon Road, Malvern, WR14 4EH

Ridgeway is a fine period property, recently upgraded throughout and currently a successful holiday cottage, occupying a wonderful and enviable position near the top of the Malvern Hills. Originally built in the 1920's of local Malvern Stone, Ridgeway is a charming and spacious detached house and enjoys a fine south facing position surrounded by land protected by the Malvern Hills Trust. From this commanding setting there are impressive views of May Hill, British Camp and the surrounding countryside. It is the perfect spot for walkers with numerous paths and bridleways on Ridgeway's doorstep. Comprising: porch Hallway, sitting room, kitchen dining room, rear hallway, utility/WC, first floor landing, three bedrooms and a bathroom, well maintained gardens, off road parking and a garage. The property has also had plans drawn up for an extension. An early viewing is absolutely essential to appreciate the unique and delightful position of this immaculate property.



### **PORCH**

uPVC front door and double glazed windows, stone framed porch, quarry tile floor, wooden internal door and obscure glazed window opens to:

### **ENTRANCE HALLWAY 8'5" x 6'3" (2.58m x 1.92m)**

Side facing uPVC windows, staircase to the first floor with wooden spindle banister, radiator, doors to:

### **SITTING ROOM 15'0" x 11'8" (4.59m x 3.57m )**

Front facing uPVC double-glazed bay window with wonderful views of the Malvern Hills, side facing uPVC window. Fireplace with slate hearth and Cast-iron wood burner, radiator, television/broadband/telephone points, exposed beams.

### **KITCHEN DINING ROOM 26'9" x 11'1" (8.17m x 3.39m)**

Dual aspect with two rear-facing and one side facing uPVC window,

range of contemporary eye and base level unit, worktop under inset stainless steel sink and drainer unit, electric range cooker (available by negotiation) with extractor hood over, space for dishwasher, space for fridge freezer.

Dining area with front and side aspect windows, radiator, storage cupboard, television point, spot lighting and under unit lighting.

### **REAR HALLWAY**

Back door, doors to kitchen dining room and utility.

### **UTILITY/WC**

Side facing uPVC window, Worktop with inset sink, storage cupboard, plumbing for washing machine, extractor fan, radiator, low level WC.

### **GARAGE 18'0" x 9'1" (5.49m x 2.78m)**

Wooden double doors, storage and sink unit, hot and cold tap.

## FIRST FLOOR LANDING

Side facing uPVC window, wooden spindle banister, doors to:

## BEDROOM ONE 12'4" x 11'8" (3.78m x 3.56m)

Front and side facing uPVC windows with fine views, radiator.

## BEDROOM TWO 12'2" x 11'3" (3.72m x 3.45m)

Side and rear facing windows with fine views, radiator, loft access.

## BEDROOM THREE 9'3" x 8'6" (2.83m x 2.61m )

Front and side aspect uPVC windows with fine views.

## BATHROOM 9'2" x 8'0" (2.80m x 2.46m)

Rear facing uPVC windows, Velux window, bath, shower cubicle, WC, wash basin, radiator, spot lighting and extractor fan.

## OUTSIDE

The property is situated on a plot the Malvern Hills at one of the highest locations, just above the Wyche Cutting, There is a driveway for 3-4 cars to the fore of the garage.

A path from the driveway (where there is an external tap) leads to the rear hallway and utility room. A second path leads into the main garden which is laid to level lawn with herbaceous and shrub borders and to one side to a paved terrace with fine views. The garden is enclosed by a low wall and enjoys a south facing aspect towards May Hill and British Camp.

## 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. Bear immediately right onto Beacon Road and pass the row of houses on the right. Take the sharp right hand turn which leads to the property and parking is outside of the garage on the left.

## 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.

## What3Words

moons.nods.masterful

## 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. Other items, such as carpets and curtains, are 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: E  
ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC

## ASKING PRICE

£585,000



**Approximate total area<sup>(1)</sup>**

114.38 m<sup>2</sup>

**Reduced headroom**

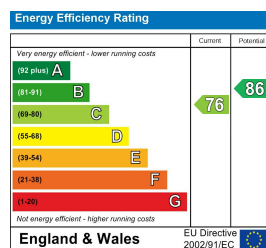
4.91 m<sup>2</sup>

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## EPC



## Material Information Report



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