



Allan Morris
estate agents

**Holm Wykeham, Croft Bank, Malvern,
Worcestershire, WR14 4DU**

 **MAYFAIR**
OFFICE GROUP

Croft Bank, Malvern, WR14 4DU

Holm Wykeham is a beautiful and substantial detached Victorian home in a quiet West Malvern location with a southerly aspect garden. The accommodation extends to about 2875 sq ft over two floors plus two useable cellar rooms. The house was built in around 1850 and showcases the proportions and architectural features typical of the Victorian period. It is a traditional Malvern stone property with stone mullioned windows. Inside are high ceilings, feature fireplaces. The accommodation briefly comprises:- reception hall, sitting room, second sitting room/snug, study, dining kitchen with built in appliances, pantry, laundry room and cloakroom plus two cellar rooms. To the first floor are five large double bedrooms, large family bathroom and second shower room, study landing. Within the grounds are enclosed by stone walling and fencing, with sections of flat lawn, terraced seating areas, courtyard area, with additional store rooms, large detached garage/workshop and two driveways for off road parking. Must be viewed to appreciate the position and proportions of the fine Victorian family residence.



LOCATION

Holm Wykeham enjoys a delightful position on the outskirts of the highly regarded village of West Malvern on the lower slopes of the west side of the picturesque Malvern Hills, with easy access to the hills, open countryside and footpaths including the Worcestershire Way. The well served cultural and historic spa town of Great Malvern is just over two miles away. Here there is a comprehensive choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The larger village of Colwall (which also has an excellent range of amenities) is a similar distance away. The property is within easy striking distance of several schools in both the private and state sectors at secondary and primary levels. Transport communications are good. There are mainline railway stations in both Colwall and Great Malvern. Junction 7 of the M5 motorway south of Worcester is about ten miles and Junction 2 of the M50 south of Ledbury is a similar distance.

RECEPTION HALL 20'3" x 6'11" (6.19m x 2.11m)

With original arched Gothic style front door, side aspect window, staircase to first floor, double radiator, original tiled floor, central heating control panel. Door to rear Hallway. Doors to:

SITTING ROOM 20'2" x 13'9" (6.15m x 4.20m)

Front aspect double glazed window, side aspect double glazed bay window with original shutters and view of the Hills, fireplace with log burner, picture rail, coved ceiling, radiator.

SNUG 15'8" x 13'8" (4.78m x 4.17m)

Side aspect double glazed window with view of the hills and rear aspect double glazed window with original shutters, view of the Hills, fire place with open grate, picture rail, coved ceiling, two radiators.

STUDY 13'10" x 12'4" (4.22m x 3.77m)

Rear aspect double glazed windows with original shutters, full height, bespoke shelving and cupboards to one wall, original low level corner cupboard storage. picture rail, double radiator.

DINING KITCHEN 18'10" x 10'9" (5.75m x 3.30m)

Two side aspect windows, two radiators, Ruabon traditional clay quarry tiled floor, built-in larder cupboard. Range of fitted kitchen wall and base units including island with one and a half ceramic sink unit, New World gas range cooker fitted into chimney breast, integrated dishwasher. Doors to: Store Cupboard with side aspect window and having space for fridge/freezer.

PANTRY- walk in room with side aspect window, cold slab shelving and original meat hooks.

HALLWAY

Side aspect window with window seat, Ruabon traditional clay quarry tiled floor, radiator. Archway to Inner Lobby with hanging for coats, built in shelving and door to Utility.

REAR ENTRANCE LOBBY 6'1" x 3'9" (1.87m x 1.15m)

With bespoke panelled hanging for coats and a boot rack. Door to Rear Entrance.

UTILITY ROOM 10'4" x 9'10" (3.15m x 3.02m)

Rear and side aspect windows, heated towel rail, tiled floor, fitted unit with one and a half bowl single drainer ceramic sink unit, space and plumbing for dishwasher and washing machine, original Victorian dresser style cupboards under and over wood work surface with lighting.

CLOAKROOM

Side aspect opaque glass window, WC, wash basin, heated towel rail, wood panelled walls, tiled floor.

CELLAR

Room One - 4.13m x 3.55m - natural light, brick floor, light and power, wall mounted gas central heating boiler.

Room Two - 5.25m x 3.77m - natural light, brick floor, light and power

FIRST FLOOR LANDING

With front aspect window, skylight window, open area overlooking front door. Landing storage cupboard with internal window. Doors to:

BEDROOM ONE 20'4" x 12'10" (6.21m x 3.93m)

Front and side aspect double glazed windows with view of the Hills, three radiators, fitted wardrobes to two walls.

BEDROOM TWO 15'7" x 12'10" (4.76m x 3.92m)

Rear and side aspect double glazed windows, views of the Hills and towards Croft Bank, radiator, fitted triple wardrobe.

BEDROOM THREE 13'8" x 10'5" (4.18m x 3.20m)

Rear aspect double glazed window, wardrobe, double radiator, fitted triple wardrobe.

BATHROOM 15'6" x 10'11" (4.74m x 3.34m)

Front aspect opaque double glazed window, double radiator under, bath with mixer tap and telephone style shower, separate large walk-in shower with glazed panels and thermostatic shower, wash basin, WC, storage cupboard and airing cupboard with hot water cylinder, heated towel rail.

BEDROOM FOUR 17'7" x 10'2" (5.38m x 3.10m)

Side and rear aspect double glazed windows, radiator.

BEDROOM FIVE 14'7" x 9'9" (4.45m x 2.99m)

Side aspect double glazed window, ornamental fireplace, built in storage cupboards, double radiator.

BATHROOM 7'1" x 6'10" (2.18m x 2.09m)

Side aspect opaque glass window, bath with electric shower, pedestal wash basin, WC, radiator, extractor fan.

OUTSIDE

The gardens mainly lie to the south side of the house with a large lawn and planted borders and steps and path to terrace adjoining the house. A gate gives access to the double garage which has two separate doors, plus a potting shed at the rear. At the rear of the house is a courtyard area with a log room, steps up to a working area of garden, suitable for storage, composting etc, gate to end of the garden where further parking is being created within the boundaries.

DIRECTIONS

From the office proceed to West Malvern. Go through the village towards the primary school and just before the school and opposite Sugar Loaf cafe, turn down into Croft Bank. Holm Wykeham is a short way down on the right hand side.

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, 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: E48 Potential: C74

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

ASKING PRICE £925,000



Floor 1



Floor 2

Approximate total area⁽¹⁾

306.63 m²

Reduced headroom

0.41 m²

(1) Excluding balconies and terraces

Reduced headroom

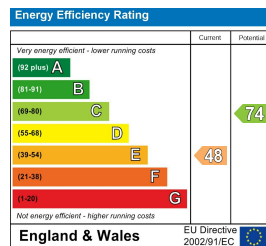
Below 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Material Information Report



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