



Allan Morris
estate agents

**76, Cowleigh Road, Malvern,
Worcestershire, WR14 1QN**

 **MAYFAIR**
OFFICE GROUP

Cowleigh Road, Malvern, WR14 1QN

A handsome and high quality attached period townhouse in North Malvern. This Victorian residence offers light and spacious accommodation over three floors that is finished to a high standard. Comprising; entrance hallway with study area, sitting room with bay window, dining room, refitted bespoke dining kitchen, cloakroom. To the lower ground floor is a central hallway, second sitting room/bedroom/home office, family/further reception room opening to gardens, boiler room, laundry room, store room (with plumbing for a bathroom), home gym and a home cinema room. To the first floor are four double bedrooms, two with en-suite showers and a full luxury family bathroom. The property has landscaped gardens to the side at lower ground floor level with lawn, herbaceous borders and large deck terrace area for entertaining. To the front is gated off road parking for 3-4 cars. This property is immaculately presented throughout and offers flexible and spacious accommodation that could be utilised to adapt the lower ground floor to a self contained annex. A must see property to fully appreciate the beautiful space on offer.

ENTRANCE HALLWAY

Original arched front door, side facing sash window, study area with built in desk, stairs lead to first floor with wooden spindle banister and wooden hand rail, two radiators, telephone and broadband internet connection points, doors to:

SITTING ROOM 19'3" max x 12'0" (5.88m max x 3.68m)

Side aspect, triple pane sash bay window overlooking gardens, further front facing sash window, feature fireplace with slate hearth, stone mantle and inset cast iron wood burner, television point, two radiators, picture rail, feature high ceilings, three wall light points.

DINING ROOM 18'2" x 12'3" (5.55m x 3.75m)

Dual aspect, with rear and side facing uPVC windows, feature fireplace, two radiators, picture rail and high ceilings.

DINING KITCHEN 23'0" x 11'10" (7.02m x 3.62m)

Front aspect with two UPVC windows, newly refitted luxury bespoke kitchen with a range of wooden eye and base level units with quartz worktops, inset ceramic sink with mixer tap, integrated dishwasher, Fisher and Paykal range cooker with stainless steel splash back and extractor over, additional built in storage cupboards including a larder cupboard and space for an American



style fridge freezer, central island with breakfast bar seating, fitted window seat, contemporary tall radiator, under unit lighting and inset ceiling spotlighting, wooden flooring, doorway to inner hallway with additional storage space for further appliances, flooring, stairs leading down to lower ground floor, door to:

CLOAKROOM WC 4'9" x 2'7" (1.47m x 0.81m)

Low level WC, wash basin, heated towel rail, continued tile flooring.

LOWER GROUND FLOOR

HALLWAY AREA

Wooden spindle banister for staircase, feature archways, door to under-stairs storage cupboard, door to boiler room housing wall-mounted 'Worcester' gas combination boiler and heating system for the property.

SITTING ROOM/RECEPTION ROOM TWO/HOME OFFICE 14'3" x 11'9" (4.35m x 3.59m)

Side facing uPVC windows, rear aspect window and double glazed door opening to garden, radiator, large storage cupboard.

FAMILY/GARDEN ROOM 17'3" x 11'6" (5.28m x 3.51m)

Side aspect with full height double door and windows opening to garden terrace area, radiator, television point.

LAUNDRY ROOM 10'10" x 9'11" (3.31m x 3.04m)

Range of fitted eye and base level units with a worktop over, one and a half sink and drainer unit, space and plumbing for washing machine, radiator, wood fitted floor, extractor fan, spot lighting, open to:

STORE ROOM 10'2" x 8'2" (3.10m x 2.50m)

With radiator and spot lighting and plumbing for potential bathroom. Doorway to:

HOME GYM 17'0" x 9'0" (5.19m x 2.75m)

Radiator, extractor fan, television point, wooden effect floor, integrated speaker system and sound proofing, door to storage area/ void. Door to:

HOME CINEMA 17'1" x 9'10" (5.22m x 3.02m)

Rear facing door, power, spot light and sound proofing, radiator, integrated sound/speaker cables.

FIRST FLOOR**LANDING**

Side facing sash window, split level landing with continued wooden spindle banister, telephone point, doors to:

BEDROOM ONE 15'11" x 12'1" (4.87m x 3.69m)

Front facing sash window and side aspect, three panel sash bay window with far reaching views from the elevated position, continued high ceilings, two radiators, picture rail. Central division with inbuilt storage.

EN-SUITE 7'6" x 2'11" (2.30m x 0.89m)

Integrated shower with tiled surrounds and folding glass door, mains mixer shower unit, wash basin with storage below, low level WC, heated towel rail, tiled floor with under floor heating, extractor fan.

BEDROOM TWO 14'11" x 11'10" max (4.56m x 3.62m max)

Two front facing sash windows, radiator, picture rail, high ceilings.

EN-SUITE TWO 8'7" x 2'10" (2.64m x 0.88m)

Integrated shower with tiled surrounds and folding glass door, mains mixer shower unit, wash basin with storage below, low level WC, heated towel rail, tiled floor with under floor heating, extractor fan.

BEDROOM THREE 14'0" x 12'3" (4.29m x 3.74m)

Dual aspect uPVC windows with far-reaching views from the elevated position, radiator, picture rail, high ceilings.

BEDROOM FOUR 12'3" x 10'3" (3.75m x 3.13m)

Rear facing uPVC window with far reaching views, radiator, loft access.

BATHROOM 10'11" x 9'0" (3.34m x 2.76m)

Front facing obscured uPVC window, luxury fitted bathroom with stand

alone bath, double corner shower with glass and tiled surrounds, low level WC, stone bowl basin with mixer tap and marble top, heated towel rail, tiled floor with under floor heating, extractor fan, high ceilings.

OUTSIDE**FRONT GARDENS**

With double gated access to the driveway for 3-4 cars laid with a resin finish. otherwise enclosed to the fore by stone wall, with flowering borders. Pathway leads down to:

GARDENS

At the side of the property, with two distinct levels, established shrub and herbaceous borders. Seating and outside dining area to the side of the lower ground floor doors, giving space to enjoy and entertain, laid to decking. Rest of garden is laid to lawn with timber garden shed, additional seating area, hardstanding for greenhouse, mature shrub planting and access to the fore gardens and driveway.

DIRECTIONS

From the Allan Morris office on Worcester Road, proceed towards Malvern Link. Take the second left onto North Malvern Road and first right onto Cowleigh Road. Number 76 can be found on the right hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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: E

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE

£785,000



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Approximate total area⁽¹⁾

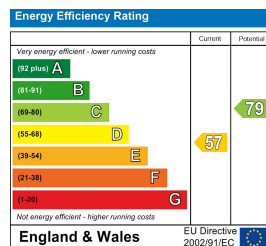
271.48 m²

(1) Excluding balconies and terraces

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

EPC



Material Information Report



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