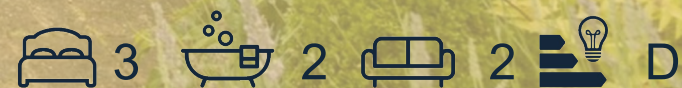


Philip Laney & Jolly



121 Clevelode, Malvern, WR13 6PD

Price £599,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Country living at its finest! Philip Laney and Jolly are delighted to present Cowslip Cottage. This beautifully presented former Gamekeepers cottage is nestled alongside a site of special scientific interest owned by Madresfield Estate. Found along a shared private road this property boasts a delightful contrast of mid 1700's character and the conveniences and necessities of modern day living. Planning permission has also been granted for a significant extension to the rear of the property to create a further double bedroom and en suite, larger family bathroom and significantly extended kitchen/diner.

The flowing, mature gardens are home to a number of vegetable patches, established fruit trees and a delightful summer house which leads to a garage, and off road parking for several vehicles. The property itself briefly comprises of: master bedroom with en suite shower, two further bedrooms, family bathroom, 2 reception rooms, kitchen/breakfast room, utility room and an abundance of charm. EPC - D

GROUND FLOOR

Double glazed wooden front door leading into:

ENTRANCE HALLWAY

Original quarry tiled flooring. Wall mounted light. Doors leading off to kitchen/breakfast room, dining room and WC.

WC/CLOAKROOM

Double glazed window to side aspect. Ceramic sink with chrome taps with panelled walls and splash back and low level ceramic WC. Radiator and ceiling light point. Storage cupboard housing fuseboard. Vinyl tile effect flooring.

KITCHEN/BREAKFAST ROOM

16'1" x 14'5" (4.9 x 4.4)
Two wooden double glazed windows to side aspect and wooden framed double glazed French doors to rear aspect. Kitchen fitted with a range of wall and base units with granite effect vinyl work top over. Composite one and a half sink with drying rack and chrome tap with tiled splash back. Integrated 'Neff' double electric oven and 4 ring 'Neff' electric hob. Space for fridge and dishwasher. Feature ceiling light, 6 x spotlights and 3 x wall mounted lights. Original quarry tiles throughout. Radiator. Oil fired 'Worcester Danesmoor' boiler. Leading to:

UTILITY ROOM

11'2" x 6'3" (3.4 x 1.9)
Wooden double glazed window to rear aspect. Range of wooden wall and base units. Stainless steel one and a half sink and drainer with chrome taps. Space for American style fridge freezer and washing machine. Radiator and ceiling light bar. Quarry tiled flooring. Door to:

DINING ROOM

15'9" x 11'2" (4.8 x 3.4)
Wooden double glazed window to side aspect. Staircase rising to first floor. 6 x ceiling spotlights. Radiator. Fitted carpet and doors to sitting room, utility and entrance hall.

SITTING ROOM

15'9" x 12'2" (4.8 x 3.7)
Dual aspect room with wooden double glazed windows to front and rear. Brick Inglenook fireplace with log burner, slate tiled hearth and wooden mantle.

REAR PORCH

Two single glazed wooden framed windows. Ceiling spotlight and quarry tiled floor.

FIRST FLOOR LANDING

Airing cupboard housing immersion tank. Access to loft. Fitted carpet and doors off to bedrooms and bathroom.





BEDROOM 1

14'9" x 11'6" (4.5 x 3.5)

Dual aspect wooden double glazed windows to front and rear. Feature cast iron fireplace. 6 x ceiling spotlights. Radiator and fitted carpet. Door to:

ENSUITE SHOWER

Walk-in shower with chrome shower head and tiled splash back. Ceramic sink with 2 way chrome tap and under counter storage. Heated towel rail. Tiled flooring. Ceiling spotlight and wall light. Mirror and extractor fan.

BEDROOM 2

14'1" x 10'6" (4.3 x 3.2)

Wooden double glazed window to front aspect. Built-in wall length wardrobes. Fitted carpet. Ceiling light point and spotlight. Radiator.

BEDROOM 3

11'2" x 7'10" (3.4 x 2.4)

Wooden double glazed window to rear aspect. Radiator and ceiling light point. Fitted carpet. Alcove space for wardrobe/drawers.

FAMILY BATHROOM

Wooden double glazed window to rear aspect. Walk-in shower cubicle with chrome taps and shower head, bath with tiled surround and chrome taps, ceramic sink with 2 way chrome tap and low level WC. Chrome heated towel rail. Two ceiling spotlights. Tiled flooring. Extractor fan.

OUTSIDE - FRONT

A block paved path leads from the driveway with deep mature borders on either side to the front door. The gravelled driveway provides off road parking for several vehicles. A separate brick built garage with pitch tiled roof and wooden double doors, sits on a concrete base and has power available. To the rear of the garage is a wooden log store, also on a concrete base.

OUTSIDE - REAR

The rear garden features a block paved patio, providing space for alfresco dining, with steps leading onto a lawned garden. A path takes you past a pond with a wooden summer house with tiled roof to your left. The garden has several vegetable patches and is planted with numerous fruit bushes and trees. A garden shed is located towards the rear of the garden, via a brick path. A rose arch leads through to a further lawned area which is planted with a variety of mature plants and borders. The block paved path continues to the side, giving access to the front of the property. The septic tank is situated to the rear of the garden (behind the pond) and the oil tank is concealed to the right. External power available.

Tenure

We understand (subject to legal verification) that the property is freehold.

Services

Mains electricity, oil, water and drainage via septic tank were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09.00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

Council Tax MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage -

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Financial Services - Malvern

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

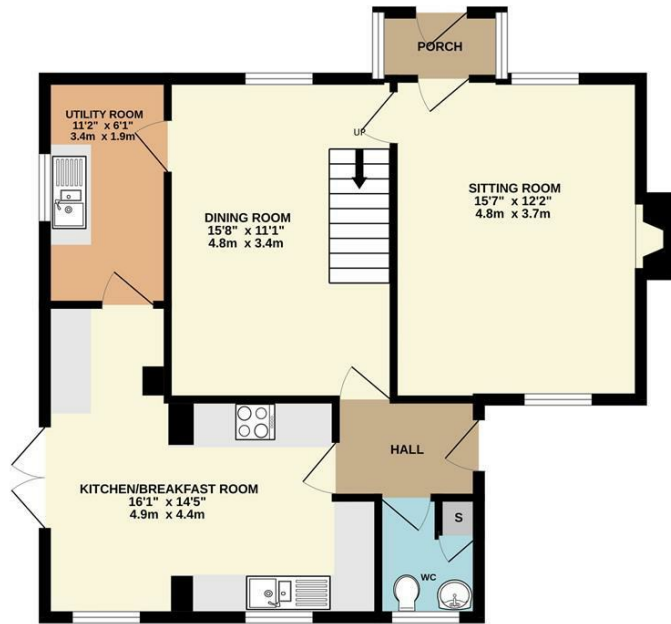
<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

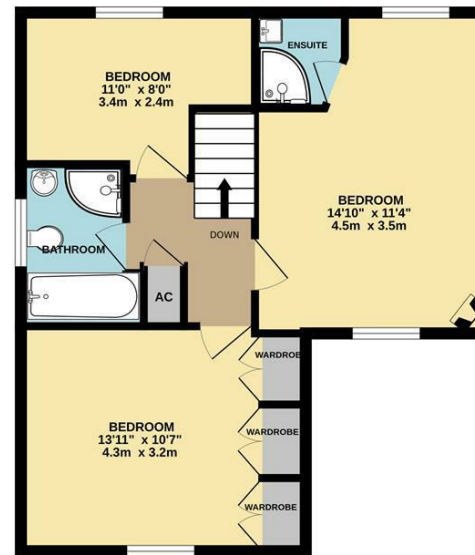
Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 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 terms 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.