

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WELL APPOINTED SEMI-DETACHED COTTAGE SITUATED ON THE UPPER SLOPES OF THE MALVERN HILLS ENJOYING FINE VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE OFFERING THREE BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, LARGE CONSERVATORY, KITCHEN, TWO BATH/SHOWER ROOMS, DRIVEWAY PARKING AND AN ATTRACTIVE LANDSCAPED GARDEN.

EPC D.

1 The Cottage - Guide Price £565,000

Mount Pleasant, Upper Colwall, Malvern, Herefordshire, WR13 6DH



1 The Cottage

Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

Originally built in 1975, 1 The Cottage was extended in 1980 and now offers beautifully appointed accommodation which has been stylishly updated during the ownership of the current vendors.

The accommodation on the ground floor comprises a large entrance hall, dining room with double sided fire place opening into the living room, conservatory with access to a utility room and cloakroom, kitchen and a study/possible bedroom 4. On the first floor there is a large master bedroom with an ensuite shower room and delightful west facing balcony, two further bedrooms and a family bathroom.

Outside, there is a wonderful terraced garden that has been carefully landscaped to take full advantage of its hillside position.

To the front of the property there is off-road parking for three cars and a block paved drive that leads to the:

Entrance Hall

Tiled Floor, radiator, pendant light fitting, stairs to the first floor with under stairs cupboard, door to the dining room (described later) and door to:

Kitchen 4.93m (15ft 11in) x 2.48m (8ft)

Tiled floor, double glazed window to rear, base and eye level units with a work surface over, stainless steel sink, space for a dishwasher, range cooker and American style fridge freezer. ceiling spot lights, door to conservatory (described later) and door to:

Office 2.51m (8ft 1in) x 2.27m (7ft 4in)

Tiled floor, double glazed window to front, pendant light fitting, radiator. This could be used as a fourth bedroom.

Conservatory 5.27m (17ft) x 2.11m (6ft 10in)

Tiled floor, radiator, light and power, doors to garden, open to the dining room (described later) and door to:

Utility Room

Tiled floor, ceiling light fitting, radiator, double glazed window to rear, base level units with work surface over and stainless steel sink. Door to:

WC

Low level WC, space for white goods, ceiling light fitting.





Dining Room 4.62m (14ft 11in) x 3.35m (10ft 10in)

Wood effect flooring, double glazed window to front, radiator, double sided wood burning stove, door to entrance hall and conservatory, three wall lights and open to:

Living Room 6.74m (21ft 9in) x 3.90m (12ft 7in)

Wood effect flooring, two double glazed windows to the front and side aspects both enjoying views, double sided wood burning stove, two radiators and seven wall lights.

Landing

To the first floor, wood effect flooring, double glazed window to the front and rear with views to the front over the valley, two ceiling light fittings, radiator and doors to all rooms.

Bedroom 1 5.19m (16ft 9in) x 3.92m (12ft 8in)

Wood effect flooring, double glazed window to side, sliding door to the balcony which offers stunning views to across the valley, radiator, three wall lights and door to:

Ensuite

Tiled flooring, obscured double glazed window, two ceiling light fittings, extractor fan, low level WC, wash hand basin, large shower cubical with dual head shower, heated towel rail, storage cupboard with combi boiler and lagged hot water cylinder.

Bedroom 2 3.41m (11ft) x 3.33m (10ft 9in)

Carpet, radiator, ceiling light fitting, double glazed window to the rear, built in bedroom furniture with sink unit.

Bedroom 3 3.30m (10ft 8in) x 1.63m (5ft 3in) minimum excluding wardrobes

Wood effect flooring, double glazed window to front, radiator, built in wardrobes.

Bathroom

Tiled flooring and partially tiled walls, two obscured double glazed windows, low level WC, wash hand basin, heated towel rail, double ended bath with shower over, ceiling spot lights and extractor fan.

Garden

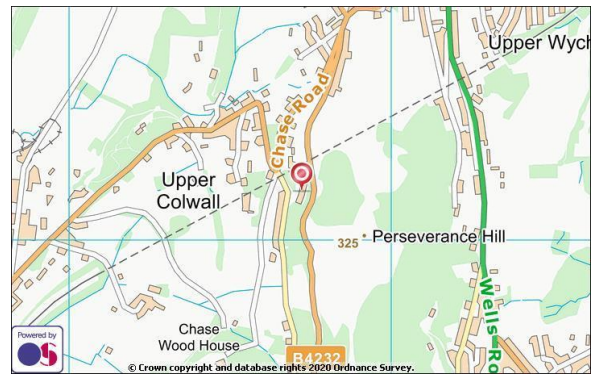
At the rear of the property there is a tiered garden which has been thoughtfully designed to take advantage of its hillside position.

On the first tier there is a lovely patio area with steps up to a further seating area. At the top of the garden there is a large decked terrace with a **SHED** and a covered seating area.



Directions

From the Agent's Colwall office, proceed along Walwyn Road towards Malvern. At the 2nd "S" bend turn right into Chase Road and then immediately turn left onto Mount Pleasant. The property will then be found at the end of the road.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax COUNCIL TAX BAND "D" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is D (66).



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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 items 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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