

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXCEPTIONALLY WELL PRESENTED 1920'S "ARTS AND CRAFTS" STYLE SEMI DETACHED HOUSE RETAINING MANY ORIGINAL ARCHITECTURAL FEATURES SITUATED IN THE POPULAR AND SOUGHT AFTER VILLAGE OF COLWALL OFFERING FOUR BEDROOMED ACCOMMODATION, MATURE REAR GARDEN WITH VIEWS TOWARDS THE MALVERN HILLS, AMPLE OFF ROAD PARKING AND GARAGE. EPC "D"**

## The Way - Guide Price £675,000

1 The Way, Mathon Road, Colwall, Herefordshire, WR13 6ER

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# 1 The Way

## 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

1 The Way is an exceptionally well presented semi-detached 1920's "arts and crafts" style property with a rich history. The property was built by W. James Builders and Contractors who were based in Upper Colwall, with a good local reputation for using top quality materials and producing excellent buildings. The house still retains many original architectural features, of which the central oak and elm staircase is arguably the most eye-catching. For many years the properties were occupied by two close friends with religious leanings. By repute, a room within the building was previously used as a shared chapel with independent access from both houses. This is marked by a religious plaque located on the rear exterior wall to celebrate their faith.

The property currently comprises WC, dining hall, living room, kitchen, utility with adjoining larder, four bedrooms, separate toilet and bathroom.

The house is set back from the road behind a lawned fore-garden with lovely fruit trees and views towards the Malvern Hills. The driveway provides ample off road parking for at least three vehicles and provides access to the garage. The driveway also leads to a storm porch with outside light and wooden front door which opens to

## Entrance Hall

Tile effect floor, pendant light fitting, radiator and window with obscured glass. Open to dining hall (described later) and door opening to

## WC

Tile effect floor, ceiling light fitting, radiator and window with obscured glass. Low level WC and wash hand basin

## Dining Hall 4.3m (14ft ) x 4.3m (13 ft 11in)

Wood floor, two pendant light fittings, radiator and single glazed window with secondary glazing. Feature fireplace. Door opening to kitchen and single glazed doors opening to garden (both described later). Door opening to

## Living Room 5m (16ft 5in) x 4.5m (14ft 11in)

Wood floor, pendant light fitting, three wall mounted lights and radiator. Single glazed window with secondary glazing. Picture rail and feature fireplace

## Kitchen 3.5m (11ft 5in) x 3.1m (10ft 2in)

Wood floor, two pendant light fittings, radiator and single glazed window with secondary glazing. Feature fireplace and picture rail. Range of base and eye level units with worksurface over. Ceramic sink. Four ring gas **HOB** with **EXTRACTOR** over. Electric **OVEN**, integrated **DISHWASHER** and undercounter **FRIDGE**. Door opening to





#### Utility 3.1m (10ft 2in) x 2.9m (9ft 7in)

Tiled floor, spotlights, radiator and single glazed window with secondary glazing. Range of base and eye level units with worksurface over. Stainless steel sink with drainer. Space for a washing machine. Wall mounted boiler. Door opening to larder with space for an undercounter freezer. Window with worksurface and shelf. Power from the utility. Door opening to

#### Rear Hall

Tied floor, pendant light fitting, coat cupboard and two storage cupboards. Door opening to front garden

#### FIRST FLOOR

Wood staircase leading to

#### Landing

Carpet, three pendant light fittings and radiator. Large single glazed window with secondary glazing. Picture rail and two storage cupboards. Doors to all rooms

#### Bedroom 1 3.5m (11ft 5in) x 2.8m (9ft 1in)

Carpet, ceiling light fitting, radiator and single glazed window with secondary glazing. Ornate feature fireplace, picture rail and built in wardrobe

#### Bedroom 2 4.2m (13ft 9in) x 3m (9ft 10in)

Carpet, pendant light fitting, radiator, single glazed windows with secondary glazing to rear and side aspects. Feature fireplace, picture rail and built in wardrobe

#### Bedroom 3 3.8m (12ft 7in) x 2.9m (9ft 4in)

Carpet, pendant light fitting, radiator and single glazed windows with secondary glazing to side and front aspect offering views of the Malvern Hills. Feature fireplace and picture rail

#### Bedroom 4 4.3m (14ft 2in) x 2.3m (7ft 5in)

Carpet, pendant light fitting, radiator and single glazed window with secondary glazing to front aspect with views of the Malvern Hills. Picture rail

#### WC

Tile effect floor, pendant light fitting, window and low level WC

#### Bathroom

Tile effect floor, ceiling light fitting, window to front aspect and extractor. Low level WC, wash hand basin and bath with electric shower over. Airing cupboard with shelving

#### Outside

To the rear of the property is a well maintained 120ft mature garden offering wonderful views of the Malvern Hills.

The garden is mainly laid to lawn adorned with mature trees and enclosed by box hedging with mature shrub borders. There is a lovely trellis covered in plants adding to the interest.

Raised vegetable beds with a **GREENHOUSE** are perfect for anyone with green fingers.

Gated access opens to the front of the property and a door opens to

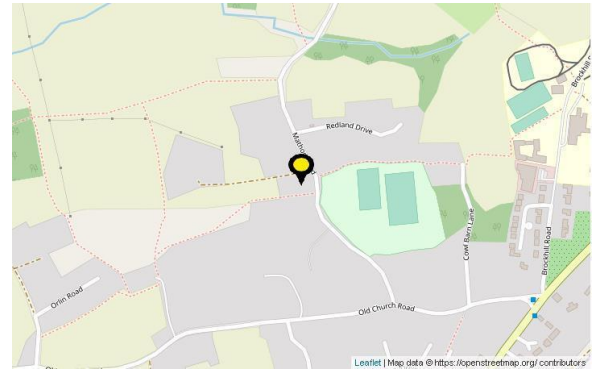
#### Garage

Up and over door. Power and light. Double length window and door opening to garden



## Directions

From the agent's Colwall office turn left up Walwyn Road and left again into Old Church Road. After a short distance, turn right into Mathon Road. Follow this road passing the playing field on your right hand side. The road will bend to the right as it begins to straighten up the property will be found on the left hand side.



## 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 formally 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)

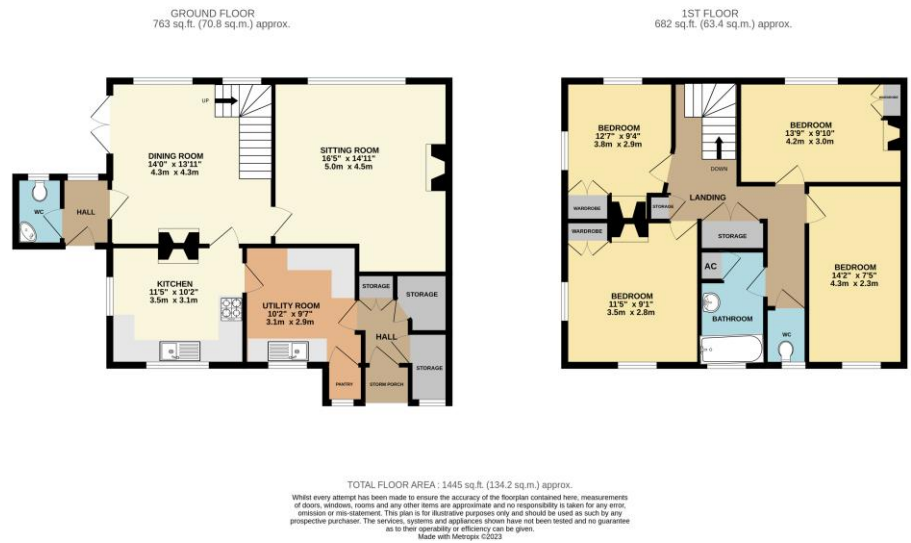
## Council Tax

COUNCIL TAX BAND "F"

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 (62).



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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