

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A DETACHED CONTEMPORARY FAMILY HOME OCCUPYING AN ENVIABLE POSITION ON THE WESTERN SLOPES OF THE MALVERN HILLS AFFORDING FANTASTIC VIEWS TOWARDS BRITISH CAMP AND OFFERING BEAUTIFULLY APPOINTED FIVE BEDROOMED ACCOMMODATION WITH A SELF CONTAINED ONE BEDROOMED ANNEXE ALL SET WITHIN EXTENSIVELY LANDSCAPED GROUNDS APPROACHING HALF AN ACRE.**

**INTERNAL INSPECTION HIGHLY RECOMMENDED. EPC D.**

## Brambleton - Guide Price £985,000

Evendine Lane, Colwall, Malvern, Herefordshire, WR13 6DT

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# Brambleton

## Location & Description

Brambleton is situated along Evendine Lane on the outskirts of the village of Colwall, the centre of which is approximately one mile distant. 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

Brambleton is a distinctive detached family home offering generously proportioned accommodation extending to approximately 3325 sq ft. The property has undergone an impressive scheme of refurbishment in recent years to include Eurocell double glazed windows and doors, a standing seam metal roof (which carries a 20 year warranty), attractive Siberian larch cladding and powder coated aluminium soffits and guttering. Internally, the accommodation boasts many noteworthy features including a lovingly restored Columbian pine block floor and double sided wood burning stove serving two of the principal reception rooms. The result is a fine contemporary home adaptable to suit a variety of needs.

The accommodation is arranged on the ground floor with a vestibule, spacious reception hall, living room, dining room with French doors, impressive drawing room with a feature bay window, breakfast kitchen, utility room and cloakroom. From the ground floor there is also access to a self contained one bedroomed annexe with its own external entrance, sitting room, refitted kitchen and bathroom. It offers the potential to accommodate a dependant relative or even the possibility of an extra income. On the first floor a galleried landing leads to the master bedroom with a dressing room and en suite bathroom, four further double bedrooms (one en suite) and a family bathroom. From the landing there is also access onto a balcony, which serves as a superb viewing platform.

Undoubtedly one of the great strengths of Brambleton is its enviable position, located on the Western slopes of the Malvern Hills affording fantastic views across the surrounding countryside towards British Camp. For those who enjoy exploring the outdoors, the property is ideally placed within easy reach of the network of paths that cross through the village and onto the Malvern Hills.

Outside, Brambleton sits proudly within an extensively landscaped garden extending to approximately **HALF AN ACRE**, which takes full advantage of its east through south to west facing aspect. The garden is fully enclosed with large terraces of lawn, a **SUMMER HOUSE** with an adjoining stoned gabion terrace which enjoys wonderful views and attractive seating areas and borders stocked full with a variety of plants and shrubs. At the entrance to the property there is a **DOUBLE GARAGE** and gravelled driveway providing a generous area of parking.

With so much to offer, the agents strongly recommend an early inspection to appreciate this unique opportunity.

**Entrance Vestibule** Twin glazed entrance door. Quarry tiled flooring. Wall light point. Double glazed windows enjoying views across the garden towards the Malvern Hills. Glazed door to

**Reception Hall** Wall lights. Central light. Radiator. Stairs with wooden balustrade to first floor. Large picture window with far reaching views towards the Malvern Hills. Beautifully refurbished Columbian pine block floor. Door to Annexe (described later). Twin glazed doors to

**Sitting Room** 4.68m (15ft 1in) x 3.56m (11ft 6in) Corner bay window with fantastic views towards the Hereford Beacon. Radiator. Feature fireplace with double sided wood burning stove, stone hearth and copper canopy. Bookcase shelving into recess. Beautifully refurbished Columbian pine block floor continuing into

**Dining Room** 4.99m (16ft 1in) x 3.25m (10ft 6in) Bright and airy room with large French doors leading to south terrace. Central light. Feature fireplace with wooden mantle and copper canopy. Radiator. Open to Breakfast Kitchen. Glazed double doors to

**Drawing Room** 7.41m (23ft 11in) plus bay x 4.99m (16ft 1in) Beautifully appointed room flooded with natural light. Two ceiling lights. Feature fireplace with inset wood burning stove and stone hearth. Two radiators. Oak flooring. Power point and aerial point for wall hung TV. French doors leading to the south terrace.

**Breakfast Kitchen** 5.68m (18ft 4in) x 3.87m (12ft 6in) The kitchen is fitted with a comprehensive range of wooden painted floor and wall mounted units with speckled granite work surfaces over and tiled splashbacks. There are several integrated appliances including a **FRIDGE**, **FREEZER** and new Bosch **DISHWASHER**. The kitchen boasts a central island with inset sink unit, matching granite work surface and additional storage cupboards. A particular feature of the kitchen is a gas fired





three oven **AGA** with twin hot plates and an adjoining electric **AGA** oven. The breakfast area offers ample space for a table with three Velux windows and French doors leading to an attractive seating patio. Tiled floor with underfloor heating.

**Utility 2.53m (8ft 2in) x 2.14m (6ft 11in)** Twin Belfast sink with cupboards under. Space and plumbing for washing machine. Plumbing and power for American style fridge freezer. Archway to useful walk in pantry. Door to outside. Door to

**Cloakroom** Wash hand basin set into vanity unit. Low level Wc. Wall tiling. Extractor fan. Worcester gas fired central heating boiler.

**First Floor Landing** L-shaped landing with two radiators. Access to roof space. Four wall light points. Door to balcony.

**Balcony** A south facing balcony serving as a terrific viewing platform enjoying panoramic views of the Malvern Hills and the Hereford Beacon.

**Master Bedroom 5.30m (17ft 1in) x 3.25m (10ft 6in)** Superb master suite with large front facing window enjoying far reaching views across open fields towards the Malvern Hills. Two ceiling lights. Radiator. Telephone point. TV point. French doors leading to balcony. Open to

**Dressing Room 2.84m (9ft 2in) x 2.42m (7ft 10in)** Front facing window enjoying fine views towards the Malvern Hills. Fitted with a range of wardrobes and drawers. Radiator. Archway to

**En Suite Bathroom** Also accessed from the landing. Suite comprising corner shower unit, corner bath with hand held shower attachment, wash hand basin with cupboards under, low level WC. Side facing window, ceiling light, ladder style radiator, wall and floor tiles with underfloor heating.

**Bedroom 2 4.88m (15ft 9in) x 3.25m (10ft 6in)** Enjoying a dual aspect with far reaching views across the valley below and towards the Hereford Beacon. Two ceiling lights. Access to loft space. Radiator. TV point. Cupboard housing Ideal central heating boiler which provides hot water to all three bathrooms and the heating for this room, the landing and the drawing room below. Door to

**En Suite Shower Room** Luxury fitted shower room with white suite comprising large walk in shower with fixed raindrop shower head and hand held shower attachment, vanity wash hand basin with drawers below and vanity mirror over, low level WC. Window, recessed spotlights, shaver socket, ladder style radiator.

**Bedroom 3 3.77m (12ft 2in) x 3.15m (10ft 2in)** Side facing window enjoying views towards to the Hereford Beacon. Ceiling light. Radiator. TV point.

**Bedroom 4 3.25m (10ft 6in) x 3.04m (9ft 10in)** Rear facing window enjoying views across the valley below. Ceiling light. Fitted wardrobes with louvered doors and cupboards over. Radiator. TV point.

**Bedroom 5 3.25m (10ft 6in) x 2.94m (9ft 6in)** Enjoying a dual aspect with views towards the Malvern Hills and across the valley below. Ceiling light. Fitted shelving. Radiator. TV point.

**Family Bathroom** Contemporary white suite comprising panel bath with fixed raindrop shower over and hand held shower attachment, vanity wash hand basin with drawers below, low level WC. Window, recessed spotlights, ladder style towel rail.

**ANNEXE** A door from the reception hall leads to the annexe, which would be ideal for those with a dependant relative or as a potential further source of income. The annexe also has its own external entrance door.

**Annexe Hallway** Tall central heating radiator. Two wall light fittings. External entrance door. Doors to

**Annexe Sitting Room 4.88m (15ft 9in) x 3.77m (12ft 2in)** Enjoying a dual aspect with superb views towards the Malvern Hills. Fireplace with tiled hearth, chimney insert and cowl fitted ready for a wood burning stove. Fitted shelving with cupboard to recess. Two wall light points. Radiator. Painted ceiling beams. TV point. Telephone point.

**Annexe Kitchen 2.63m (8ft 6in) x 2.25m (7ft 3in)** Refitted kitchen comprising floor and wall mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Space for electric cooker. Space and plumbing for washing machine. Side and rear facing windows. Ceiling light. Extractor fan. Radiator.

**Annexe Bedroom 3.66m (11ft 10in) x 2.94m (9ft 6in)** Double bedroom enjoying views towards the Malvern Hills.

**Annexe Bathroom** Contemporary white suite comprising panel bath with mixer tap shower over and tiled surrounds, vanity wash hand basin with cupboard below, low level WC. Window, recessed spotlights, ladder style towel rail, built in cupboard with radiator.

**Outside** Brambleton is approached by a sweeping gravelled driveway providing parking for several vehicles. There is a **DOUBLE GARAGE** (18'1" x 18'8") located at the entrance of the driveway, which has recently been fitted with a new electronically operated roller door. There is power connected.

The grounds surrounding Brambleton have been expertly designed and extensively landscaped to showcase the panoramic views surrounding the property. The garden includes large terraces of lawn with hand carved hillstone retaining walls and strategically positioned seating areas to follow the sun as it moves around. To the front of the property there is a newly constructed wooden veranda and heavily planted flower border to create a vivid splash of colour throughout the year. At the top of the garden there is a **SUMMER HOUSE**, which has recently been reroofed, with power and water connected. The summer house enjoys sweeping views towards the Suckley Hills and Black Mountains. The grounds in total extend to approximately **HALF AN ACRE**.



### Directions

From the agent's Colwall office proceed along Walwyn Road towards Ledbury and at Colwall Green turn left up Evendine Lane. Follow Evendine Lane for approx. 0.5 miles and the private driveway serving five properties will be found on the left hand side. Brambleton is the first property on the left.

### Services

We have been advised that mains electricity, water and gas are connected to the property. Drainage is to a shared private system. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

### General

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/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.

### Tenure

We have been advised (subject to legal verification) that the property is Freehold.

### Viewing

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

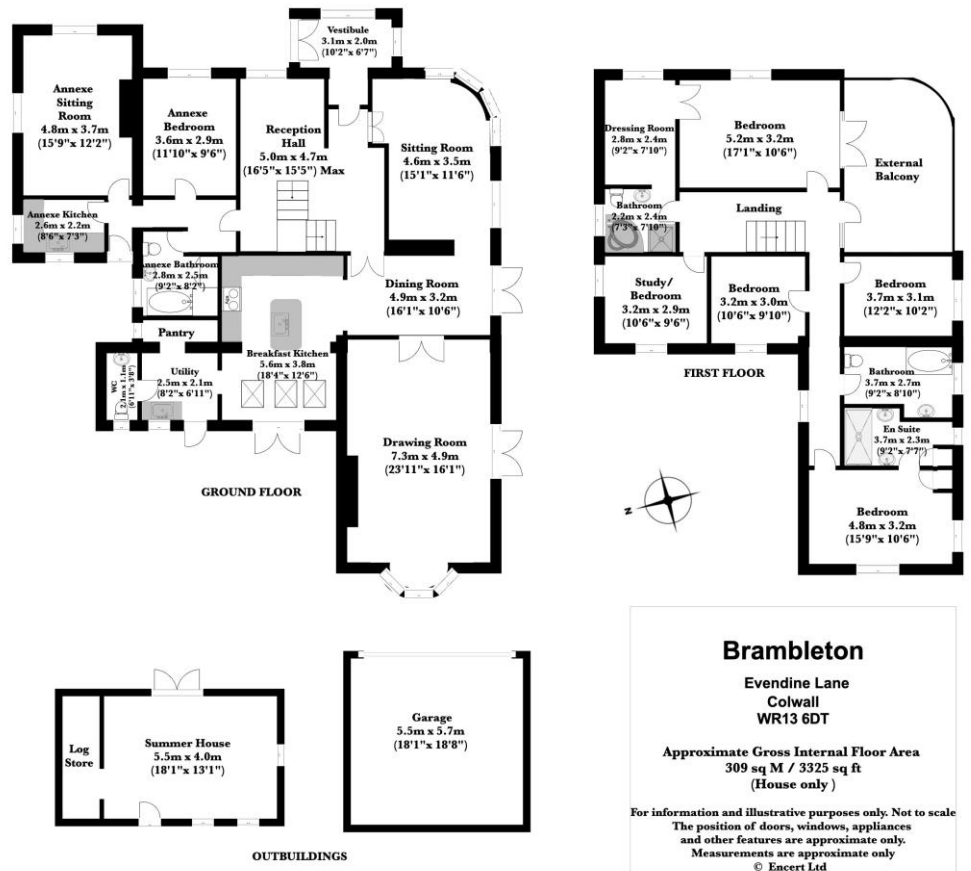
### Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

### EPC

The EPC rating for this property is D (68).



### Brambleton

Evendine Lane  
Colwall  
WR13 6DT

Approximate Gross Internal Floor Area  
309 sq M / 3325 sq ft  
(House only)

For information and illustrative purposes only. Not to scale  
The position of doors, windows, appliances  
and other features are approximate only.  
Measurements are approximate only  
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