

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE AND SUBSTANTIAL SEMI DETACHED PERIOD PROPERTY SITUATED IN A PRIME POSITION IN UPPER COLWALL OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION COMPRISING THREE RECEPTION ROOMS, BREAKFAST KITCHEN, FOUR BEDROOMS, TWO SHOWER/BATHROOMS, AMPLE OFF ROAD PARKING, DETACHED GARAGE AND GROUNDS INCLUDING WOODLAND EXTENDING TO APPROXIMATELY ONE AND A HALF ACRES.

NO ONWARD CHAIN. EPC E.

High View - Guide Price £680,000

Jubilee Drive, Upper Colwall, Malvern, Herefordshire, WR13 6DW

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High View

Location & Description

High View occupies a delightful elevated position on the upper slopes of the Malvern Hills, almost equidistant from both Malvern and Ledbury, both of which are approximately three miles away. In Great Malvern there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. These facilities are equally well matched in Ledbury and the house is well placed for fast access to a comprehensive transport network including junctions 1 and 2 of the M50 at Upton and Ledbury respectively and junction 7 of the M5 south of Worcester. There are also mainline railway stations in the very well served nearby village of Colwall (approximately two miles), Great Malvern and Ledbury.

Educational needs are well catered for in both the state and private systems at primary and secondary levels, including two preparatory schools in Colwall (The Elms and The Downs), several highly regarded secondary schools and Malvern College and Malvern St James Girls' School.

The property is on the doorstep of the network of paths and bridleways that criss cross the Malvern Hills and is less than half a mile from British Camp and its nearby hotel and restaurant. This is the perfect spot for those who enjoy outdoor life and for dog walkers.

Property Description

Believed to date back to 1890, High View was originally built as part of a Finishing Girls School. In the early 1900's, the property was redeveloped into a family home and has been in the ownership of the current vendors for nearly 30 years. In need of some updating, the property has many fine features and offers a fantastic opportunity to become a modern contemporary home.

Offering characterful accommodation with generously proportioned rooms, the property is arranged on the ground floor with an entrance porch, utility room, 30 ft long conservatory, breakfast room with adjoining kitchen, dining room, shower room and triple aspect drawing room. On the first floor a landing leads to the master bedroom with fitted wardrobes, three further bedrooms, dressing room and family bathroom. There is external access to a lower ground floor where there is a cellar and store room.

Outside, High View is approached by a tarmac driveway providing off road parking for several vehicles and in turn leads to a **DETACHED SINGLE GARAGE**. The grounds belonging to High View are delightful and comprise a terraced garden mainly laid to lawn with mature planting and some magnificent trees. There is also a large area of woodland. The grounds in total extend to approximately **ONE AND A HALF ACRES**.

Offered with no onward chain the agent's highly recommend an early inspection inspection.

The accommodation with approximate dimensions is as follows:

Canopy Porch Wooden entrance door to

Entrance Porch Ceiling light, space for coat hooks, tiled floor. Part opaque glazed door to

Utility Room Side facing window, ceiling light, stainless steel sink drainer unit with cupboard below, wall mounted units, space and plumbing for washing machine and tumble dryer, tiled floor.

Archway to

Conservatory 9.12m (29ft 5in) x 3.15m (10ft 2in) Of brick and uPVC construction. Flooded with natural light overlooking the courtyard seating area. Wall light points, two radiators, tiled floor. Glazed door to

Breakfast Room 4.47m (14ft 5in) x 4.11m (13ft 3in) Ceiling light, fitted sideboard with glass display cabinets, internal window into the conservatory. Feature fireplace with wooden surround, stone hearth and inset wood burning stove. Tiled floor continuing into

Kitchen 4.90m (15ft 10in) x 2.27m (7ft 4in) Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Integrated Bosch **DOUBLE OVEN**, Stoves 4-ring





electric **HOB** with cooker hood over, Blomberg **DISHWASHER**. Space for tall fridge and tall freezer.

Front and side facing windows overlooking the garden. Ceiling light, radiator.

Dining Room 5.37m (17ft 4in) x 4.13m (13ft 4in) Accessed from the Breakfast Room and Inner Hall.

Two front facing window overlooking the garden. Ceiling light, radiator, wood effect flooring.

Inner Hall T shaped inner hall.

Ceiling light, radiator, telephone point. Stairs to first floor with under stairs storage cupboard.

Shower Room Suite comprising corner shower cubicle, wash hand basin with cupboard below, low level WC. Strip light, radiator, tiled walls, tiled floor.

Drawing Room 6.59m (21ft 3in) x 5.35m (17ft 3in) into chimney breast recess Enjoying a triple aspect overlooking the garden and woodland beyond. Ceiling light, picture rail, two radiators, telephone point, TV point. Feature fireplace with wooden cladding, stone surround and open grate.

First Floor Landing L-shaped landing.

Velux roof light and rear facing window enjoying far reaching views across Herefordshire countryside. Two ceiling lights, radiator. Doors to

Bedroom 1 5.09m (16ft 5in) x 4.44m (14ft 4in) plus wardrobes Enjoying a dual aspect overlooking the garden and woodland beyond. Feature vaulted ceiling with exposed ceiling beams. Wall light points, comprehensive range of fitted wardrobes with hanging rails and shelving, fitted bookcase, fitted vanity unit with inset wash hand basin and cupboard below, two radiators, telephone point.

Dressing Room 1.89m (6ft 1in) x 1.70m (5ft 6in) Ceiling light. Door to large walk in cupboard. Door to

Family Bathroom Suite comprising panel bath, pedestal wash hand basin with mirrored cabinet above, low level WC. Side facing window, ceiling light, chrome ladder style towel rail, tiled walls, radiator.

Bedroom 2 4.16m (13ft 5in) x 2.87m (9ft 3in) Front facing window overlooking garden and woodland beyond. Ceiling light, access to loft space, pedestal wash hand basin with mirror above, radiator, wood effect flooring.

Bedroom 3 4.11m (13ft 3in) x 3.33m (10ft 9in) Front facing window overlooking the garden and woodland beyond. Ceiling light, pedestal wash hand basin with mirror above, radiator, wood effect flooring.

Bedroom 4 5.37m (17ft 4in) x 3.69m (11ft 11in) Enjoying a dual aspect with far reaching views across the Herefordshire countryside and toward the Malvern Hills. Ceiling light, pedestal wash hand basin with mirror over, two radiators.

Lower Ground Floor External access to a cellar (12'11" x 9'5") with store room housing oil fired central heating boiler.

Outside

High View is approached by a tarmac driveway leading to an area of parking and a **DETACHED SINGLE GARAGE** (15'7" X 9'6"). Wrought iron gates lead to a further area of parking with turning space.

The garden belonging to High View is delightful and arranged over three terraces. Immediately adjacent the property there is a large paved seating area bordered with mature shrubs and plants. Steps lead to a further area of garden mainly laid to lawn with attractive box hedging and a blanket of spring bulbs. There is access to an additional area of storage, suitable for garden tools and equipment.

A further set of steps lead to a secluded area of garden surrounded by Rhododendrons, with pathways leading down into the woodland.

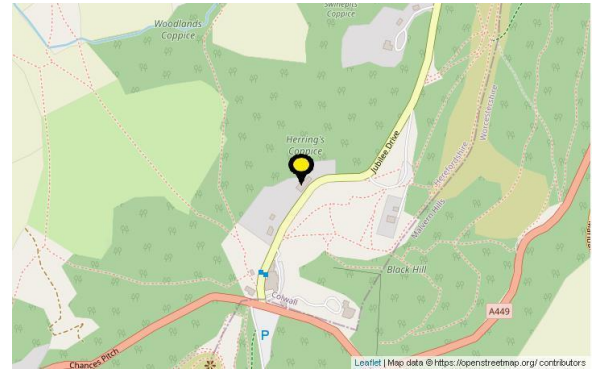
There is a large hardstanding platform with railings and a wood store beneath.

The garden and woodland extend to approximately **ONE AND A HALF ACRES**.



Directions

From the Agent's Office in Ledbury, proceed out of the town along the Worcester Road (A449) in the direction of Malvern. Continue along this road for approximately 3 miles and on reaching the Malvern Hills Hotel, turn left onto Jubilee Drive (B4232). Continue along here for a short distance, where the property can be located on the left hand side, before reaching Black Hill carpark.



Services

We have been advised that mains electricity and water are connected. Heating is oil fired. Drainage is to a shared system. 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 infer 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 "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 E (42).



Total area: approx. 253.9 sq. metres (2733.0 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. Total Area measurements do not include garages or any outbuildings (unless specified). Copyright - Crown Ltd. Plan produced using PlanIt.

High View, Jubilee Drive, Upper Colwall, Malvern



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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.

