



**A UNIQUE OPPORTUNITY TO PURCHASE AN ATTRACTIVE DETACHED PERIOD PROPERTY CONVENIENTLY SITUATED IN THE HEART OF THE POPULAR VILLAGE OF COLWALL ENJOYING FINE VIEWS TOWARDS THE MALVERN HILLS AND OFFERING CHARACTERFUL ACCOMMODATION WITH POTENTIAL FOR FURTHER DEVELOPMENT.**

**EPC TBC.**

## Stone Hall - Guide Price £795,000

Stone Drive, Colwall, Malvern, Herefordshire, WR13 6QJ



# Stone Hall

## 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, which is a short walk away from the property, with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

Built in 1880 by The Ballard Family, Stone Hall is an attractive period property enjoying a sunny south west facing aspect with wonderful views towards the Malvern Hills. Originally three cottages, Stone Hall has an interesting history and has previously been used as a public house, army ration centre, a Temperance Hotel and most recently served as offices. The property is arranged over three floors with an internal staircase connecting all floors and comprises both residential accommodation and commercial offices. The property is in need of improvement and offers an exciting opportunity to create a fine family home or potentially be divided into individual units, subject to the necessary consents.

There are many fine period features throughout including high ceilings, sash windows, corniced ceilings and attractive fireplaces. The accommodation on the first floor is approached by an external set of stone steps, which lead to a terraced seating area with access to a large entrance porch. A solid wood entrance door leads to a spacious hallway with a breakfast kitchen and family bathroom. Stairs lead to a half landing with two reception rooms and master bedroom. On the second floor there are two further double bedrooms, both with fitted storage.

The commercial offices are located on the ground floor and comprise two large offices, impressive boardroom, separate studio, kitchen area and two WC's.

Outside, Stone Hall enjoys a pleasant area of garden with high hedging for privacy. A driveway provides ample parking with access to a detached **DOUBLE GARAGE**.

With so much to offer, an early inspection is highly recommended. The accommodation with approximate dimensions is as follows:

## FIRST FLOOR

A set of external stone steps leads to the first floor.

### Entrance Porch

Large entrance porch with space for coats and boots. Door to

### Entrance Hall

Wall light, radiator. Stairs to Upper Landing with understairs storage cupboard. Doors to

### Breakfast Kitchen 4.18m (13ft 6in) x 3.66m (11ft 10in)

Fitted with a range of wall and floor mounted units with work surfaces over, inset one and a half stainless steel sink drainer unit and tiled surrounds. Space for cooker, space and plumbing for dishwasher. Rear facing window and two further side facing windows, ceiling spotlights.

### Bathroom

Suite comprising panel bath, wash hand basin, low level WC. Opaque glazed rear facing window, ceiling light, radiator, tiled walls.

### Upper Landing

Two ceiling roses with ceiling light fittings, two radiators. Stairs to second floor. Stairs to ground floor. Doors to

### Sitting Room 4.52m (14ft 7in) x 4.39m (14ft 2in)

Enjoying a dual aspect with double doors opening onto an impressive balcony with fantastic views towards the Malvern Hills. Ceiling rose with ceiling light fitting, wall lights, two radiators, TV point. Feature fireplace with attractive surround and slate hearth.





#### **Dining Room 4.68m (15ft 1in) x 4.34m (14ft)**

Large side facing window enjoying far reaching views, cornicing, ceiling rose with ceiling light fitting, two radiators, attractive fireplace with tiled hearth.

#### **Bedroom 1 4.70m (15ft 2in) x 4.37m (14ft 1in)**

Front facing window enjoying views towards the Malvern Hills. Ceiling light, ornate fireplace, comprehensive range of fitted bedroom furniture, radiator.

#### **Second Floor Landing**

Striking part vaulted ceiling, two side facing windows with fantastic far reaching views, built in storage cupboard. Doors to

#### **Bedroom 2 5.81m (18ft 9in) x 3.56m (11ft 6in) max**

Side facing window enjoying far reaching views, wall lights, ornate fireplace, radiator. Range of built in wardrobes with hanging rails and shelving.

#### **Bedroom 3 3.64m (11ft 9in) x 3.38m (10ft 11in)**

Side facing window enjoying a pleasant open aspect, wall lights, ornate fireplace, radiator. Access to eaves storage.

### **GROUND FLOOR**

#### **Entrance Hall**

Double wooden entrance doors, front facing window, understairs storage cupboard. Open

#### **Vestibule**

Ceiling light, radiator, fitted bookshelves. Doors to

#### **Office 1 4.39m (14ft 2in) x 4.23m (13ft 8in)**

Double doors opening to outside and further rear facing window. Ceiling light, radiator, fitted shelving into recess, telephone point.

#### **Office 2 4.57m (14ft 9in) x 4.23m (13ft 8in)**

Front facing sash window, two ceiling lights, radiator, fitted shelving. French doors to outside. Door to

#### **Board Room 4.54m (14ft 8in) x 4.18m (13ft 6in)**

Side facing bay window, two strip lights, extensive range of fitted storage, radiator. Door to Boiler Cupboard housing floor mounted gas fired boiler with fitted shelving.

#### **Inner Hall**

Side facing window, strip light, radiator. Door to

#### **Rear Hall**

Door to outside parking area. Door to

**Studio 6.35m (20ft 6in) x 3.64m (11ft 9in)** Rear and side facing windows, ceiling light, two radiators. Door to Rear Porch.

**Plant Room** Strip light, floor mounted boiler, radiator. Access to WC. Door to

#### **Kitchen Area 3.33m (10ft 9in) x 1.60m (5ft 2in)**

Two side facing windows, strip light, sink drainer unit with cupboard below, space and plumbing for washing machine. Access to WC

#### **Outside**

Stone Hall is approached by wrought iron vehicular gates leading to a gravelled driveway providing parking for several vehicles and in turn gives access to a **DETACHED DOUBLE GARAGE** with up and over doors and power connected.

The property enjoys a wrap around garden with high hedging designed to create privacy. There is an attractive walled courtyard with a paved seating area and an outdoor BBQ, providing the perfect setting for entertaining with friends and family. There is an area of lawn with a magnificent Magnolia tree and a further interesting range of mature shrubs.

## Directions

From the Agent's Colwall Office, turn right at the Colwall Stone into Stone Drive and the property can be found straight ahead.



**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.

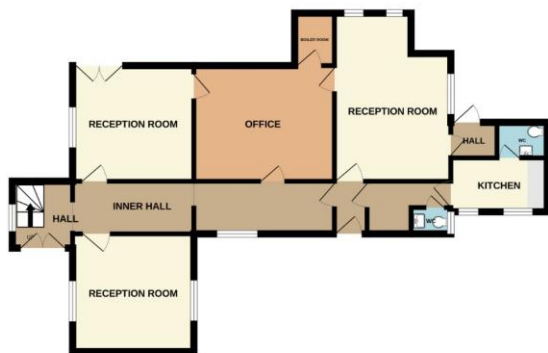
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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 "E" 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 TBC.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3046sq.ft. (283.0 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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