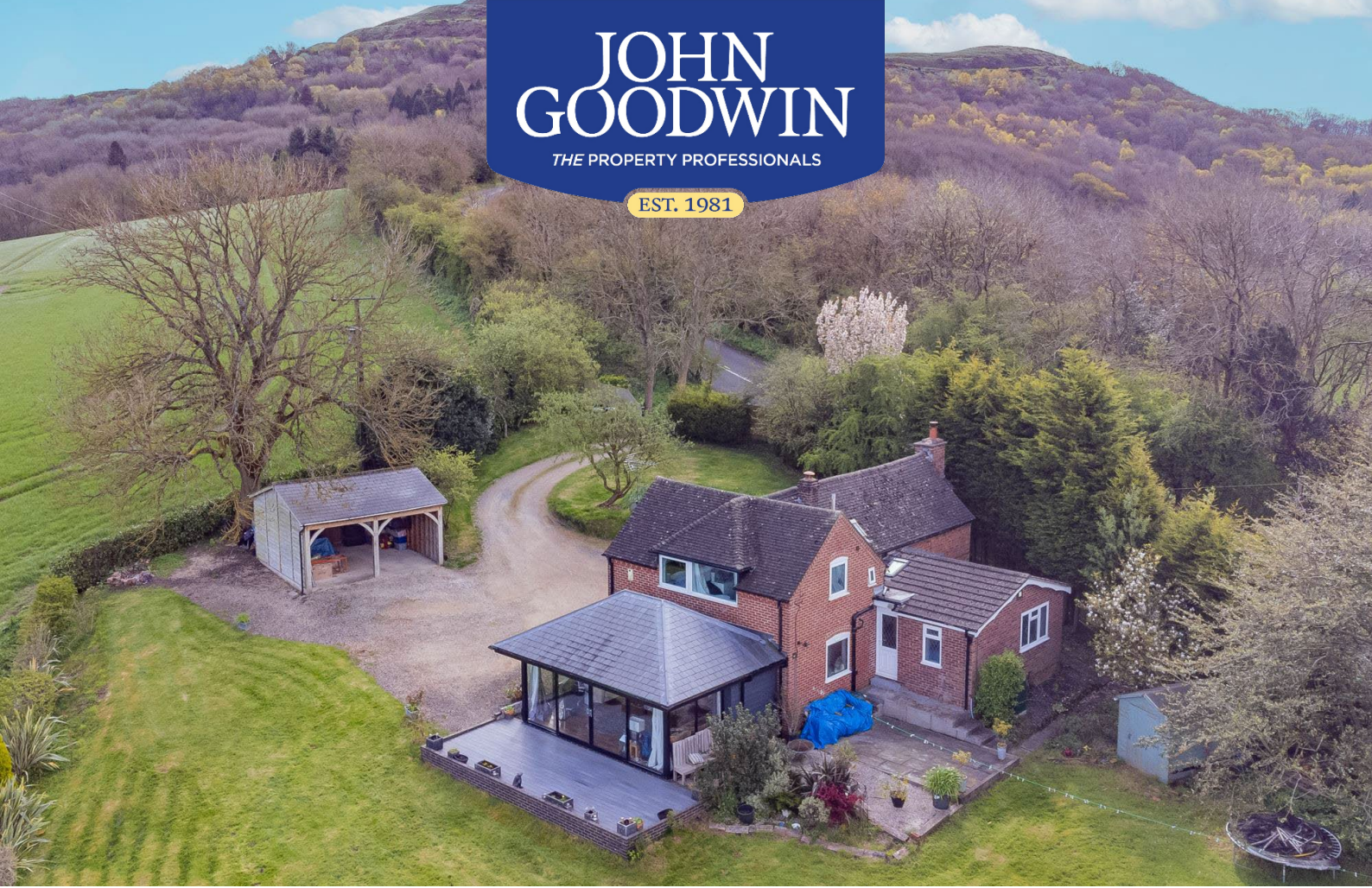


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFUL DETACHED PERIOD COTTAGE ENJOYING ENVIABLE VIEWS ACROSS THE SURROUNDING HEREFORDSHIRE COUNTRYSIDE TOWARDS THE MALVERN HILLS AND OFFERING CONTEMPORARY FAMILY ORIENTATED ACCOMMODATION WITH TWO RECEPTION ROOMS, IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY ROOM, UTILITY/CLOAKROOM, THREE DOUBLE BEDROOMS (ONE EN SUITE), TWO BATH/SHOWER ROOMS, EXTENSIVE PARKING, CARPORT AND DELIGHTFUL MATURE GARDEN.**

**EPC E. VIEWING ESSENTIAL.**

## Braeside - Guide Price £750,000

British Camp Road, Upper Colwall, Malvern, WR13 6HR



# Braeside

## Location & Description

Braeside enjoys a convenient location just under four miles from the town of Ledbury where there is an excellent range of amenities including individual local shopping, supermarkets, hotels, restaurants, theatre, community hospital, leisure facilities, schools and churches. Great Malvern is just over four miles distant and has a comprehensive choice of shops and banks, Waitrose supermarket, the renowned Malvern Theatre and cinema complex and the Splash leisure pool and gymnasium. The highly regarded village of Colwall is only about two miles away. Transport communications are well catered for with mainline railway stations at Ledbury, Colwall and Malvern and a regular bus service between the three centres.

## Property Description

A beautifully presented detached red brick cottage situated in an excellent location on the western slopes of the Malvern Hills commanding truly stunning views across the rolling Herefordshire countryside towards British Camp and the length of the Malvern Hills. Braeside is believed to have its origins back in the 19th Century as a small detached period cottage. In more recent years it has been the subject of major alteration, extension and complete refurbishment. It now offers charming, interesting accommodation with oil fired central heating and double glazing.

The bright and airy accommodation is arranged on the ground floor with an entrance hall, impressive open plan kitchen/dining/family room with patio doors leading to outside, sitting room, snug/playroom, shower room and cloakroom/utility. On the first floor are three double bedrooms, one with an ensuite shower room and a family bathroom.

Outside, Braeside enjoys a delightful wrap around garden mainly laid to lawn with mature trees and attractive shrub borders. A sweeping driveway provides parking with turning area and leads to a wooden **CARPORT**.

An early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

**Hall** Entrance door, radiator, double glazed window, exposed roof timbers, wooden floor. Door to Sitting Room. Steps down to

**Open Plan Kitchen/Dining/Family Room 6.71m (21ft 8in) x 3.72m (12ft) narrowing to 9ft** An impressive open plan kitchen/dining/family room forming part of an extension that was completed in 2017. The room is flooded with natural light and enjoys a terrific outlook across the length of the Malvern Hills and through the valley northwards over Herefordshire to the Clee Hills in Shropshire.

**Kitchen/Dining Area** The kitchen is fitted with a comprehensive range of wall and floor mounted units with Quartz work surfaces over. There are several integrated appliances including a **FRIDGE**, **FREEZER**, **DISHWASHER** and **TWIN OVENS**. A particular feature of the kitchen is a central island with a matching Quartz work surface, inset induction HOB, cooker hood over and additional storage cupboards.

**Family Room** Ceiling light. Uplights. TV point. Wooden floor with underfloor heating.





**Sitting Room 6.92m (22ft 4in) x 4.28m (13ft 10in)** A lovely room with double glazed windows to three aspects with superb views. Painted ceiling beams. Ceiling lights. Oak laminate flooring. Impressive inglenook fireplace with inset wood burning stove, stone hearth and wood mantle over. Radiator. TV point. Stairs to First Floor. Open to

**Snug/Playroom** Rear and side facing windows overlooking the garden. Ceiling light. Radiator. Wooden floor. Open to

**Rear Hall** Velux roof light. Ceiling light. Door to garden. Doors to

**Shower Room** Large tiled shower cubicle housing Mira electric shower. Wash hand basin with cupboard under. Ceiling light. Extractor fan. Shaver socket.

**Utility/Cloakroom** Opaque glazed window. Ceiling light. Radiator. Wash hand basin with solid wood top. Low level WC. Wall mounted cupboards. Space and plumbing for washing machine and tumble dryer.

**First Floor Landing** Velux roof light. Exposed wall beams. Access to loft space. Airing cupboard with slatted shelving. Radiator. Doors to

**Bedroom 1 4.06m (13ft 1in) x 3.82m (12ft 4in)** Velux roof light enjoying fine views across surrounding open countryside and Malvern Hills beyond. Further side facing window. Exposed ceiling beams and open to ridge height. Ceiling lights. Radiator. Wash hand basin. TV point.

**Bedroom 2 3.49m (11ft 3in) plus wardrobes x 3.56m (11ft 6in)** Bright and airy room enjoying a dual aspect with glorious views towards the Malvern Hills and beyond. Ceiling light. Radiator. Range of fitted wardrobes with hanging rails and shelving.

**Bedroom 3 4.28m (13ft 10in) x 3.25m (10ft 6in)** Enjoying a dual aspect with large picture windows affording superb views towards the Malvern Hills and beyond. Ceiling light. Radiator. Door to

**En Suite Shower Room** Suite comprising walk in shower enclosure with tiled surrounds. Pedestal wash hand basin with tiled surrounds. Low level WC. Side facing window. Recessed spotlights. Extractor fan.

**Bathroom** Suite fitted with a roll top claw foot free standing bath with hand held shower and tiled surrounds. Vanity wash hand basin with cupboard under. Low level WC. Velux roof light. Exposed ceiling and wall beams. Radiator.

#### Outside

Braeside is approached by a gated access leading to a gravelled driveway that sweeps in front of the house and provides excellent off road parking with turning area for a number of vehicles. This also leads to a **WOODEN CARPORT** (18' x 17'5) with power and light connected. There is a **WOODEN WORKSHOP** to the rear with light and power (12'8'x 6').

The garden provides a stunning setting and lies to three sides of the house. Alongside the driveway there is a raised lawned area with spring bulbs, borders and shrubs. The remaining grounds surround the house itself and are laid to a gently sloping lawn interspersed with shrubs and trees. There are areas for sitting out and admiring the magnificent views across the surrounding rolling countryside of Herefordshire towards the full range of the Malvern Hills and in the very far distance Clee Hill in Shropshire.

There is an outside water tap and outside lighting.



## Directions

From the agents offices in Ledbury continue straight over the traffic lights and proceed out of Ledbury on the A449 Worcester Road in the direction of Malvern. Proceed up the hill at Chances Pitch and the driveway to the property will be found on the left hand side at the end of a wooden fence before you get to the top of the hill.



## Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a private 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 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.

## 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)

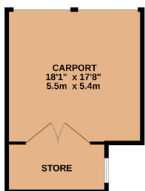
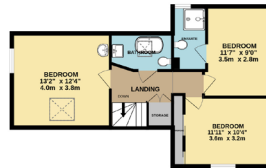
**Council Tax** COUNCIL TAX BAND "F" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is E (54).

GROUND FLOOR  
1446 sq.ft. (134.3 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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.  
Made with Metropac (2008)



**Ledbury Office**  
**01531 634648**

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**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.

