

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CHARMING INDIVIDUAL SEMI-DETACHED CHARACTER COTTAGE WITH DELIGHTFUL ENCLOSED COURTYARD GARDEN, CONVENIENTLY SITUATED WITHIN THE HEART OF THE VILLAGE.**

**EPC C**

**INSPECTION HIGHLY RECOMMENDED**

## Winsome Cottage – Offers In The Region Of £437,500

Station Drive, Colwall, Malvern, Herefordshire, WR13 6QH

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# Winsome Cottage

## Location & Description

Winsome Cottage is conveniently situated in the centre of the sought after village of Colwall.

Colwall is 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

Winsome Cottage was formally part of the Coach House and Stables to the Colwall Park Hotel prior to its conversion to an individual cottage.

This charming cottage is beautifully presented and benefits from gas fired central heating and double glazing throughout with accommodation comprising to the ground floor an entrance hall with staircase to the first floor, spacious L-shaped sitting room with windows and French doors to the garden, a cosy snug and well appointed breakfast kitchen.

To the first floor are three double bedrooms, re-fitted bathroom and separate shower room.

There is a delightful enclosed courtyard garden to the rear of the property.

The agent strongly recommends an early inspection of this property.

## ACCOMMODATION

### Entrance Hall

Wooden entrance door with glazed panel and glazed side panels. Stairs with wooden balustrade to first floor. Understairs storage cupboard with twin doors housing water and electric meter.

### Living Room 6.48m (20ft 11in) x 6.85m (22ft 1in)

Flooded with light, a most attractive L-shaped room which incorporates a living/dining room. Twin glazed UPVC French doors opening to the courtyard and further window to rear. Two radiators. Attractive fireplace inset with cast iron electric stove. Fitted alcove shelving with cupboard beneath.

### Snug 3.20m (10ft 4in) x 3.30m (10ft 8in)

Cosy room with exposed beams and attractive skylight with two electric Velux window. Radiator. TV and telephone points.

### Breakfast Kitchen 4.75m (15ft 4in) x 3.66m (11ft 10in)

Fitted with a range of attractive light oak base and wall cupboards with work surface over and splashbacks. One and a half bowl ceramic sink unit with mixer tap. Plumbing for washing machine and dishwasher. Large built in larder cupboard. Further





built in cupboard housing newly installed Worcester gas fired central heating boiler. Radiator. Telephone and TV points. Glazed wooden door and window to the courtyard. Further window to the front of the property. Tiled flooring.

### First Floor Landing

Radiator. Hatch to insulated and boarded roof space with drop down ladder.

### Bedroom 1 4.73m (15ft 3in) x 3.10m (10ft)

Attractive part sloping ceiling and exposed beam. Door with attractive leaded glass panel over. Fitted with a range of wardrobes incorporating cupboards and drawers. Radiator. UPVC double glazed window. Telephone point.

### Bedroom 2 3.51m (11ft 4in) x 2.99m (9ft 8in)

With fitted wardrobe and cupboards over. Part sloping ceiling. UPVC double glazed window. Radiator.

### Bedroom 3 2.97m (9ft 7in) x 3.25m (10ft 6in)

Part sloping ceiling. Fitted wardrobes with shelving and hanging rail. Airing cupboard with hot water cylinder. Hatch to roof space. UPVC double glazed window. Radiator.

### Bathroom

Refitted with a white suite comprising panelled bath with shower over and folding glazed screen. Low level WC. Wash hand basin. Chrome ladder radiator. Fully tiled walls with wood effect flooring. Extractor fan. Velux window.

### Shower Room 2.99m (9ft 8in) x 1.94m (6ft 3in)

Large shower cubicle housing Mira electric shower with tiled surrounds. WC. Wash hand basin. Velux window with views to the Malvern Hills.

### Outside

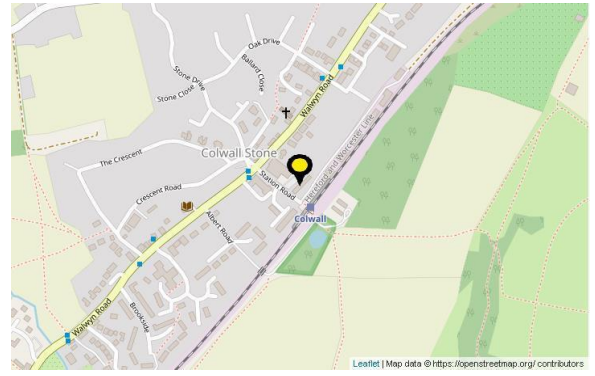
The delightful courtyard garden extends to the rear of the property and enjoys a westerly aspect. Paved throughout with railway sleepers creating raised borders with attractive planting to include two acers, shrubs and seasonal flowers. The courtyard is enclosed by recently replaced wooden fencing and benefits from a side gate to the front of the property.

Useful outside tap and external electric point. Garden shed included in the sale.



## Directions

From the agent's Colwall office turn right and at the Colwall Park Hotel turn left into Station Drive where the property will be found after a short distance 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 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 "E"

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 C (71).

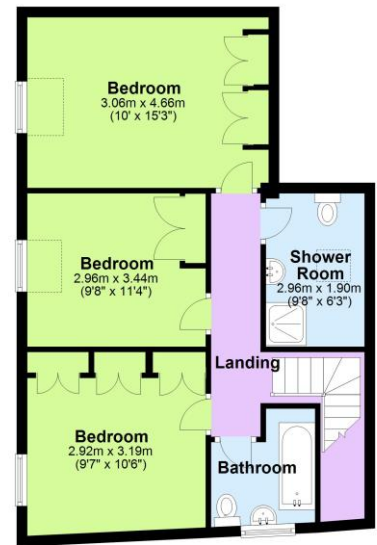
### Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



### First Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 123.4 sq. metres (1328.0 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 - Encort Ltd Plan produced using PlanUp.

**Winsome Cottage, Station Drive, Colwall**

### 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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