

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPACIOUS DETACHED FAMILY HOME SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF PENDOCK OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION COMPRISING THREE RECEPTION ROOMS, BREAKFAST KITCHEN, UTILITY ROOM, FIVE DOUBLE BEDROOMS (MASTER EN SUITE), TWO BATH/SHOWER ROOM, AMPLE DRIVEWAY PARKING, LARGE DETACHED SKITTLE ALLEY/STORAGE ROOM AND MATURE GROUNDS EXTENDING TO 2.7 ACRES.

EPC E.

Van Der Hills- Guide Price £900,000

Pendock, Gloucester, Worcestershire, GL19 3PG

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Van Der Hills

Location & Description

Van der Hills is located on the outskirts of the village of Pendock close to the Herefordshire, Worcestershire and Gloucestershire borders. The village has a church and a primary school. Pendock is within easy access of the towns of Ledbury, Malvern and Tewkesbury and approximately 11 miles from the city of Gloucester. Junction 2 of the M50 motorway is approximately 2 miles and both Ledbury and Malvern have main line railway stations.

Property Description

Believed to have been built in 1987, Van Der Hills is a spacious detached family home occupying a generous sized plot extending to approximately 2.7 acres. The property has an interesting history and was previously known as The Queens Arms public house.

The property has been externally well maintained by the current owners and offers an exciting opportunity for a prospective purchaser to put their own stamp on it. Extending to 2805 sq ft, the accommodation on the ground floor comprises a spacious entrance hall, cloakroom, living room, dining room/second sitting room, office, large breakfast kitchen, utility room, boiler room and shower room. On the first floor a landing leads to a master bedroom with an en suite bathroom, four further double bedrooms and a family bathroom.

Outside, Van Der Hills is approached by a right of way across a privately owned driveway leading to a generous area of parking with turning space. There is room to park several sizable vehicles, including a motor home/caravan. The property enjoys an established garden bordered by hedging and several mature trees. Within the grounds there is a **SKITTLE ALLEY/STORAGE ROOM**, which offers further potential and previously had planning permission granted (now lapsed) for two three bedroomed holiday bungalows. There is also an additional area of ground, with a large **GREENHOUSE**.

The accommodation with approximate dimensions is as follows:

Spacious Entrance Hall Wooden entrance door, front facing window, ceiling lights, wall lights, two radiators. Stairs to first floor. Doors to

Cloakroom Side facing window, pedestal wash hand basin, low level WC. Ceiling light, radiator, cupboard housing hot water cylinder with shelving.

Sitting Room 5.61m (18ft 11in) x 5.24m (16ft 11in) Front facing bay window, wall lights, two radiators, TV point. Feature open fireplace with tiled hearth.

Office 3.69m (11ft 11in) x 3.07m (9ft 11in) Front facing bay window, ceiling light, fitted cupboards with working space over, radiator.

Dining Room 4.73m (15ft 3in) x 3.13m (10ft 1in) Currently used as a second sitting room.

Wall lights, TV point, radiator. Inglenook fireplace with multi fuel stove and slate hearth. Patio doors to outside seating area.





Breakfast Kitchen 6.82m (22ft) x 5.63m (18ft 2in) Fitted with a range of wall and floor mounted units with work surface over, inset sink drainer unit and tiled surrounds. There are a range of integrated appliances including an OVEN and 4 ring electric HOB, MICROWAVE and a DISHWASHER.

Enjoying a dual aspect with rear and side facing windows. Ceiling lights, radiator, TV point. Stable door to outside. Door to

Utility Room 3.80m (12ft 3in) x 2.84m (9ft 2in) Further matching range of wall and floor mounted units with work surface over and inset stainless steel sink drainer unit. Rear facing window, ceiling, space and plumbing for washing machine and additional appliances. Door to

Boiler Room Side facing window, ceiling light, wall mounted Worcester LPG boiler. Door to

Shower Room Suite comprising shower enclosure with electric shower, pedestal wash hand basin, low level WC. Side facing window, ceiling light.

First Floor Landing Front facing window, access to loft space, wall lights, two radiators. Doors to

Bedroom 1 6.09m (19ft 8in) x 5.21m (16ft 10in) including wardrobes Enjoying a dual aspect with rear and side facing windows. Ceiling lights, wall lights, two radiators. Comprehensive range of fitted wardrobes with hanging rails and shelving. Door to

En Suite Bathroom Suite comprising corner panel bath, shower enclosure with electric shower, pedestal wash hand basin, low level WC. Rear and side facing windows, ladder style towel rail, tiled walls, radiator.

Bedroom 2 5.35m (17ft 3in) x 3.30m (10ft 8in) Front facing window, ceiling light, built in wardrobes, radiator.

Bedroom 3 4.75m (15ft 4in) x 3.38m (10ft 11in) Rear facing window, ceiling light, built in cupboard, radiator.

Bedroom 4 3.80m (12ft 3in) x 3.33m (10ft 9in) excluding wardrobes Side facing window, ceiling light, built in wardrobes, radiator.

Bedroom 5 3.56m (11ft 6in) x 3.07m (9ft 11in) Front facing window, ceiling light, radiator.

Family Bathroom Suite comprising panel bath, pedestal wash hand basin, low level WC. Side facing window, ceiling light, tiled walls, radiator.

Outside

Van der Hills is approach via a right of way across a privately owned driveway leading to a generous area of parking with ample turning space. The grounds belonging to Van der Hills wrap around the property and are mainly laid to lawn bordered by mature trees and hedging. There is an attractive paved patio seating area immediately adjacent the property, which is ideal for outside dining and entertaining.

Within the grounds there is a **DETACHED SKITTLE ALLEY/STORAGE BARN (49'6" X 17'10")** with power and light connected.

There is a further area of ground housing a large **GREENHOUSE** with power and water connected. There is space to create a large vegetable and fruit patch.

The grounds in total extend to 2.7 **ACRES**.

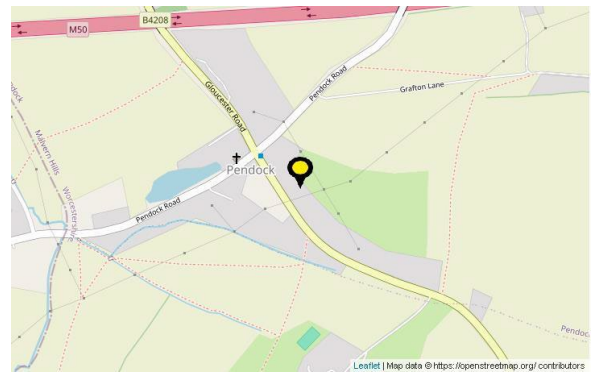


Directions

What3Words: access.earful.elder

Services

We have been advised that mains water and electricity are connected to the property. Heating is via LPG. 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 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 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).

Council Tax COUNCIL TAX BAND "G" (Malvern Hills District Council) 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 (49).

GROUND FLOOR
1418 sq.ft. (131.8 sq.m.) approx.



1ST FLOOR
1386 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA: 2805 sq.ft. (260.6 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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Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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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.

