

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST ATTRACTIVE DETACHED GRADE II LISTED COUNTRY COTTAGE OCCUPYING A SECLUDED POSITION ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF COLWALL SURROUNDED BY OPEN FARMLAND AND OFFERING CHARACTERFUL FOUR BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, THREE BATH/SHOWER ROOMS, DOUBLE GARAGE, GENEROUS PARKING, SELF CONTAINED ANNEXE AND A DELIGHTFUL WRAP AROUND COTTAGE GARDEN.

EPC D.

Stamps Cottage - Guide Price £975,000

Old Church Road, Colwall, Malvern, Herefordshire, WR13 6EZ

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 RICS®

Stamps Cottage

Location & Description

Stamps Cottage is situated on the outskirts of the very popular 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

Believed to date back to 1649, Stamps Cottage was originally two farm cottages, which were converted, renovated and extended by a local builder to create one residential dwelling. The property occupies a secluded position and enjoys wonderful views across adjacent open farmland and orchards. Stamps Cottage is bursting with character and has many fine period features including extensive exposed timbers, wooden internal doors and two striking inglenook fireplaces. This is the first time that Stamps Cottage has been available on the open market and offers a unique opportunity to purchase a truly stunning home.

The accommodation is generously proportioned and is arranged on the ground floor with an oak framed storm porch, entrance hall, sitting room with wood burning stove, separate dining room with a striking bay window, study, breakfast kitchen, useful utility room and a cloakroom. On the first floor, a spacious landing leads to the master bedroom with a comprehensive range of fitted wardrobes and an en suite shower room, three further bedrooms (one en suite) and a family bathroom.

In addition to the main house, there is a self contained annexe, which was constructed in 2008. The annexe is beautifully presented and comprises an open plan living/dining/kitchen, double bedroom and shower room. The annexe offers superb guest accommodation and would be ideal for those with a dependant relative.

Stamps Cottage is approached via a right of access across a privately owned track. A driveway leads to an extensive area of parking and a detached **DOUBLE GARAGE**. The grounds belonging to Stamps Cottage extend to approximately **HALF AN ACRE** and comprises areas of lawn with wild flowers, mature trees and an attractive walled courtyard with a kitchen garden.

With so much to offer, an early inspection is essential.

The accommodation with approximate dimensions is as follows:

Storm Porch Oak framed storm porch with solid wood door to

Entrance Hall Exposed ceiling and wall beams, wall lights, radiator, Travertine floor tiles. Stairs to first floor. Doors to

Living Room 4.68m (15ft 1in) x 3.92m (12ft 8in) Enjoying a sunny south facing aspect with two front facing windows. Exposed ceiling and wall beams, wall lights, radiator, TV point. Feature inglenook fireplace with exposed brick surround, oak mantel and inset wood burning stove.

Dining Room 4.68m (15ft 1in) x 2.99m (9ft 8in) Beautifully appointed with a south facing bay window overlooking the front garden. Exposed ceiling and wall lights, wall lights, radiator. Feature inglenook fireplace with exposed brick surround and oak mantel.

Inner Hall Exposed ceiling beams, wall lights, radiator. Doors to

Breakfast Kitchen 5.92m (19ft 1in) x 3.97m (12ft 10in) max Fitted with a range of wall and floor mounted units with granite work surface over, inset one and a half stainless steel sink drainer unit and matching granite upstands. There are several integrated appliances including a **DISHWASHER, DOUBLE OVEN** and 5 ring gas **HOB** with counter top extractor fan. Space for fridge freezer.

Two side facing windows, exposed ceiling beams, recessed spotlights, radiator, solid wood flooring. French doors leading to rear walled courtyard with a wonderful outlook across surrounding farmland and orchard.





Utility Room 2.97m (9ft 7in) x 2.30m (7ft 5in) Rear facing window, ceiling light. Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink unit and tiled surrounds. Wall mounted Worcester gas fired central heating boiler. Space and plumbing for washing machine and tumbler dryer.

Study 2.84m (9ft 2in) x 1.94m (6ft 3in) Rear facing window, exposed ceiling and wall beams, ceiling light, fitted shelving, radiator.

Cloakroom Rear facing window, wash hand basin with tiled splashback, low level WC, exposed ceiling beams, wall light, radiator, tiled floor.

First Floor Landing Spacious landing full of character with exposed ceiling and wall beams. Ceiling light, access to loft space, built in airing cupboard with hot water cylinder and slatted shelving. Doors to

Master Bedroom 6.02m (19ft 5in) x 3.82m (12ft 4in) Enjoying a dual aspect with fantastic views across the surrounding farmland and orchard. Ceiling light, range of fitted wardrobes with hanging rails and shelving, radiator. Door to

En Suite Shower Room Suite comprising walk in shower enclosure with tiled surround, pedestal wash hand basin with tiled splashback, low level WC. Rear facing window, ceiling light, extractor fan, fitted shelving to recess, radiator.

Bedroom 2 4.90m (15ft 10in) max x 4.54m (14ft 8in) Enjoying a dual aspect with a pleasant outlook across the surrounding grounds. Exposed ceiling and wall beams, ceiling light, radiator. Open to

En Suite Shower Room Suite comprising walk in shower enclosure with tiled surrounds, wash hand basin with storage below. Front facing window, exposed wall beams, wall light.

Bedroom 3 4.54m (14ft 8in) x 2.97m (9ft 7in) Rear facing window enjoying a delightful outlook overlooking the walled courtyard and surrounding farmland beyond. Ceiling light, exposed wall beams, radiator.

Bedroom 4 3.97m (12ft 10in) x 2.51m (8ft 1in) Enjoying a dual aspect with fine views across the surrounding farmland. Exposed ceiling and wall beams, ceiling light, radiator.

Family Bathroom Suite comprising panel bath with electric shower over and glass shower screen, pedestal wash hand basin, low level WC. Side facing window overlooking the garden, exposed ceiling beam, recessed spotlights, extractor fan, part panelled walls, chrome ladder style towel rail.

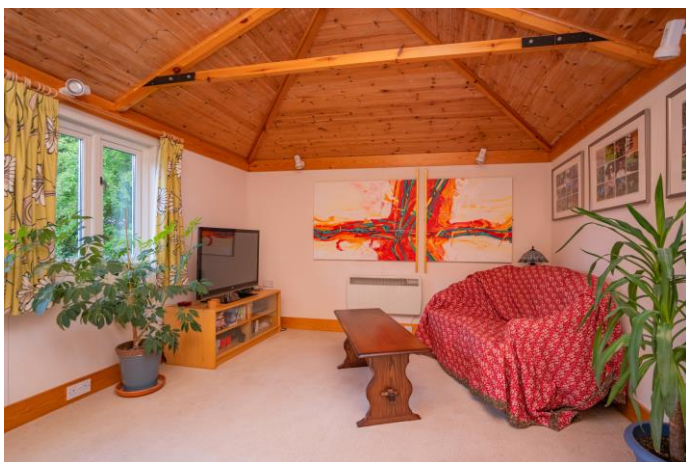
ANNEXE Constructed in 2008, the annexe is a superb addition and offers flexible accommodation for those with dependant relatives. It benefits from electric heating and is double glazed. The accommodation comprises:

Entrance Hall Vaulted ceiling with storage area. Built in cupboard, telephone point. Doors to

Open Plan Living/Dining/Kitchen 6.35m (20ft 6in) x 3.56m (11ft 6in)
Kitchen Area - Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. There is an integrated electric oven with a 4 ring electric HOB and cooker hood over. Space for fridge.
Living/Dining Area - Vaulted ceiling with two Velux roof lights, front facing windows overlooking the garden, wall lights, two electric radiators, TV point.

Bedroom 3.56m (11ft 6in) x 2.99m (9ft 8in) Front facing windows overlooking the garden, vaulted ceiling, wall lights, electric radiator.

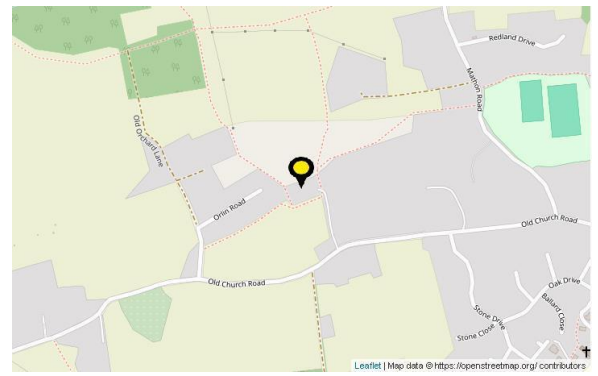
Shower Room Suite comprising walk in shower enclosure with electric shower, vanity wash hand basin with cupboard below, low level WC. Rear facing window, recessed spotlight, extractor fan, electric chrome ladder style towel rail.



Outside

Stamps Cottage is approached by a right of access across a privately owned driveway belonging to Park Farm Trust. The driveway leads to a generous area of parking with turning space and provides access to a detached **DOUBLE GARAGE** (18'8" x 17'1") with up and over doors, overhead storage and power and light connected.

Grounds The grounds belonging to Stamps Cottage are delightful and wrap around the property on all sides. The grounds extend to approximately half an acre and enjoy complete privacy with hedged borders. There are areas laid to lawn interspersed with pockets of wild flowers and mature trees. There are attractive borders bursting with colourful plants and a wonderful walled courtyard with a paved patio area, which provides the perfect setting for outside dining and entertaining. There is an established vegetable patch with raised beds and a **GREENHOUSE** together with a brick built **PIGGERY**.



Services We have been advised that mains services are connected to the property. Broadband is connected via Gigacler with upto 500 MBs available. 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) or Colwall Office (01684 540300)

Directions What3Words: **joins.quoted.weeded**

Council Tax Stamps Cottage COUNCIL TAX BAND "G" Annexe COUNCIL TAX BAND "A" 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 D (63).



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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