

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST ATTRACTIVE FOUR BEDROOM DETACHED CHARACTER COTTAGE SITUATED ON THE EDGE OF THE SOUGHT AFTER VILLAGE OF COLWALL OFFERING WELL APPOINTED SPACIOUS ACCOMMODATION WITH A LARGE GARDEN AN ORCHARD OF APPROX. 0.75 OF AN ACRE ENJOYING VIEWS OVER ADJOINING COUNTRYSIDE WITH DRIVEWAY PARKING, DOUBLE GARAGE, WORKSHOP AND STORE. EPC C

NO ONWARD CHAIN

Flapgate Cottage – Guide Price £900,000

Flapgate Lane, Colwall, Malvern, Herefordshire, WR13 6HL



Flapgate Cottage

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 with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

Flapgate Cottage is a most attractive detached cottage situated on the edge of the popular village of Colwall enjoying wonderful views over adjoining farmland and Herefordshire countryside. The property, originally two farmers cottages, dates back to 1910 and was remodelled and extended by the current owners in 1986 creating a light and spacious family home.

Benefitting from gas central heating and double glazing throughout the generously proportioned accommodation comprises to the ground floor an enclosed entrance porch, spacious reception hall with cloakroom off, delightful sitting room with dual aspect and doors leading to the garden with feature wood burner, separate study, impressive breakfast kitchen fitted with a range of bespoke wooden units including an **EVERHOT RANGE COOKER** and to the dining area a fireplace with wood burner. Double doors lead to a generous second reception room with doors to the garden, and from the kitchen there is access to a rear lobby with utility room off and a rear covered porch.

To the first floor a spacious half galleried landing leads to the master bedroom with ensuite bathroom, three further bedrooms and the re-fitted family bathroom. All of the bedrooms enjoy views over the garden and countryside beyond.

Flapgate Cottage is approached via a gated gravelled driveway providing extensive parking with access to the **DOUBLE GARAGE, AND ADJOINING WORKSHOP AND STORE** with **SOLAR PANELS**.

The attractive gardens wrap around the cottage extending to approximately 0.75 of an acre comprising areas of lawn, attractive flower beds and **ORCHARD** with a selection of fruit trees **INCLUDING APPLE, PEAR AND QUINCE**.

This is the first time Flapgate Cottage has been available on the open market and offers a unique opportunity to purchase this delightful family home in a wonderful setting.

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

Storm Porch

With outside light. Wooden entrance door to:

Entrance Porch

With a tiled floor. Window overlooking the garden. Ceiling downlight. Glazed panelled door to:

Reception Hall

With staircase leading to first floor with understairs storage cupboard. Radiator. Carpet. Pendant light fitting. Door to:

Cloakroom

Re-fitted with WC and wash hand basin. Ladder radiator. Wood effect flooring. Obscured glazed window to front. Attractive wall tiling. Central light fitting.

Study 2.06m (6ft 8in) x 2.94m (9ft 6in)

With glazed panelled door. Double glazed window to rear. Carpet. Ceiling downlights. Two wall lights.

Sitting Room 4.42m (14ft 3in) x 5.92m (19ft 1in)

Dual aspect with double glazed window to rear and French doors opening onto the front terrace enjoying garden views. Feature wood burner on tiled hearth. Radiator. Carpet. TV point.

Breakfast Kitchen 9.71m (31ft 4in) x 3.72m (12ft)

With French doors opening to the front terrace and windows overlooking the garden. Stone Flooring with underfloor heating. Brick built fireplace with wood burner. Fitted with a comprehensive range of bespoke wooden painted units with solid worksurfaces over. Recessed **EVERHOT RANGE COOKER** with





built in storage and shelving and tiled surrounds. Twin Belfast style sink/drainer unit. Space for fridge freezer. Plumbing for dishwasher. Two stainless steel radiators. Open to:

Rear Hall

With double glazed window to rear and external door to the garden. Tiled floor. Door to:

Utility Room 2.71m (8ft 9in) x 4.68m (15ft 1in)

With stone floor. Double glazed window to rear.. Stainless steel sink/ drainer with base unit under. Plumbing for washing machine and space for tumble dryer. Wall cupboards. Wall mounted gas central heating boiler. Radiator. Strip light.

Snug / Dining Room 4.99m (16ft 1in) x 4.73m (15ft 3in)

A spacious second reception room with rear aspect double glazed windows enjoying countryside views and French doors giving access to the garden. Wood flooring. Ceiling downlights. Radiator.

First Floor Landing

Spacious half galleried landing with two double glazed windows to the front aspect. Eave storage. Access to loft space. Radiator. Ceiling downlights. Door to:

Master Bedroom 4.62m (14ft 11in) x 3.72m (12ft)

With double glazed window to rear enjoying lovely views towards Oyster Hill. Radiator. Pendant light fitting. Door to:

En-Suite Bathroom

With white suite comprising WC, wash hand basin and panelled bath with tiled surrounds. Walk-in shower cubicle. Tiled flooring. Radiator. Towel radiator. Double glazed window with obscured glass.

Long Landing

With doors off to airing cupboard with hot water tank and solar water controls. Eave storage.

Bedroom 2 4.99m (16ft 1in) x 4.68m (15ft 1in)

Double glazed window to rear enjoying Far reaching views. Radiator. Carpet. Ceiling downlights.

Bedroom 3 4.03m (13ft) x 2.71m (8ft 9in)

With double glazed window to front with garden views. Radiator. Carpet.

Bedroom 4 4.88m (15ft 9in) x 2.35m (7ft 7in)

With double glazed window to front with garden views. Radiator. Carpet, Pendant light fitting.

Bathroom

Re-fitted with a contemporary white suite comprising WC, wash hand basin with mirror and light over and panelled bath. Matching wall and floor tiles. Large walk-in shower with raindrop shower and hand held attachment. Ladder radiator. Double glazed window with obscured glass. Ceiling downlights. Extractor fan.

Outside

The property is approached from the road via double gates leading to a gravelled driveway with access to the **DETACHED DOUBLE GARAGE** 18"4 x 18"2' with inspection pit, light and power, **ATTACHED WORKSHOP** 18"4' x 6"8 **AND STORE** 15 x 9'6' with window to side, stable door and eave storage. The garage block has **16 SOLAR PANELS** installed.

The landscaped gardens surround the property and are of generous proportions, laid to level lawns with attractive flowerbeds planted with an abundance of seasonal flowers, shrubs and trees. Paved terraces are well placed to enjoy the delightful garden and far reaching views. To compliment the garden is an area of **ORCHARD** with a lovely selection of fruit trees to include **APPLE, PEAR, PLUM AND QUINCE**.



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 take the left turn onto the B4218 signposted Colwall. After a short distance turn left under the railway bridge and bear right. Continue along the lane for a short distance where the driveway to the property will be found on the left hand side.



Services

We have been advised that mains gas, electricity and water are connected to the property. The water is metered via the neighbouring farm. Drainage is private via a septic tank. 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)

Council Tax COUNCIL TAX BAND "G" 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 C (73).



TOTAL FLOOR AREA: 3145 sq.ft. (292.2 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 for 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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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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