

JOHN
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

TANNACHIE

WEST MALVERN, WORCESTERSHIRE

TANNACHIE

HARCOURT ROAD, WEST MALVERN, MALVERN, WORCESTERSHIRE, WR14 4DN

FOR THE FIRST TIME ON THE MARKET IN OVER 40 YEARS, A RARE OPPORTUNITY TO PURCHASE AN OUTSTANDING GENTLEMAN'S RESIDENCE SITUATED IN THE DESIRABLE VILLAGE OF WEST MALVERN OCCUPYING AN ELEVATED POSITION AFFORDING MAGNIFICENT FAR REACHING VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE TOWARDS THE WELSH BORDERS. THIS IMPRESSIVE HOUSE OFFERS GENEROUSLY PROPORTIONED ACCOMMODATION COMPRISING SIX BEDROOMS (MASTER EN SUITE), FOUR RECEPTION ROOMS, AN OPEN PLAN BREAKFAST KITCHEN WITH ADJOINING UTILITY ROOM AND LARDER. THERE IS EXTENSIVE DRIVEWAY PARKING, A DETACHED GARAGE/WORKSHOP AND BEAUTIFULLY MAINTAINED GROUNDS OF APPROXIMATELY ONE AND ONE THIRD OF AN ACRE.

Location

Tannachie enjoys a convenient position in the popular village of West Malvern approximately two and a half miles from the well served village of Colwall and about two miles from the cultural and historic spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There are mainline railway stations in both Great Malvern and Colwall with services to Hereford, Worcester, Birmingham New Street, Oxford and most notably London Paddington within 2.5 hours. Junction 7 of the M5 motorway at Worcester is about nine miles and junction 2 of the M50 near Ledbury is just over ten miles. The property is also well placed for access to some of the best schools in the region at both primary and secondary levels and in the private and state sectors including Malvern College and Malvern St James Girls' School and the Chase and Dyson Perrins as well as The Downs and Elms preparatory schools in Colwall.

Description

Built in 1864, Tannachie was built for his retirement by a general in the Royal Artillery and was specifically designed to take advantage of its elevated position on the western slopes of the Malvern Hills to showcase its spectacular far reaching views across the rolling Herefordshire countryside towards the Welsh Borders.



There are many noteworthy period features including large picture windows, double height ceilings with intricate corning to most of the principal rooms together with deep skirting boards, shutters, Minton tiled floors and original stone fireplaces.

The accommodation is arranged on the ground floor with an entrance porch, large reception hall, cloakroom, snug with wood burning stove, formal dining room, elegant drawing room with a striking bay window and an adjoining garden room. An inner hall leads to a study and an open plan breakfast kitchen with a utility room, walk in pantry and a WC. From the inner hall there is access to an internal lift. On the first floor, a galleried landing leads to an impressive master bedroom with an en suite bathroom, which enjoys a delightful dual aspect overlooking the surrounding grounds and Herefordshire countryside beyond. There are two further double bedrooms and a separate shower room. A rear landing leads to three further bedrooms, separate WC and to an external bridge with access to the garden.

Tannachie is approached by a right of access across land belonging to Malvern Hills Trust. A sweeping driveway leads to a generous area of parking with turning area and

provides access to a **DETACHED GARAGE** (13'2" X 12'1") with power and light connected and a **WORKSHOP** (14'2" X 12'0").

The grounds belonging to Tannachie are spectacular, extending to approximately **ONE AND ONE THIRD OF AN ACRE** and have been attractively arranged to take full advantage of the elevated position and natural slope of the Malvern Hills.

The grounds include a large lawn and a smaller flat lawn. Trees include magnificent redwoods many rhododendrons, plus magnolias, azaleas, eucryphas and Chilean lantern trees. Running right along the top of the garden and facing west, there is a stone wall under which is a deep herbaceous border. There is also a circular Victorian sunken garden.

A striking terrace lies immediately adjacent to the rear of the property and serves as a spectacular viewing platform with breath taking panoramic views across the Herefordshire countryside and towards the Welsh Mountains.

Gravelled pathways weave throughout the grounds and lead to an established vegetable garden with a number of raised beds and a productive fruit cage. There is a **GARDEN**

SHED, a **GREENHOUSE** and a **GLAZED COLD FRAME** as well as a **PELLET STORE** (8'7" x 13'0").

With so much to explore the agents strongly recommend an internal inspection to appreciate this most wonderful home.

The accommodation with approximate dimensions is as follows:

Entrance Porch

Reception Hall

Cloakroom

Snug 4.62m (14ft 11in) x 4.54m (14ft 8in)

Dining Room 6.20m (20ft) x 4.54m (14ft 8in)

Drawing Room 7.23m (23ft 4in) x 5.09m (16ft 5in)

Garden Room 4.39m (14ft 2in) x 2.17m (7ft)

Study 5.09m (16ft 5in) x 2.09m (6ft 9in)

Inner Hall

Breakfast Kitchen 5.71m (18ft 5in) x 5.47m (17ft 8in)



Sitting Area 2.66m (8ft 7in) x 2.53m (8ft 2in)

Store

Internal Hall

Pantry 3.64m (11ft 9in) x 2.53m (8ft 2in)

WC

Utility Room 3.85m (12ft 5in) x 2.99m (9ft 8in)

First Floor Landing

Master Bedroom 6.14m (19ft 10in) x 5.09m (16ft 5in)

En Suite Bathroom 3.95m (12ft 9in) x 3.49m (11ft 3in)

Bedroom 2 6.48m (20ft 11in) x 4.54m (14ft 8in)

Bedroom 3 4.59m (14ft 10in) x 4.54m (14ft 8in)

Family Bathroom 4.62m (14ft 11in) x 2.09m (6ft 9in)

Shower Room

Rear Landing

WC

Bedroom 4 4.26m (13ft 9in) x 3.20m (10ft 4in)

Bedroom 5 3.85m (12ft 5in) x 3.23m (10ft 5in)

Bedroom 6 3.85m (12ft 5in) max x 3.20m (10ft 4in)

Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating is via a Biomass wood pellet boiler. 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 F (22).

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After approximately quarter of a mile, fork right onto Wyche Road (towards Colwall). Continue uphill for three quarters of mile, passing through the Wyche Cutting and taking the next turn to the right (only a few feet from the cutting) towards West Malvern. Follow this route for exactly 1.20 miles until you come to the West Malvern village sign. Just after this turn sharp left into Harcourt Road and Tannachie is the first house on the right.

what3words: regarding.accompany.roadmap



Ground Floor and Outbuildings

Approx. 247.9 sq. metres (2662.2 sq. feet)



First Floor

Approx. 192.4 sq. metres (2070.8 sq. feet)



Total area: approx. 440.3 sq. metres (4739.0 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Total area includes garages and any outbuildings unless specified. Copyright © 2004 JG Plan produced using Plan-i-p

Tannachie, Harcourt Road, West Malvern

MISREPRESENTATIONS ACT 1967 - JOHN GOODWIN

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