

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST INTERESTING INDIVIDUAL DETACHED HOUSE SITUATED IN A WONDERFUL EDGE OF VILLAGE LOCATION ENJOYING STUNNING VIEWS TOWARDS THE MALVERN HILLS AND OFFERING VERSATILE FOUR BEDROOMED ACCOMMODATION WITH A MATURE GARDEN EXTENDING TO OVER A THIRD OF AN ACRE. EPC D.

INSPECTION ESSENTIAL.

Rosemead - Guide Price £850,000

Evendine Lane, Colwall, Malvern, Herefordshire, WR13 6DT



Rosemead

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

A most impressive individual detached property situated in a superb location on the edge of the much sought after village of Colwall enjoying outstanding and uninterrupted views towards British Camp and the Malvern Hills.

Rosemead was originally a bungalow constructed in 1935 by the renowned local Ballard family. The previous architect owner designed an imaginative extension in the early 1990's to create first floor accommodation taking full advantage of the outstanding views. There is extensive use of natural wood and an abundance of natural light flowing throughout the house. The property has recently been further enhanced with newly laid carpets and has been redecorated.

The accommodation is very versatile in its layout and offers scope for further extension (subject to the necessary consents being sought). It is arranged on the ground floor with an entrance vestibule, reception hall, dining kitchen with an adjoining conservatory, three bedrooms, utility room, study and a shower room. On the first floor a galleried landing gives access to an impressive living room with feature vaulted ceiling and wood burning stove, a further bedroom and a family bathroom.

Outside, a driveway provides off road parking and there is an established mature hillside garden backing onto farmland, which in all extends to over a third of an acre.

With so much to offer an early inspection is highly recommended.

Entrance Vestibule

With wooden front door. Quarry tile floor. Double glazed window to front. Half-glazed door to hall.

Reception Hall

With feature parquet flooring. Vertical radiator. Staircase to first floor.

Dining Kitchen 7.28m (23ft 6in) max. x 3.59m (11ft 7in) max.

Fitted with an attractive range of units comprising an inset 1½ bowl sink with base unit under. Further base units. Drawer pack. Wall mounted cabinets. Granite worktops. Integral wine rack. Built-in Neff **OVEN** and full sized **MICROWAVE OVEN**. Fitted Neff induction **HOB** with integral extractor over. Integral Neff **DISHWASHER**. Space for American style fridge freezer. Parquet flooring. Vertical radiator. Glazed double doors to conservatory. Double glazed windows to rear and side with superb outlook.





Conservatory 3.54m (11ft 5in) x 1.91m (6ft 2in)

With glazed surrounds. Quarry tile floor. Fine outlook over the garden with views towards the Malvern Hills. Door to outside.

Bedroom 1 4.90m (15ft 10in) max. x 4.57m (14ft 9in) max.

With parquet flooring. Picture rail. Two single radiators. Feature large double glazed bay window to side enjoying a wonderful outlook.

Bedroom 2 3.72m (12ft) x 2.99m (9ft 8in)

Enjoying a pleasant double aspect with double glazed windows to front and side. Single radiator. Picture rail.

Bedroom 3 3.85m (12ft 5in) x 2.71m (8ft 9in)

With single radiator. Double glazed window to side and rear. Connecting door to utility room.

Utility Room 2.04m (6ft 7in) x 2.04m (6ft 7in)

With plumbing for washing machine. Wall mounted gas fired central heating boiler. Double glazed Velux roof window. Half-glazed door to garden. Half-glazed connecting door to study.

Study 3.90m (12ft 7in) max. x 1.86m (6ft)

With double radiator. Velux roof light. Two double glazed windows to front. Wooden door to front.

Shower Room

Contemporary white suite comprising a shower enclosure with tiled surrounds, wash basin with cupboard under and a WC. Half tiled surrounds. Ladder radiator. Extractor fan. Built-in linen cupboard. Double glazed window to rear.

Galleried Landing

With large feature double glazed window to side. Airing cupboard with natural wood door and housing a lagged tank.

Living Room 6.40m (20ft 8in) max. x 6.33m (20ft 5in) max.

Having a wonderful vaulted ceiling with exposed timbers. Feature fireplace with fitted log burning stove and raised hearth. TV and telephone points. Attractive oak flooring. Glazed natural wood door from landing. Three double radiators. Study area with double glazed Velux roof window. Fitted ladder giving access to a galleried storage area with double glazed Velux roof light. Large feature double glazed bay window to side enjoying spectacular views.

Bedroom 4 4.52m (14ft 7in) plus recess x 3.56m (11ft 6in)

Having two wardrobe recesses with hanging rails. Double radiator. TV point. Natural wood door. Large double glazed dormer window to rear enjoying a stunning outlook.

Bathroom

Contemporary white suite comprising a panelled bath with mixer taps and shower attachment, wash basin and a WC. Shaver light point. Extractor fan. Ladder radiator. Natural wood door. Double glazed Velux roof light.

Outside

Rosemead is set in a delightful mature garden enclosed by hedging and backing onto farmland to the rear in a glorious setting within the Malvern Hills area.

The garden, which extends to over a third of an acre, incorporates a paved seating terrace, areas of lawn and a selection of established trees and shrubberies. A pathway leads up to a small terrace from where there are virtually 360 degree views stretching across the Malvern Hills and surrounding countryside.

A gated driveway provides off road parking and there are two useful sheds.



Directions

From the agent's Colwall office proceed along Walwyn Road towards Ledbury and at Colwall Green turn left onto Evendine Lane. Continue up Evendine Lane for approximately half a mile and the private shared driveway will be found on the left hand side immediately after The Knapp. Rosemead is the second property on the left along the driveway.



Services

We have been advised that mains water, electricity and gas are connected to the property. Drainage is to a shared private system. Ultra fast broadband is connected via Gigaclear. There is an electric car charging point. 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 "G"

EPC

The EPC rating for this property is D (57).



TOTAL FLOOR AREA - 1926 sq.ft. (179.0 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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