

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WELL PRESENTED DETACHED BUNGALOW LOCATED CLOSE TO THE POPULAR VILLAGE OF COLWALL, OFFERING FLEXIBLE ACCOMMODATION WITH FIVE BEDROOMS, THREE EN-SUITES, FAMILY BATHROOM, A SUITE OF VERSATILE ROOMS ON THE LOWER GROUND FLOOR PROVIDES ADDITIONAL LIVING OR WORKSPACE POTENTIAL, WHILE A LARGE ATTIC ROOM OFFERS EXCITING SCOPE FOR FURTHER CONVERSION (SUBJECT TO PLANNING). ATTRACTIVE PRIVATE GARDENS, DETACHED DOUBLE GARAGE.

EPC 'D'.

Brookburn Lodge - Guide Price £885,000

Broadwood Drive, Colwall, Malvern, Herefordshire, WR13 6QD

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Brookburn Lodge

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 superb, individually designed detached bungalow situated on the outskirts of the sought after village of Colwall. Immaculately presented, the property offers spacious and versatile living extending to approximately 3,000 sq ft, including lower ground floor accommodation which would be ideal as a self contained annexe for a growing family, dependant relative, or potential business use (subject to planning permission). Additionally, a large attic room presents further conversion opportunities (subject to planning), making this a highly adaptable home.

The bungalow benefits from double glazing and gas fired central heating. The accommodation on the ground floor comprises two reception rooms, conservatory, breakfast kitchen, separate utility room, four bedrooms, three of which feature en suite shower rooms and an additional family bathroom.

The attractively laid out garden enjoys fine views towards the Malvern Hills, and is arranged with a seating patio and areas laid to lawn. The garden is well screened offering a good degree of privacy. There is driveway parking for several cars and access to a detached double garage with an inspection pit. The site as a whole extends to approximately **0.4 ACRES**.

Brookburn Lodge offers an ideal opportunity to purchase a large bungalow with scope for further enhancement and an early inspection is highly recommended.

The accommodation comprises (with approximate dimensions):

Entrance Porch Wooden front door to:

Reception Hall Central heating thermostat. Spotlights. Coved ceiling. Four wall lights. Double doors to airing cupboard with insulated hot water cylinder. Radiator. Stairs to first floor and lower ground floor.

WC Low level WC. Wash hand basin. Extractor fan. Obscured window to side.

Sitting Room 5.86m (18ft 11in) x 4.96m (16ft) Having a feature fireplace with inset gas fire with a wooden surround, mantel shelf over. Double glazed doors to conservatory. Three double glazed windows. Recessed spotlights and downlighters. Coved ceiling. 5 Amp Light circuit. Radiator.

Conservatory 4.83m (15ft 7in) x 2.82m (9ft 1in) Electric heating, light and power. Lovely views to the Malvern Hills. Doors to garden.

Dining Room 4.03m (13ft) x 3.18m (10ft 3in) Double glazed French doors to rear garden. Coved ceiling. Central ceiling light fitting. Lighting circuit. Radiator.

Breakfast Kitchen 4.78m (15ft 5in) x 3.02m (9ft 9in) Fitted with a range of base and eye level units with one and a half bowl sink with mixer tap. Laminate worksurfaces. Space and plumbing for dishwasher. Two double glazed windows to front. Four ring halogen electric **HOB** with extractor cooker hood. **DOUBLE OVEN** and **GRILL**. Coved ceiling. Recessed ceiling lights. Tiled splash backs. Opening to:





Utility Room 3.77m (12ft 2in) max x 2.48m (8ft) Range of units matching the kitchen with laminate work surface. Space and plumbing for washing machine. Gas fired Worcester boiler. Cupboard housing the consumer unit. Extractor fan. Access to roof void. Double glazed window to front. Part glazed door to side garden. Access to wine cellar with steps and lighting.

WC Low level WC. Obscured double glazed window.

Primary Bedroom Suite Comprising of:

Dressing area 10'2 x 8'8 max.

Double glazed French doors to garden. Coved ceiling. Recessed ceiling spotlights. Open to Bedroom and door to:

Ensuite shower room

Double shower cubicle. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Double glazed window. Coved ceiling. Heated towel rail.

Bedroom 13'6 x 10'11

Double glazed window overlooking the rear garden and having lovely views to the Malvern Hills. Coved ceiling. Central ceiling light.

Bedroom 2 4.80m (15ft 6in) Max x 3.20m (10ft 4in) Double glazed window to front. Ceiling light fitting. Coved ceiling.

Ensuite Having a tiled shower cubicle. Low level WC. Wash hand basin with mixer tap. Light and shaver socket. Obscured double glazed window. Half tiled walls. Heated towel rail and extractor fan.

Bedroom 3 4.80m (15ft 6in) Max x 3.20m (10ft 4in) Double glazed window to front. Ceiling light fitting. Coved ceiling.

Ensuite Having a tiled shower cubicle. Low level WC. Wash hand basin with mixer tap. Light and shaver socket. Obscured double glazed window. Half tiled walls. Heated towel rail and extractor fan.

Bedroom 4 3.04m (9ft 10in) x 2.30m (7ft 5in) Double glazed window to side. Coved ceiling. Ceiling light fittings.

Family Bathroom Corner bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Extractor fan. Obscured double glazed window. Ceiling light fitting. Coved ceiling. Ceramic tiled floor. Three fully tiled walls.

First Floor Stairs lead to a large:

Attic Room 12.48m (40ft 3in) x 3.66m (11ft 10in) The attic room has the potential for conversion to further rooms (subject to planning) having four double glazed Velux roof lights enjoying views to the Malvern Hills. Strip lighting and power.

Lower Ground Floor Half landing with double glazed arched window to side. Stairs lead down to lower ground floor.

Hall Radiator. understairs storage. Two ceiling light fittings. Coved ceiling. Deep walk in cupboard with lighting. Archway to:

Study 3.18m (10ft 3in) x 2.40m (7ft 9in) Max Radiator. Coved ceiling. Ceiling light fittings. Door to:

Store Room 3.18m (10ft 3in) x 2.89m (9ft 4in) (Initially proposed as a Sauna and having suitable power supply and vent). Radiator. Ceiling light fitting. Coved ceiling.

Games Room 5.89m (19ft) x 5.76m (18ft 7in) Two double glazed windows. Two radiators. Ceiling light fitting. Coved Ceiling.

Bedroom 5 6.59m (21ft 3in) x 4.73m (15ft 3in) Two doubled glazed windows. Two radiators. Coved ceiling. Two ceiling light fittings.

Outside A long tarmacadamed private driveway gives access to the front of the property where there is a turning area and additional car parking for several cars, caravan, boat etc. The front garden is attractively laid out having borders with a variety of ornamental shrubs and plants, a paved area and gravel insets. Raised fish pond. Two outside lights.

A wrought iron gate leads to the rear garden, which has been attractively laid out having patio areas with inset gravelled areas and lawn. On entering the rear garden from the front of the property there is a large slabbed patio, a wrought iron gate leading to a further patio and steps to the right hand side leading into the rear garden. The raised terrace which can be accessed from the dressing area of Bedroom 1 is surrounded by a low brick wall and has lighting. There are attractive views towards the Malvern Hills from this patio. Steps lead down to the main garden area which is predominantly laid to lawn and has a slabbed patio to one corner, perfect for a seating area. Other steps lead up from the lawned area to a large terrace having attractive stone slabs and inset gravelled areas surrounded by low brick wall and provided with ample lighting. This patio can be accessed either from the sitting room or the dining room. Below this patio there is a large store area and a side path gives access out to the front of the property.

The current owner purchased an additional section of garden which has been attractively terraced and provides a seating area perfect for barbeques, further gravel and flower bed borders and a pathway leading to a box hedge garden with **GREENHOUSE** and there is a composting area.

The garden is well screened and offers a good degree of privacy with a sunny aspect. Within the garden there is also a useful **SHED** used for storage. The site as a whole extends to approximately **0.4 ACRES**.

Detached Double Garage 6.35m (20ft 6in) x 5.52m (17ft 10in) Having two up and over doors. Inspection fit. Window to rear. Door to garden. Light.

Agents Note The accommodation on the lower ground floor offers potential to be adapted to create living space for a dependant relative or a growing family. These rooms would also be ideal for somebody contemplating running a business from the property (subject to the appropriate planning permissions).

Directions From the agents Colwall Office proceed up Walwyn Road toward Malvern. Shortly after the turning to The Downs School take the second right hand turn into Broadwood Drive. The driveway to the property will then be found on the right hand side as indicated by agents for sale board.

Services We have been advised that mains services are connected to the property. 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 D (68).



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:

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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.

