

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**SITUATED ON THE OUTSKIRTS OF COLWALL VILLAGE ENJOYING A RURAL SETTING ON THE WESTERN SLOPES OF THE MALVERN HILLS A SPACIOUS SEMI-DETACHED CHARACTER PROPERTY OFFERING FLEXIBLE ACCOMMODATION WITH MATURE GARDEN, PADDOCK AND WOODLAND IN ALL APPROXIMATELY 1.3 ACRES, GARAGE, OUTBUILDINGS AND DRIVEWAY PARKING. EPC E**

**VIEWING ESSENTIAL**

## 2 Hambleton Cottages - Guide Price £600,000

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

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# 2 Hambleton Cottages

## Location & Description

2 Hambleton Cottages is situated towards the top of Evendine Lane, approximately 2.2 miles distant from the centre of the village. 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 charming semi-detached character property superbly situated on the western slopes of the Malvern Hills with a large mature garden, adjoining paddock and woodland in all approximately 1.3 acres. Originally a gardeners cottage, 2 Hambleton Cottages has been extended over the years creating a spacious and flexible home full of character and charm whilst benefitting from oil central heating and double glazing throughout.

This delightful and quirky home is laid out over two floors with two independent staircases leading to the first floor; one from the entrance hall, the other from the inner hallway. The accommodation to the ground floor comprises an enclosed porch, entrance hall, sitting room with feature fireplace and wood burning stove, garden room, dining room, kitchen with free standing units and inner hallway with access to a snug, bedroom, shower room and utility room having access to the garden.

To the first floor is a separate WC, master bedroom with ensuite shower and wash hand basin and a further double bedroom with plumbing for an en-suite. From the second staircase (via the entrance hall) is access to a further double bedroom.

Outside, the property is approached by a private gated driveway with parking and garaging available and surrounded by a mature garden, allotment for the keen gardener, adjoining paddock and area of woodland.

The agent recommends an early inspection to appreciate this wonderful location and charming home.

## ACCOMMODATION

### Entrance Porch

With part double glazed front door and half glazing. Exposed timbers. Tiled floor. Fitted cupboards. Fitted wooden bench with storage. Panelled glazed door to:

### Entrance Hall

With exposed timbers. Half wall panelling. Tiled floor. Radiator. Stairs leading to bedroom 2 (as described later).

### Cloakroom

Double glazed window. WC and wash hand basin. Tiled floor. Storage cupboard. Radiator. Extractor fan.

### Kitchen 3.69m (11ft 11in) x 2.58m (8ft 4in)

Double glazed window to front. Exposed timbers. Space for appliances. Twin Belfast style sink with tiled work surfaces over. Radiator. Useful pantry storage. Open to:

### Dining Room 4.39m (14ft 2in) x 3.69m (11ft 11in)

Double glazed window to rear. Exposed timbers. Painted floorboards. Wall panelling. Radiator. Open fireplace with tiled surrounds and slate hearth. Open to:

### Sitting Room 4.00m (12ft 11in) x 3.69m (11ft 11in)

Double glazed window to side and French doors opening to the garden room. Exposed timbers. Tiled floor. Feature brick fireplace with inset wood burning stove. Radiator.

### Garden Room 3.15m (10ft 2in) x 1.96m (6ft 4in)

Glazed with door to the garden. Underfloor heating.

### Inner Hall

With part glazed door. Tile effect flooring. Fitted cupboard. Radiator. Stairs to first floor. (with access to two bedrooms and separate WC) described later.







### Shower Room

With step up. Double glazed window to front. Tiled shower cubicle. WC and wash basin. Tiled floor. Extractor fan.

### Utility Room 2.27m (7ft 4in) x 1.78m (5ft 9in)

With step down. Double glazed window to rear and door opening to the garden. Hot water cylinder. Water softener. Oil fired boiler. Belfast style sink with tiled work surface over. Plumbing for washing machine. Tiled floor. Underfloor heating. Water softener.

### Snug / Bedroom 3.97m (12ft 10in) x 3.38m (10ft 11in)

Double glazed window to rear. Fireplace with wood burning stove. Recessed fitted bookcases with cupboards under. Radiator. Tile effect flooring.

### Bedroom 3 3.28m (10ft 7in) x 3.07m (9ft 11in)

Double glazed window to front. Radiator.

### First Floor Landing

Stripped pine doors to:

### Separate WC

Double glazed window to front. WC and wash hand basin. Wall panelling. Tile effect floor. Extractor fan.

### Bedroom 1 4.93m (15ft 11in) x 4.59m (14ft 10in)

Two double glazed Velux windows to rear and further window to front. Two radiators. Storage shelves. Eaves storage. Wood panelling. Open to: Tiled shower cubicle. Vanity unit with inset wash hand basin. Ladder radiator.

### Bedroom 4 6.74m (21ft 9in) x 3.64m (11ft 9in)

Double glazed window to front and Velux window to rear. Eaves storage. Plumbing for en-suite available. Radiator.

### Bedroom 2 6.12m (19ft 9in) x 3.38m (10ft 11in)

Accessed via wooden staircase from the entrance hall. Velux window to rear and double glazed window to side. Radiator.

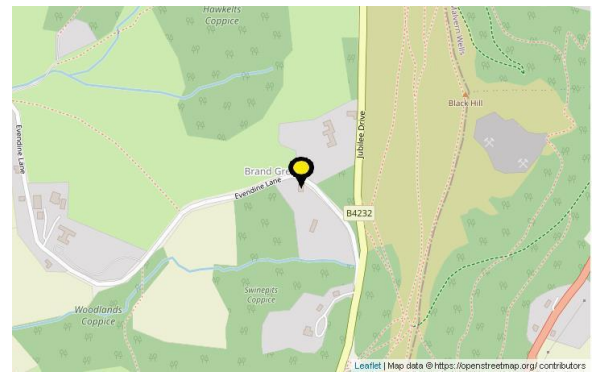
### Outside

The property is approached by a private gated driveway with CCTV cameras, leading to a timber built double garage with light and power. The garden and grounds comprise a mature well stocked garden which surrounds the property, including a paved seating area with pergola and Spetchley Red grape vine. Beyond the garden is an adjoining area of paddock and large kitchen garden with a selection of fruit trees including Pear and Green Gage along with raised vegetable beds and two greenhouses. Adjoining the paddock is an area of woodland approximately 0.3 of an acre full of Bluebells and wild Daffodils. There are a range of outbuildings including a workshop and several garden sheds.

A small stream fed from the Malvern Hills runs along the boundary to one side. In all the grounds extend to approximately 1.3 acres.

## Directions

From the Agent's Colwall office turn right proceed through the village, over the railway bridge and after Colwall Green turn left into Evendine Lane. Continue for approximately 1 mile where the driveway to the property will be found on the right hand side.



## Services

We have been advised that mains water and electricity are connected to the property. Central heating is oil fired. Private drainage is via a sewage treatment plant. 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

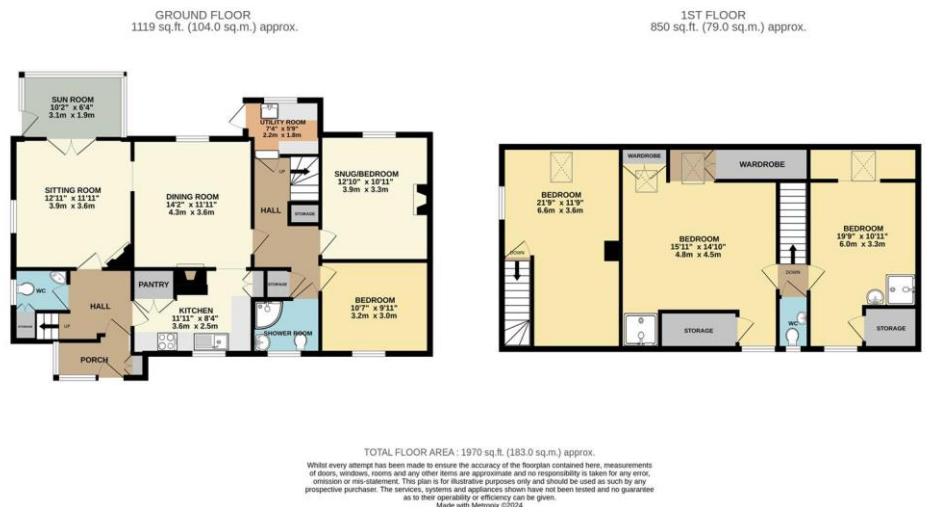
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is E (44).



## 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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EST. 1981

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