

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Well-Proportioned Contemporary Split-Level Detached Home In The Heart Of Colwall

Occupying An Elevated Position Within A Quiet Cul-De-Sac In A Sought After Village Location. The Accommodation Includes An Open-Plan Living Area, A Master Bedroom With En-Suite Shower Room, Three Further Bedrooms, A Family Bathroom, And A Utility Room. Outside, The Property Benefits From A Double Garage, Driveway Parking, And An Established Garden. EPC - E

3 Stone Close – Guide Price £445,000

Colwall, Herefordshire, WR13 6QZ



3 Stone Close

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

Located within the peaceful and highly regarded cul-de-sac of Stone Close in the heart of Colwall, this well-proportioned split-level detached property presents an exciting opportunity for buyers seeking a home with space, flexibility, and scope to personalise. Set in an elevated position, the property enjoys a sense of privacy while being within easy reach of local amenities, scenic countryside walks, and excellent transport links including Colwall railway station.

The property's split-level layout provides a practical and adaptable arrangement, ideal for modern family living or those seeking a village lifestyle. The main living space features an open-plan layout, allowing for a bright and sociable environment with potential to update and enhance to suit individual taste. The kitchen area enjoys views towards the surrounding area and opens conveniently onto the garden.

Accommodation comprises a spacious master bedroom with en-suite shower room, three further well-sized bedrooms, and a family bathroom. A separate utility room adds further practicality and storage options.

Externally, the home is approached via a private driveway providing ample off-road parking and access to a double garage. The rear garden is mature and established, offering a mix of lawn, shrubs, and planting - a pleasant space to enjoy outdoor relaxation with scope for landscaping.

While the property would benefit from some cosmetic updating, it offers a solid foundation and desirable location from which to create a highly attractive family home.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

With Stair way to first floor and accommodation. Door into utility room. Obscure double glazed front door unit to the side aspect. Radiator. Carpet.

To The First Floor

A spacious landing with double glazed window to the side aspect. Two ceiling light points. Double storage cupboard housing water cylinder. Single storage cupboard.





Sitting Dining Room 6.95m (22ft 5in) x 4.44m (14ft 4in)

With two ceiling light points. Double glazed bay window to the front aspect. Double glazed window to the side aspect. Two radiators. Gas fireplace with a slate hearth. Wall mounted cupboards. Carpet

Kitchen 4.11m (13ft 3in) x 2.71m (8ft 9in)

With down spot lighting. Double glazed window and door to the side aspect. A range of wall and base units with an inset stainless steel sink and drainer unit with tiled backsplash. Larder cupboard. Four ring gas hob. Vinyl flooring. Space for Fridge Freezer.

Bedroom 1 4.21m (13ft 7in) x 3.69m (11ft 11in)

With ceiling light point. Double glazed window to the side aspect. Two fitted wardrobes. Radiator. Carpet. Door into...

Ensuite

Ceiling light point. Panelled bath with over heard shower and tiled surround. Low level toilet. Ceramic sink with under counter storage. Obscure double glazed window to the side aspect. Cork tile flooring. Extractor fan. Shaving point.

Bedroom 2 4.26m (13ft 9in) x 3.18m (10ft 3in)

A double bedroom with Ceiling light point. Double glazed window to the rear aspect. Fitted wardrobe. Carpet. Radiator.

Bedroom 3 3.20m (10ft 4in) x 2.04m (6ft 7in)

With ceiling light point. Radiator. Double glazed window to the side aspect. Carpet.

Bedroom 4/Office 2.76m (8ft 11in) x 2.20m (7ft 1in)

With ceiling light point. Radiator. Double glazing to the side aspect. Carpet.

Family Bathroom

With obscure double glazing to the side aspect. Panelled bath with over head shower and tiled surround. Low level toilet. Ceramic sink with under counter storage. Cork tile flooring. Shaving point.

Utility Room 2.30m (7ft 5in) x 1.58m (5ft 1in)

On the ground floor and accessed via the entrance hallway, a useful utility room with Single glazed circular window to the front aspect. Worcester 'Bosch' boiler. Sink and drainer unit with tiled backsplash. Space for washing machine and tumble dryer. Door into...

Double Garage 6.48m (20ft 11in) x 4.93m (15ft 11in)

With canopy door. Fitted work bench. Power, water and lighting.

Outside and Garden

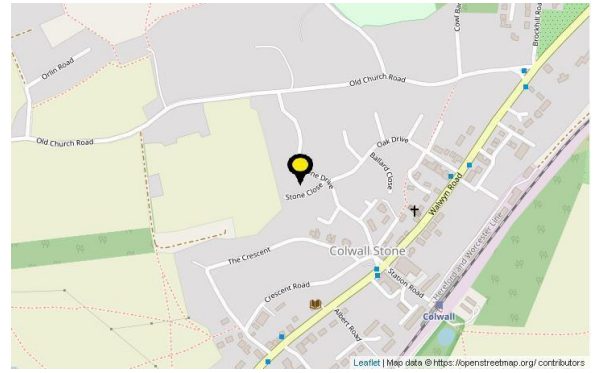
Stepping out from the kitchen onto a paved patio with gated access to the front garden.

The rear wrap around garden is an area laid to lawn with with mature shrubs and a feature rockery to the side.

The front garden features established trees and an area laid to lawn. A tarmac driveway and paved path lead to the entrance hallway.

Directions

From the agent's Colwall Office turn right and immediately right into Stone Drive. Continue along Stone Drive and turn left into Stone Close where the property will be located on the left hand side.



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 "F"

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 E (52).

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1464sq ft (136.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox (2020).



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