

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST ATTRACTIVE DETACHED VICTORIAN HOUSE SITUATED IN THE HEART OF THE VILLAGE OF COLWALL COMPRISING FOUR DOUBLE BEDROOMS, THREE SPACIOUS RECEPTION ROOMS, DOWNSTAIRS SHOWER ROOM, DETACHED GARAGE AND AMPLE PARKING SPACE AND LARGE REAR GARDEN. EPC D. INSPECTION ESSENTIAL.

NO CHAIN. EPC D.

Greenfields - Guide Price £675,000

Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6QG

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Greenfields

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

Greenfields is a most attractive detached character property, conveniently situated in the centre of the favoured village of Colwall and within walking distance of the village store, coffee shop, Post office and railway station. The well loved family home has been in the ownership of the same family for over 60 years and was previously the original farmhouse, with the dining room being the original dairy.

The property is well presented throughout having recently undergone a scheme of updating to include re-plastering, a new damp course to the ground floor, re-fitted kitchen, bathroom and shower room. The property benefits from gas fired central heating and double glazing throughout.

The spacious accommodation comprises to the ground floor an entrance hall with stairs leading to the first floor landing, living room, sitting room, dining room with doors opening onto the garden, fitted kitchen, rear lobby with external door and a shower room. To the first floor is a split landing leading to two double bedrooms and a re-fitted family bathroom to the rear and two further double bedrooms to the front with views toward the Malvern Hills.

A vehicular driveway from Walwyn Road leads to a detached garage with ample off road parking and turning area. The house is set in a large mature garden extending to the front, side and rear, laid mainly to lawn with shrubs and trees, enjoying views up to the Malvern Hills. Due to the generous plot size, there may be scope to further extend the property subject to planning.

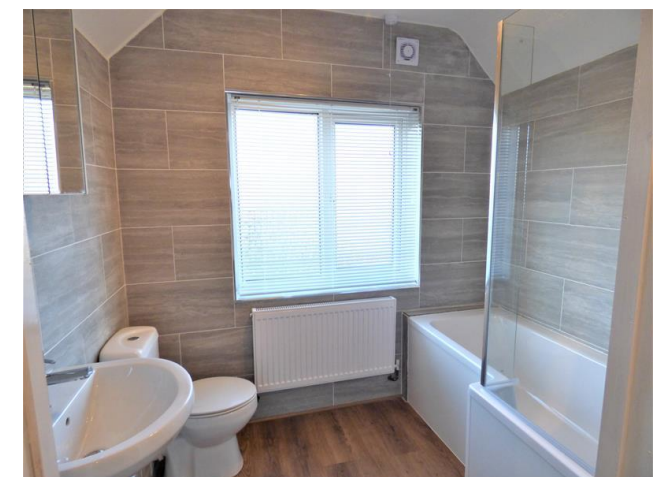
The original farmyard stone wall runs along the side of the property along with the brick outhouses which were used for the animal meal sheds. Subject to any necessary planning consents the out houses could offer the potential for conversion to a home office / workshop.

The agent strongly recommends an inspection of the property which is available with no onward chain

ACCOMMODATION

Entrance Hall

With UPVC double glazed front door. Attractive original tiled flooring. Stairs to first floor. Understairs storage cupboard. Radiator.





Living Room 5.04m (16ft 3in) x 4.06m (13ft 1in)

With two front aspect double glazed windows. Fireplace with coal effect gas fire. Built in cupboard housing hot water tank and gas central heating boiler. Further original large larder style cupboard and drawers. Two radiators.

Sitting Room 4.31m (13ft 11in) x 3.82m (12ft 4in)

With front aspect double glazed window. Fireplace. Radiator.

Dining Room 4.93m (15ft 11in) x 3.82m (12ft 4in)

With sliding double glazed patio windows onto the garden. Further window to side. Radiator. Originally the Dairy.

Kitchen 4.54m (14ft 8in) maximum x 2.97m (9ft 7in)

Re-fitted with a range of contemporary grey shaker style units to include wall cupboards, tall larder cupboard and pan drawers with wood effect worktops over. Stainless steel sink unit with tiled surrounds. Electric oven with gas hob, glass splashback and extractor hood over. Plumbing for washing machine and dishwasher. Space for tall fridge freezer.

Rear Lobby

With double glazed door to the garden. Radiator. Wood flooring. Door to:

Shower Room

Re-fitted with WC and corner wash hand basin. Enclosed shower cubicle. Fully tiled surrounds. Chrome ladder radiator. Double glazed window to rear. Extractor fan.

First Floor Landing

Half landing with step up to bedroom 3. Doors to bathroom and bedroom 4. Step up to further landing with doors off to bedrooms 1 & 2. Double glazed low level character window to front. Radiator.

Bedroom 1 4.23m (13ft 8in) x 3.92m (12ft 8in)

A large double room with front aspect double glazed window towards the Malvern Hills. Fireplace. Radiator.

Bedroom 2 4.37m (14ft 1in) x 3.77m (12ft 2in)

A large double room with front aspect double glazed window. Fireplace. Radiator.

Bedroom 3 3.82m (12ft 4in) x 3.07m (9ft 11in)

A double room with rear aspect double glazed window with garden views. Fitted storage cupboard. Fireplace. Radiator.

Bedroom 4 3.77m (12ft 2in) x 3.75m (12ft 1in)

A double room with rear aspect double glazed window with garden views. Radiator.

Bathroom

Re-fitted with a contemporary white suite comprising WC, wash hand basin with fitted cabinet over. "P" shaped panelled bath with shower over and glazed shower screen. Fully tiled surrounds. Double glazed window to rear. Wood effect flooring. radiator. Extractor fan.

Outside

A vehicular driveway from Walwyn Road leads to a detached garage 17'7 x 9'3 with ample off road parking and turning area. The house is set back in a large mature garden extending to the front, side and rear of the property with views up to the Malvern Hills, laid mainly to lawn with a selection of shrubs and trees. There is also a useful brick outhouse with scope for conversion to an office / workshop subject to the necessary planning consents.

Directions

From the Agent's Colwall office turn left onto the Walwyn Road, continue for a short distance where the property can be found on the left hand side next to the Community Church.



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 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 "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (61).



Total area: approx. 164.0 sq. metres (1765.0 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. Total Area measurements do not include garages or any outbuildings (unless specified) and are provided only as a guide.

Greenfields, Walwyn Road, Colwall



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