

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MOST CHARMING INDIVIDUAL DETACHED CHARACTER COTTAGE SITUATED ON THE WESTERN SLOPES OF THE MALVERN HILLS ENJOYING A GENEROUS GARDEN OF APPROXIMATELY 0.3 ACRE AND VIEWS TOWARDS HAY BLUFF WITH FLEXIBLE EXTENDED ACCOMMODATION SET OVER THREE FLOORS BRIEFLY COMPRISING THREE RECEPTION ROOMS, TWO BEDROOMS, CLOAKROOM, CELLAR/UTILITY ROOM, OFF-ROAD PARKING, SOLAR PANELS AND EV CHARGER. EPC C**

## The Cottage – Guide Price £565,000

Chase Road, Upper Colwall, WR13 6DJ

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# The Cottage

## Location & Description

Enjoying a stunning location on the western upper slopes of the Malvern Hills approximately two miles from the well served cultural spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Chase Road is approximately one mile from the centre of the lovely and sought after village of Colwall which benefits from a range of facilities including shops, highly regarded schooling, post office, doctor's surgery, hotel, cafes and public houses.

Transport communications are excellent. There are mainline railway stations in both Great Malvern and Colwall. Junction 2 of the M50 south of Ledbury is less than ten miles away and Junction 7 of the M5 south of Worcester is a similar distance. Educational facilities are second to none in both the state and private systems at secondary and primary levels including The Elms and Downs Preparatory Schools in Colwall as well as Malvern College, Malvern St James Girls School, The Chase High and Dyson Perrins Secondary Schools in Malvern.

For those who enjoy exploring the outdoors, the house is in the perfect spot located directly on the hills with direct access to the network of paths and bridleways that crisscross the Malvern Hills.

## Property Description

The Cottage is a truly unique property occupying a most desirable location on the western slopes of the Malvern Hills. For those who enjoy exploring the outdoors, the cottage is perfectly located with access to the network of paths and bridleways that crisscross the hills.

Dating back to the late 1880's and believed to be the original stable block belonging to the neighbouring property, this delightful property offers spacious and flexible accommodation set over three floors. The blend of period features and modern individuality makes for a charming overall aesthetic. To the rear a two storey pine and cedar wood extension, completed in 2003 and built to the highest "Green" specification, has created a stunning "chalet style" living room with exposed timbers, picture windows with far reaching views and access via a staircase down to the garden. Below is the garden room / office complete with wood burning stove which again enjoys views and access to the garden.

Benefitting from gas central heating, SIXTEEN solar panels and wooden double glazed windows the accommodation comprises to the ground floor an entrance porch and reception hall with stairs to the first floor, cosy dual aspect sitting room, kitchen diner currently with freestanding units and open to the impressive living room. From the entrance hallway stairs lead down to the lower ground floor with a hallway, downstairs cloakroom, useful cellar with plumbing and scope for a utility room if required and the large garden room / office.

To the first floor is a split landing giving access to two double bedrooms and the family bathroom.

Outside, the property is set back from the road behind low stone walling, with an enclosed cottage style front garden and off-road parking for one vehicle with the benefit of an EV charging point. From the side of the property steps lead down to the mature rear garden enjoying a westerly aspect.

The agent recommends an early inspection to appreciate this truly individual home wonderful location and generous garden.

The accommodation with approximate dimensions is as follows:

### Open Porch

With pitched roof and wooden entrance door with double glazed side panels. Double glazed window to side. Quarry tiled floor. Open to:

### Hallway

With exposed floor boards. Radiator. Door to lower ground floor. Staircase to first floor. Doors to:

### Sitting Room 4.18m (13ft 6in) x 3.18m (10ft 3in)

Dual aspect double glazed windows to front and rear. Views to the rear over the garden. Original tiled fireplace with inset gas fire. Exposed floorboards.







#### **Kitchen/Diner 4.85m (15ft 8in) x 4.11m (13ft 3in)**

Front aspect double glazed window. Quarry tiled floor. Rustic farmhouse style pine kitchen unit with inset sink / drainer. Freestanding butchers block. Gas hob with electric oven. Space for white goods. Radiator.

#### **Living Room 6.35m (20ft 6in) x 4.90m (15ft 10in)**

With a charming chalet style feel, this Pine and Cedar wood extension was completed in 2003. With French Oak flooring, exposed timbers and full height double glazed wooden windows overlooking the garden with a wooded backdrop and far reaching views towards Hay Bluff. An external door opens out onto a wooden staircase which provides access to the rear garden terrace and lawns.

#### **Lower Ground Floor**

##### **Hallway**

Staircase with useful storage under. Plumbing for washing machine. Doors to:

##### **Cloakroom**

With WC and wash hand basin.

##### **Cellar 3.90m (12ft 7in) x 2.04m (6ft 7in)**

With plumbing available to create utility room. Double glazed window to rear. Radiator. Spot lights.

##### **Garden Room/Office 6.35m (20ft 6in) x 4.93m (15ft 11in)**

Flexible space suitable for a home office / studio. Wood flooring. Double glazed windows and doors opening onto the garden terrace. Ceiling lights. Woodburning stove with venting above providing heat to both the garden room and living room above.

##### **First Floor Landing**

Split landing with double glazed window to front. Steps up to:

##### **Bedroom 1 4.21m (13ft 7in) x 3.66m (11ft 10in)**

With front aspect double glazed window. Exposed painted beams. Radiator. Feature cast iron fireplace. Airing cupboard housing Worcester Bosch gas central heating boiler. Carpet. Ceiling light.

##### **Bedroom 2 4.16m (13ft 5in) x 3.18m (10ft 3in)**

With front aspect double glazed window. Exposed painted beams. Stripped floorboards. Original cast iron fireplace. Radiator.

##### **Bathroom**

With rear aspect double glazed window and Velux window. Suite comprising WC, vanity unit with inset wash hand basin, claw foot bath with shower over and folding shower screen. Radiator. Tiled splashback and matching floor tiles.

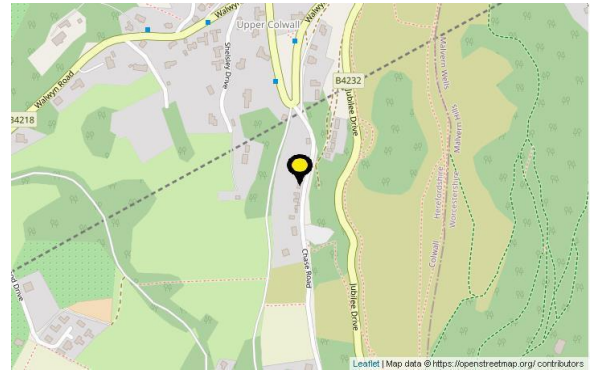
##### **Outside**

The cottage is set back behind low stone walling with a cottage style garden and off road parking for one vehicle with an EV charging point. To the side of the property, steps lead down to the generous rear garden, in all approximately 0.3 of an acre. The westerly facing garden which benefits from magnificent sunsets is designed with a large paved seating area and sloping lawns interspersed with a large selection of mature fruit trees to include apple, plum, pear, greengage, damson, quince and a cobnut tree. For the keen gardener there is soft fruit area with blackcurrant, redcurrant and gooseberry bushes along with a greenhouse. A wildlife pond is a haven for many species of Newts. The garden shed has electric available but not connected.



## Directions

From the agent's Colwall office continue along Walwyn Road heading up the hill towards Upper Colwall and Malvern. Continue through the "S" bend then take the sharp right hand turn into Chase Road. Proceed for a short distance where the property can be located on the right 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 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)

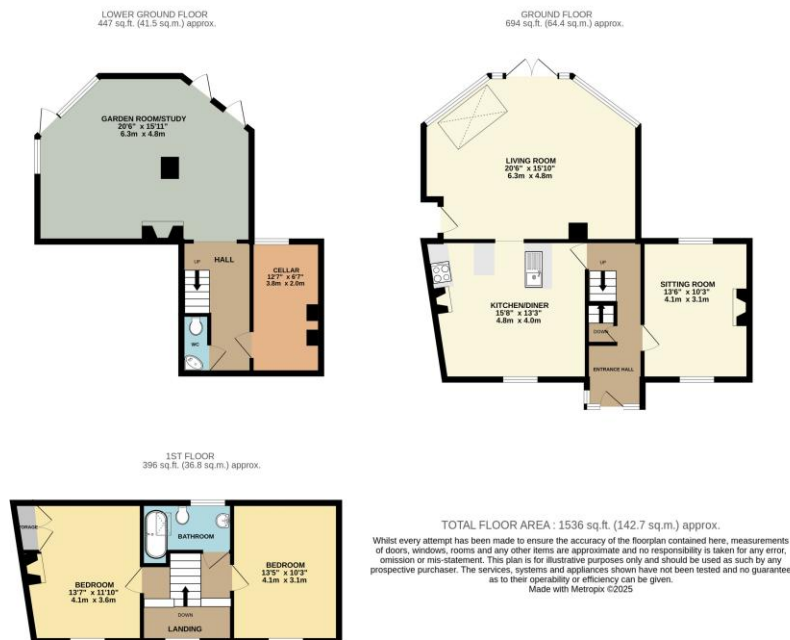
## Council Tax

COUNCIL TAX BAND "E"

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 C (70).



### 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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