

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**AN INTERESTING OPPORTUNITY TO PURCHASE TWO SELF-CONTAINED, THREE BEDROOMED APARTMENTS. WITH POTENTIAL TO CONVERT INTO A SINGLE DWELLING, ENJOYING AN ELEVATED SETTING ON THE UPPER WESTERN SLOPES OF THE MALVERN HILLS WITH VIEWS ACROSS HEREFORDSHIRE. SOME UPDATING AND REFURBISHMENT REQUIRED. EPC "D"**

## The Manse And Kingsdown - Guide Price £395,000

Jubilee Drive, Upper Colwall, WR13 6DQ



# The Manse And Kingsdown

## Location & Description

The property enjoys a convenient position less than a mile from the well served and highly regarded village of Colwall, where there are a number of local amenities including a general stores, Colwall Park Hotel, a post office, cafe, pharmacy, butcher, village hall, primary school and church. The larger, historic and cultural spa town of Great Malvern is just over a mile distant. Here there are more comprehensive facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational facilities are second to none at primary and secondary levels in both the state and private sectors, including two private preparatory schools in Colwall itself (The Elms and The Downs), Malvern College and Malvern St James Girls' School. Transport facilities are excellent. There are mainline railway stations in both Colwall and Great Malvern. Junction 2 of the M50 at nearby Ledbury, Junction 1 of the M50 at Upton upon Severn and Junction 7 of the M5 at Worcester, are all within easy commuting distance.

Enjoying as it does a quiet, elevated, hillside setting on the western slopes of the Malverns, the property has fine views over Herefordshire and close access onto the range of paths and bridleways that criss cross the hills themselves. It's a great spot for walkers.

## Property Description

The Manse and Kingsdown currently comprises two separate, self-contained, three bed roomed flats (one at ground level, the other at first floor level). Each requires some updating and refurbishment but both are offered with gas fired central heating and double glazed windows. Cavity wall insulation was in 2006. The Manse (on the first floor), also has its own area of garden.

Subject to planning permission and satisfying building regulations, it is also felt that the property offers potential for conversion into a single dwelling, thus making it an ideal family home.

## Kingsdown (Ground Floor Flat)

### Entrance Hall

Double glazed front door, radiator, telephone point, door to pantry cupboard with shelving and double glazed window.

### Shower Room

Large shower cubicle, pedestal wash basin, close coupled WC, shaver point, heated towel rail and mirrored cabinet. Double glazed window.

### Lounge 3.59m (11ft 7in) x 4.34m (14ft) maximum

Into west facing double glazed window with radiator below and lovely view across Herefordshire. Fireplace (not in use) with stone hearth and mantle, second radiator and TV point.

### Bedroom 3.61m (11ft 8in) x 4.34m (14ft) maximum

into double glazed bay window with view across Herefordshire. Two radiators. Former fireplace (now sealed), radiator and carpet.

### Kitchen/Dining Room 4.34m (14ft) x 4.03m (13ft) (11' minimum)

Floor and eye level cupboards with work surfaces and tiled surrounds. Single drainer sink unit with mixer tap. Four ring gas **HOB**, with electric **OVEN** below, Worcester Bosch gas fired central heating boiler, radiator, double glazed window and door to

### Inner Hall

Radiator





**Bedroom 2.73m (8ft 10in) x 2.30m (7ft 5in)**

Radiator and double glazed window.

**Bedroom 3.41m (11ft) x 2.92m (9ft 5in)**

Double glazed window and radiator.

**The Manse (First Floor Apartment)**

**Entrance Hall**

Part glazed front door, radiator, telephone point, access to roof space, door to pantry cupboard with shelving and window.

**Bathroom**

Panelled bath with shower over and shower screen, pedestal wash basin, close coupled WC, radiator, towel rail and double glazed window.

**Lounge 3.59m (11ft 7in) x 4.13m (13ft 4in) maximum**

into double glazed bay window with radiator below and view across Herefordshire. TV aerial lead.

**Bedroom 3.59m (11ft 7in) x 4.13m (13ft 4in) maximum**

into double glazed bay window with radiator below and view across Herefordshire.

**Kitchen/Dining Room 4.34m (14ft) x 4.03m (13ft) (11' minimum)**

Floor and eye level cupboards with work surfaces, single drainer stainless steel sink with mixer tap. Worcester Bosch gas fired central heating boiler, radiator, double glazed window and door to

**Inner Hall**

Radiator

**Bedroom 2.73m (8ft 10in) x 2.30m (7ft 5in)**

Radiator and double glazed window.

**Bedroom 3.41m (11ft) x 2.92m (9ft 5in)**

Radiator and double glazed window with view to hills.

**Note**

Kingsdown (on the ground floor) does have high moisture readings in its rear wall (the back bedroom). This will require rectifying and buyers are advised to set aside a budget to carry out this task.

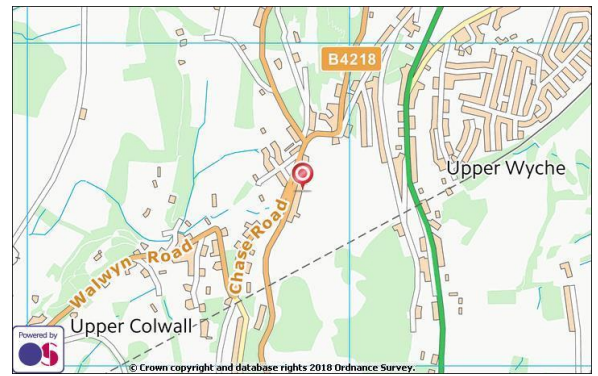
**Outside**

It should be noted that there is no private parking offered with the property and that the highway itself serving Kingsdown and The Manse is a restricted parking zone. To the front of the house a gated entrance leads onto a gravel pathway that passes in front of the ground floor flat (Kingsdown). This pathway is flanked by a raised, stone edged herbaceous and shrub border enclosed by railings. The pathway continues to the side of the building to a sheltered paved courtyard which is currently for the benefit of the Kingsdown apartment. Here also is an external tap and outside security lighting. There is also a small undercroft store. Steps lead up to a raised platform enclosed by railings that provides direct access to the first floor apartment (The Manse). Here also is an external tap and outside lighting. From this point a stepped pathway leads up to the main sloping rear garden. This path is flanked each side by a lawn and borders and a small vegetable/soft fruit area. Half way up there is a useful garden **STORE** of timber construction (electric power supply connected). At the end of the pathway at its highest point is a raised flagstone terrace/seating area, from which there are fine views to the West across Herefordshire. Also at this point is a small **SUMMERHOUSE**. From here a gated exit leads directly onto the hills themselves.



## Directions

From Great Malvern proceed South along the A449 Wells Road. After only a few hundred yards, bear right onto Wyche Road (signed Colwall and The Wyche Cutting). Follow this route for some distance uphill and through the Wyche Cutting passing into Herefordshire. Almost immediately fork left into Jubilee Drive where the property will be seen on the left hand side. It should be noted that parking is restricted outside the property.



## Services

We have been advised that mains services are connected to the property. Mains gas and electricity to both flats are on smart meters. Cavity wall insulation was installed in 2006. 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 Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C" applies to both apartments

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 (62)



Kingsdown & The Manse Apartments  
Jubilee Drive  
Upper Colwall  
WR13 6DQ

For information and illustrative purposes only.  
Not to scale  
(c) Encert



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