

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A STRIKING GRADE II LISTED FIVE BEDROOMED TOWNHOUSE SET IN A BEAUTIFULLY LANDSCAPED GARDEN WITH VIEWS OF THE SEVERN VALLEY AND MALVERN HILLS**

## The Brambles – Guide Price £700,000

173 Wells Road, Malvern Wells, WR14 4HE

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## Location & Description

The Brambles enjoys a convenient location in Malvern Wells, just over two miles south of the historic 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. Closer at hand and within walking distance is McColls convenience store and a Texaco filling station (both of which provide for immediate needs) and a hair/spa beauty treatment salon.

Transport communications are excellent. Junction 7 of the M5 motorway at Worcester, Junction 1 of the M50 near Upton upon Severn and Junction 2 of the M50 near Ledbury are all within easy commuting distance. There is also a mainline railway station in Great Malvern itself.

Educational needs are well catered for. The area is well known for the quality of its local schools at both primary and secondary levels and in the state and private sectors, including the Elms and Downs Preparatory schools in nearby Colwall, Malvern college and Malvern St James Girls School.

The Worcestershire Golf Club and Three Counties Showground are each only a couple of minutes drive from the house which is also close to open countryside and to the network of paths and bridleways that criss-cross the Malvern Hills. This is a good spot for those who enjoy outdoor life or walking the dog.

## Property Description

The Brambles enjoys a long history which is believed to date back to the late Georgian Period and carries a Grade II Listing. One of its great strengths is the retention of many original features including attractive fireplaces, sash windows (some with shutters), cornicing and centre roses to many of the ceilings, the original exposed timber and flagstone floors and much of the original joinery including most of the internal doors and their furnishings. The essential character and feel of its Georgian and early Victorian heritage remains.

The property offers extremely generous and flexible accommodation over three floors and is perfect for a large family. Until very recently it was providing additional Bed and Breakfast accommodation (see footnote). The house has gas fired central heating and from most of their principal rooms there are fine views to the rear across the Severn Valley and to the front of the Malvern Hills themselves.

Outside there is off road parking for three vehicles. Another of the great strengths of The Brambles is its setting in a beautifully landscaped mature and colourful garden, from which there are lovely views across the Severn Valley.

## GROUND FLOOR

**Canopy Entrance Porch** With light

**Elegant Reception Hall** A Lovely entrance to the house, the main feature of which is its particularly impressive original oak flooring. Radiator, sash window to rear aspect overlooking Severn Valley. Stairs leading to both lower ground floor and first floor (described later).

**Cloakroom** Close coupled WC, wash basin with vanity unit below. Window to rear aspect.

**Snug/Study** Original stripped timber flooring, elegant fireplace with marble surround, mantle, tiled hearth and Victorian grate. Radiator and sash window (with original shutters) to front aspect.

**Drawing Room** Lovely sash bay window (with original shutters) that overlooks the rear garden and beyond towards the Severn Valley and Cotswolds. Elegant fireplace with marble surround, mantle and tiled hearth supporting dog grate with canopy above. Stripped timber flooring, second sash window (with original shutters) to front aspect with view of hills. Radiator, shelved recess with book shelving and with space above to support TV etc. Four wall light points.

**Dining Room** Stripped timber flooring, two large built in bookcases, radiator and sash window to rear aspect with view over garden towards Seven Valley

## LOWER GROUND FLOOR

**Hall** Original flagstone flooring and doors leading to bathroom, kitchen and ironing room/pantry (all described later). Archway to

**Laundry/Utility Room** Flagstone floor, single drainer stainless steel sink unit with mixer tap and cupboards below, worksurfaces with wall mounted cupboard above as well as space and plumbing for washing machine/tumble dryer below. Stable door leading to rear garden, door also to vaulted basement room/cellar and to storeroom (described later). Door also to

**Bedroom** Radiator, stripped timber flooring, sash window to rear aspect. Original grate.





**Storeroom** Window into vaulted cellar. Recess with shelving.

**Vaulted Cellar Rooms** These two rooms stretch along the entire frontage of the property. They have flagstone and brick flooring.

**Ironing Room/Pantry** Original grate, fitted wall cupboard and window to vaulted cellar.

**Bathroom** Freestanding roll top claw and ball bath, pedestal wash basin with mixer tap, WC with high level suite, chrome heated towel rail, feature brick and panelled wall, window to rear aspect and understairs cupboard housing the gas fired central heating boiler (installed 2021).

**Kitchen** This "unfitted" style kitchen has a deep enamel sink with timber drainer and worksurfaces to each side. Floor cupboards, Leisure **RANGE COOKER** with five ring gas **HOB**, twin **OVENS** and **GRILL**, extractor canopy above. Flagstone flooring and ceiling downlighting. Doors to breakfast room (described later) and to

**Office** Radiator, built in cupboard with shelving, fitted bookcase, Original grate and window to vaulted cellar. Ceiling downlighting.

**Breakfast Room** Flagstone floor, radiator, Original grate, sash window to rear aspect and stable style door into rear garden.

## FIRST FLOOR

**Landing** A lovely spacious and bright landing enhanced by a large sash window which enjoys a fine view over the Severn Valley.

**Bedroom** Attractive sash bay window with view over the Severn Valley. Stripped timber flooring, radiator, built in wardrobe and door to

**En-Suite Bathroom** Large corner bath with telephone style mixer tap/shower attachment, pedestal wash basin, close coupled WC, radiator and window to rear aspect with view over Severn Valley.

**Bedroom** Exposed timber floorboards, radiator, pedestal wash basin and sash window to front aspect with view of hills.

**Box Room** Bay window to front aspect with view of hills.

**Bedroom** Radiator, original grate and sash window to front aspect with view of hills. Door to

**En-suite Shower Room** Tiled shower cubicle, pedestal wash basin, ceiling downlighting and close coupled WC.

**Bedroom** Radiator, original grate, access to roof space. Sash window to rear aspect with view over Severn Valley.

**En-suite Shower Room** Tiled shower cubicle, close coupled WC, pedestal wash basin, ceiling downlighting, radiator, airing cupboard with factory lagged cylinder (fitted 2021), immersion heater and shelving. Window to rear aspect with view over Seven Valley.

## Outside

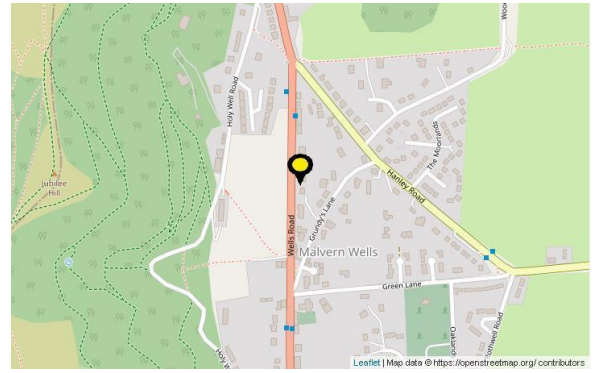
Immediately in front of the property is a wide brick paviour "in and out" driveway capable of accommodating three cars, enclosed by a low brick wall with railings, paling fencing and shrubs. A gate leads via steps passing under the adjacent Woodland Cottage into the lovely rear garden and onto a raised paved terrace/seating area enclosed by railings from which there are views to the Severn Valley. Two short flights of steps lead into the main landscaped garden which has been beautifully thought out and lovingly restored and maintained by the current owners. It provides the perfect setting for the property with colour, variety and interest throughout the year. It is laid to two lawns linked by gravel pathways passing under trellised archways supporting climbers. In one corner there is a further paved seating area under a Pergola which supports different climbers including Rose and Ivy. Throughout the garden there are attractive well stocked herbaceous and shrub borders together with ornamental trees. At strategic points there is an external tap and outside light. There is also a small **STORE** of brick and slate construction with established Wisteria.

**Right of Way** Appearing on the title documentation for The Brambles is an historic right of pedestrian access in favour of the neighbouring property number 171. Though this still exists in theory, in practice it has never effectively been in use. In the 1960's the owners of number 171 Wells Road created a new separate access that rendered this right of way redundant. Since then the original access gate for this path has been sealed and effectively overgrown by the passage of time.



## Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Follow this route for just over two miles. You will notice a turn to the left signed towards Upton, The Hanleys and Three Counties Showground. Ignore this turn, continuing on for a further 300 yards where The Brambles will be seen on the left hand side.



## Services

We understand that mains gas, electricity, water and drainage are connected to The Brambles. 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 Brambles will be offered freehold with full vacant possession.

## 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

The Brambles 173 Wells Road Council Tax Band F

## EPC

The EPC rating for The Brambles is D (59)

## Note to Potential Buyers

1 The owners of The Brambles also own the neighbouring house known as Woodland Cottage, a two storey townhouse that has been fully renovated and offers self-contained accommodation as a holiday cottage, generating a very significant income. Separate offers can be considered for Woodland Cottage if the buyers of The Brambles wish to acquire it. Price on application.

2. The owners of The Brambles started what became a successful award-winning B&B alongside their use of the property as a family home. The proximity of The Brambles to the Three Counties Showground and direct access to the Hills ensured a steady flow of business. The owners are happy to share information to any buyer interested in knowing more.



**Malvern Office**  
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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.
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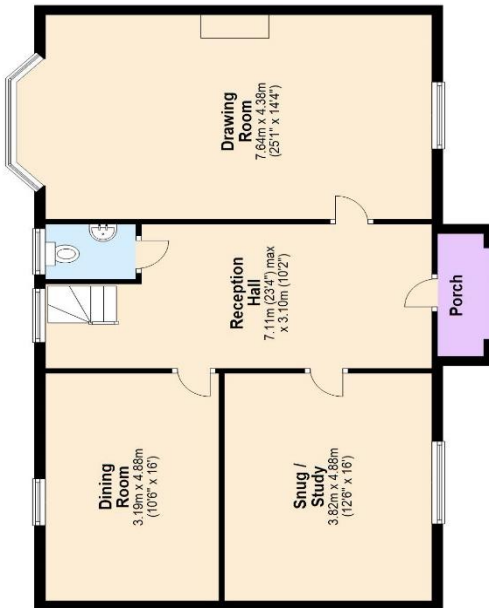
**Lower Ground Floor**

Approx. 128.2 sq. metres (1379.9 sq. feet)



**Ground Floor**

Approx. 92.2 sq. metres (992.6 sq. feet)



**First Floor**

Approx. 82.2 sq. metres (882.3 sq. feet)



**Total area: approx. 312.6 sq. metres (3364.8 sq. feet)**

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and fixtures are approximate only. Total Area measurements do not include garages or any outbuildings (unless specified).  
Plan produced using PlanUp.

**The Brambles, 173-175 Wells Road, Malvern**