

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DELIGHTFUL PERIOD GRADE II LISTED DETACHED HOUSE ENJOYING A LOVELY LOCATION ON THE OUTSKIRTS OF MALVERN, OVERLOOKING OPEN COUNTRYSIDE AND COMMON LAND. VERSATILE ACCOMMODATION WITH MANY ORIGINAL FEATURES AND LOVELY SOUTH FACING, LANDSCAPED GARDEN. ENERGY RATING 'D'.**

## Bluebell Hall - Guide Price £525,000

64 Guarlford Road, Malvern, WR14 3QT

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# Bluebell Hall

## Location & Description

Located on the outskirts of Barnards Green and Guarford Common. The shopping precinct in Barnards Green offers a range of independent shops, Co-op supermarket, take aways, eateries and community facilities. Further and more extensive amenities are available in the Victorian hillside town of Great Malvern with a Waitrose supermarket and also at the retail park in Townsend Way having a number of high street names including Boots, Marks & Spencer, Morrisons and Next to name but a few.

Transport communications are excellent with a mainline railway station in Great Malvern providing direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs through Barnards Green connecting the neighbouring areas. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute.

The area is well known for its excellent schools at both primary and secondary levels in the state and private sectors.

## Property Description

Bluebell Hall is believed to date back as far as the 16th century although it was converted in the 17th century to create a charming double bay house which was extended in the 1920's by the provision of a timber framed pavilion. The property carries a Grade II Listing and has been the subject of an imaginative and sympathetic programme of renovation in 2003 with the developer giving thoughtful consideration to the refurbishment of the accommodation both inside and out.

The refurbishment has revived many of the historic features on offer in the property including the original brick, flagstone and oak boarded floors as well as exposed timbers with limewash walls and oak joinery throughout. It is worth noting that the refurbishment was honoured with an award from the Civic Society for their outstanding achievement in returning Bluebell Hall to its former glory. Numerous features are worthy of special note and indeed to many to mention in these particulars but it should suffice to say that the accommodation manages to combine the original charm and history of this period house with the conveniences of a more modern style of living.

The qualities of Bluebell Hall are more than enhanced by its setting in beautifully landscaped grounds which provide the perfect environment and backdrop.

The property is initially approached via a shared driveway over common land where a private driveway to Bluebell Hall is accessed through brick built pillars onto a gravel driveway that opens to allow for ample parking. The property is set back behind a lawned foregarden with mature shrub and rose beds with further planted borders flanking the sides of the driveway. The foregarden is enclosed by a Malvern Stone wall and fenced perimeter with wooden wood store.

Internally the accommodation is versatile and set over two floors and displays wonderful characteristics. It benefits from gas central heating and is in excess of 1,500 sq. ft.

The accommodation for this beautiful cottage comprises in more detail.

## Verandah Entrance Porch

Set under a pitched tiled roof with wooden supports and lattice wood work, flagstone floor. Sensored light point. Oak front door opening to

## Dining Room 4.52m (14ft 7in) x 3.54m (11ft 5in)

A beautiful dual aspect room the main focal point of which is an open fire with brick back and arch and open grate set onto a quarry tiled hearth. Already the original ceiling and wall timbers are on show and are characteristic throughout the property. Two glazed windows to rear overlook the rear garden and a further secondary glazed window to front. Quarry tiled floor that flows through to the inner hall (described later), ceiling light point and wooden door to

## Breakfast Kitchen 4.49m (14ft 6in) x 4.57m (14ft 9in)

This is the hub of the house enjoying and Oak staircase rising to the first floor with useful storage cupboard under. Range of fitted kitchen units including drawer and cupboard base units with York stone worktops over, set into which is a twin bowl Belfast sink with mixer tap. Gas fired **AGA** range with additional gas HOB and Electric **OVENS**. Ceiling light points. Wooden stable door with glazed insets and further window to side open to the utility space (described later). A quarry tiled floor flows through into

## Drawing Room 4.52m (14ft 7in) x 3.77m (12ft 2in)

A wonderful room with a double glazed window overlooking the foregarden to the common beyond and further double glazed window to side. Inglenook fireplace with wood burning stove set on a flagstone hearth with wooden mantel over. Brick built bread oven to side. Underfloor heating, wall and ceiling light points. A







flagstone and quarry tiled floor, exposed ceiling and wall timbers and doorway with opening to

**Garden Room 2.66m (8ft 7in) x 5.09m (16ft 5in)**

Wide, south facing oak framed windows overlooking the beautiful garden. Pine floorboards, ceiling light point. Pine wooden door opening through to the utility space (described later). Ceiling light point, wall light points and underfloor heating.

**Rear Porch 1.96m (6ft 4in) x 2.61m (8ft 5in)**

Accessed from the kitchen through the stable door. Double glazed windows and double glazed stable door giving access to the rear garden. Space and connection point for washing machine. Door to garden room and ceiling light point.

**Inner Hall**

Secondary glazed window to front, tiled floor with steps leading up to the pavilion where the Gloworm hot water and central heating boiler is positioned. Double glazed window to rear, ceiling light point and door to

**Bedroom 3 3.51m (11ft 4in) x 3.49m (11ft 3in)**

Double glazed window to side gives glimpses of the Malvern Hills and double glazed double doors open to the rear decked verandah and overlooks the garden to farmland beyond. Ceiling light point, access to loft space. Continue pine floorboards and radiator.

**Bedroom 4/Boxroom 1.86m (6ft) x 2.48m (8ft)**

This space could be used as a bedroom, office or dressing room. Double glazed window to side, ceiling light point, radiator and continued pine flooring. Coving to ceiling.

**Family Bathroom**

Fitted with a low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower head fitment. Tiled splashback, radiator ceiling light point, coving to ceiling. Two double glazed windows to front. Wall mounted extractor fan. Continued pine flooring. Wall mounted shaver point.

**First Floor**

**Landing**

Having period exposed roof trusses with access to loft space and double glazed dormer window to front. Radiator, ceiling spotlight, useful double storage cupboard.

**Bedroom 1 4.44m (14ft 4in) x 3.72m (12ft)**

Having a dual aspect with dormer style window to front overlooking the foregarden and common land beyond. Wooden flooring, exposed ceiling and wall timbers, wall light points and radiator. Beautiful Tudor window to side which has been refurbished.

**Bedroom 2 4.39m (14ft 2in) x 3.15m (10ft 2in)**

Exposed wall and ceiling timbers. Glazed window to side and glazed skylight to rear. Oak floorboards, wall light points, radiator and built-in wardrobe.

**Bathroom**

Accessed from the landing with low level WC, pedestal wash hand basin, panelled bath with mixer tap. Glazed skylight to rear with views. Tiled splashbacks, inset ceiling light points and radiator. Useful eaves storage cupboards. Pine flooring.

**Outside**

To the rear the beautiful south facing garden gives glimpses of the Worcestershire Beacon. Extending away from the house is a paved patio area where the pleasures of this lovely setting can be enjoyed. The garden is then mainly laid to lawn with shaped beds, planted with a variety of plants, shrubs and trees to display colour and interest throughout the year. Further raised beds to the side of a **GREENHOUSE**. Attached to the side of the property is a

**Workshop/Store 3.59m (11ft 7in) x 1.75m (5ft 8in)**

With light and power.

Extending away from the pavilion extension is a verandah with wooden shingled roof with decked seating area with wooden rails. Set within the garden is a

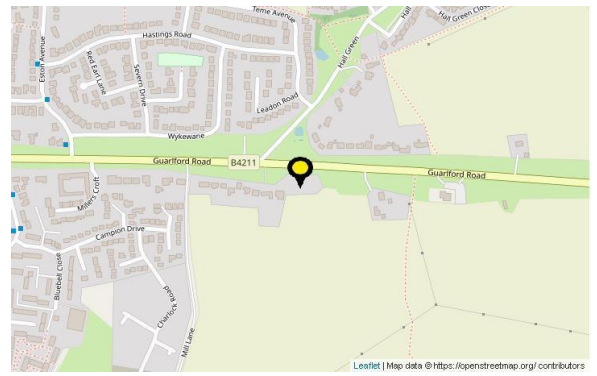
**Brick Built Store**

Set under a tiled roof and separated into two main areas, the first of which is 6'5 x 10' 1 with two doors to front, light and power with a further attached Garden Store to side.

The garden is enclosed by a fence and hedged perimeter and offers an element of privacy and seclusion.

## Directions

From the traffic lights in the centre of Great Malvern proceed down Church Street. Follow this route for approximately half a mile (past Malvern St James Girls School and playing fields) to a major island in the centre of Barnards Green. Take the third exit off to the left signposted Upton and passing through the shopping centre towards the Guarlford Road, continue onto the Gurarlford Road and the property will be found on the right hand side after 0.7 miles as indicated by the agents For Sale board.



## Services

We have been advised that mains gas, electricity, water and drainage 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 Malvern Office, Tel: 01684 892809

## Council Tax

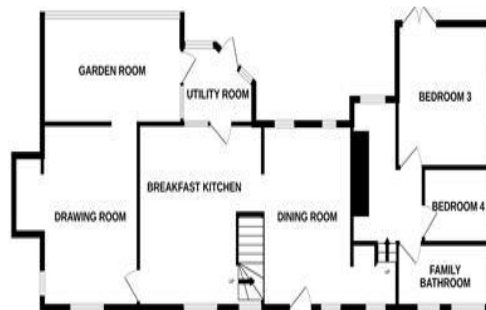
COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

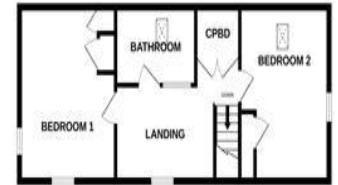
## EPC

The EPC rating for this property is D (68).

GROUND FLOOR  
1074 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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