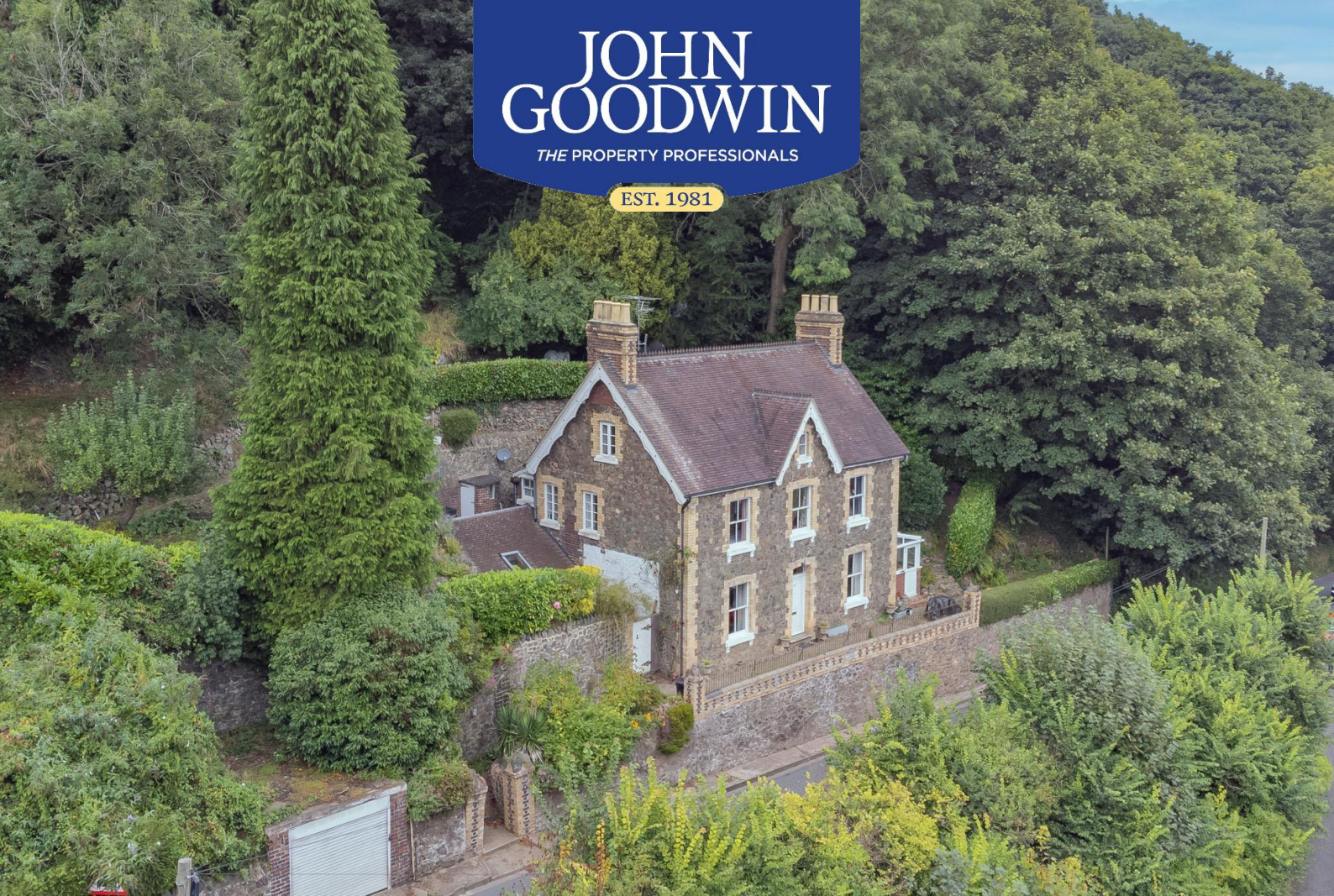


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A STRIKING DETACHED SIX BEDROOM PROPERTY BUILT IN 1871 BOASTING MANY ORIGINAL PERIOD FEATURES SET WITHIN AN ACRE OF WOODLAND IN NEED OF SOME REFURBISHMENT WITH SPACIOUS AND VERSATILE ACCOMMODATION SET OVER SIXTEEN ROOMS ON THREE FLOORS WITH FANTASTIC VIEWS OVER THE SEVERN VALLEY WITH THE FURTHER BENEFIT OF A GARAGE, SUMMER HOUSE AND TWO WOOD SHEDS. REQUIRES SOME FURTHER REFURBISHMENT. ENERGY RATING 'D'.**

## Wyche Road – Guide Price £600,000

14 Wyche Road, , MalvernWorcestershire, WR14 4EG

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# 14 Wyche Road

## Location & Description

The house enjoys a convenient position less than a mile from the centre of the cultural and historic spa town of Great Malvern where there is a full range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There is a mainline railway station approximately a mile away in Malvern itself. Junction 7 of the M5 motorway near Worcester and Junction 1 of the M50 south of Upton upon Severn are both within approximately 10 miles.

Educational facilities are well catered for. In the private sector the renowned Malvern College and Malvern St James Girls school are both in Great Malvern and in the state system the property falls within the catchment area of the ever popular Chase secondary school. It is also within walking distance of one of the most favoured junior schools in the region, The Wyche Primary.

Situated on the upper eastern slopes of the Malvern Hills and literally on the doorstep of the comprehensive network of footpaths and bridleways that criss-cross the area. These together with nearby Peachfield and Malvern Commons provide the perfect choice for those who enjoy the outdoor life, like to walk the dog or who have active children needing space to play.

## Property Description

It affords a fantastic opportunity to purchase a substantial, detached, six bedroom property that requires some further refurbishment allowing purchaser to make the property their own. 14 Wyche Road benefits from original period features throughout, sixteen rooms over three floors, steeped in history dating back to 1871. The property sits within approximately an acre of woodland and provides direct access to a bridle path to the rear of the land giving access up to the Worcestershire Beacon and St Anne's Well.

14 Wyche Road is built on rising ground so has a rear door from first floor level. It is set back from the road with steps leading to a gravel pathway which splits providing access to the raised woodland acre and a gravel pathway leading to the front door which leads to:

## Entrance Hall

Original tiled floor, doors to the sitting room, dining room, kitchen and cellar, stairs to first floor, radiator, pendant light fitting, ceiling emergency light fitting, understairs storage cupboard.

## Dining Room

Floorboards with insulation under, glazed sash window to the front with built-in sliding shutters, views over the Severn Valley, window/hatch to the kitchen, radiator, beautiful fireplace with a slate hearth and pendant light fitting.

## Sitting Room

Carpet, glazed sash window to the front with built-in sliding shutters, views over the Severn Valley, two pendant light fittings, two radiators, glazed window to rear, tiled open fire, log burner stove with a featured surround, door to conservatory

## Conservatory

Built of brick and UPVC construction, doors to front path and to small rear courtyard with sump fed from underground water, suitable for an irrigation pump.

## Cellar

Light and Power

## Kitchen

Quarry tiled floor, a range of base units with worktop over and eye level units, window/hatch to dining room, two-bowl stainless steel sink and drainer with mixer taps over, space for dishwasher, radiator, glazed windows to side and rear. RAYBURN fuelled by coal or wood, built-in electric OVEN and gas HOB, hood over with charcoal filter and fan. Partially tiled walls.

## Utility

Quarry tiled floor, space for white goods, built-in storage unit, strip lighting, door providing access to outside.







## First Floor

### Landing

Carpet, glazed sash window to front providing unique views over the Severn Valley, radiator, two pendant light fittings, doors to three bedrooms, airing cupboard and rear hall, stairs to second floor.

### Bedroom 1

Carpet, glazed sash window with views over the Severn Valley, two pendant light fittings and radiator, door to Dressing Room.

### Dressing Room

Dressing Room (potential to convert this to en-suite), carpet, built-in storage unit, two glazed windows, radiator and pedestal wash hand basin with taps over.

### Bedroom 2

Carpet, views over the Severn Valley with a glazed sash window, two pendant light fittings, wall mounted wash hand basin with taps over and radiator.

### Bedroom 3

Floorboards, pendant light fitting, two glazed window to side, radiator and wall mounted wash hand basin. Understairs storage cupboard.

### Airing Cupboard

With walk-in access to shelving, hot water cylinder and boiler.

### Rear Hall

Tiled floor, doors to bathroom, toilet, study and inner porch, ceiling light point, radiator and two Velux skylights.

### Bathroom

Panelled bath with taps and shower connected, vanity wash hand basin with taps over and cupboard below. Radiator, pendant light fitting and extractor fan. Close coupled WC, Velux skylight and sash window to side. Chrome heated towel radiator, separate shower cubicle with shower connected.

### Separate WC

Quarry tiled floor, radiator, low level WC, wall mounted sink, small window and ceiling light fitting.

### Study

Door to outside and decking area. Velux skylight and two ceiling light fittings.

### Inner Porch

Tiled floor, door to outside and ceiling light fitting.

## Second Floor

**Landing** Carpet, doors to all rooms, Velux window, two ceiling light fittings, access point to floored loft space which houses the water tank and has electric lighting.

**Bedroom 4** Carpet, Velux window, glazed window to the side, built-in storage units, radiator, eaves storage to front and rear, three ceiling light fittings.

### Bedroom 5

Radiator, glazed window to the side and Velux window, four ceiling light fittings, eaves storage.

**Bedroom 6 (Limited Head Height)** Radiator, glazed window with views over the Severn Valley and carpets.

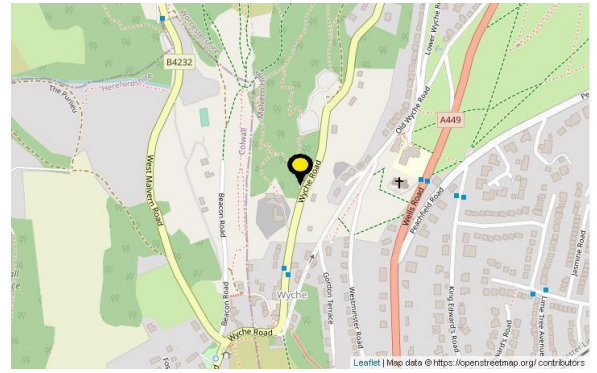
**Bathroom** Vinyl flooring, close coupled WC, pedestal wash hand basin with taps over, panelled bath, mains shower connected, extractor fan, partially tiled walls with Velux window and radiator.

**Outside** The property benefits from a summer house, two garages and two WOOD SHEDS. The main garage which is accessed from the road has power and lighting connected and an electric roller shutter door, 7kW car charging point and separate meter supply.

**Garden** The property benefits from approximately one acre of woodland garden and contains a number of different lawned areas providing a secluded and private setting fitting for fabulous views over the Severn Valley. The rear of the woodland has access to a bridleway which can lead you to the Worcestershire Beacon and St Anne's Well.

## Directions

From the agent's office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. After a few hundred yards take the first fork right uphill onto the B4218 Wyche Road towards Colwall. Follow this route uphill for just under half a mile and 14 Wyche Road can be found to the right hand side as indicated by the agent's 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.

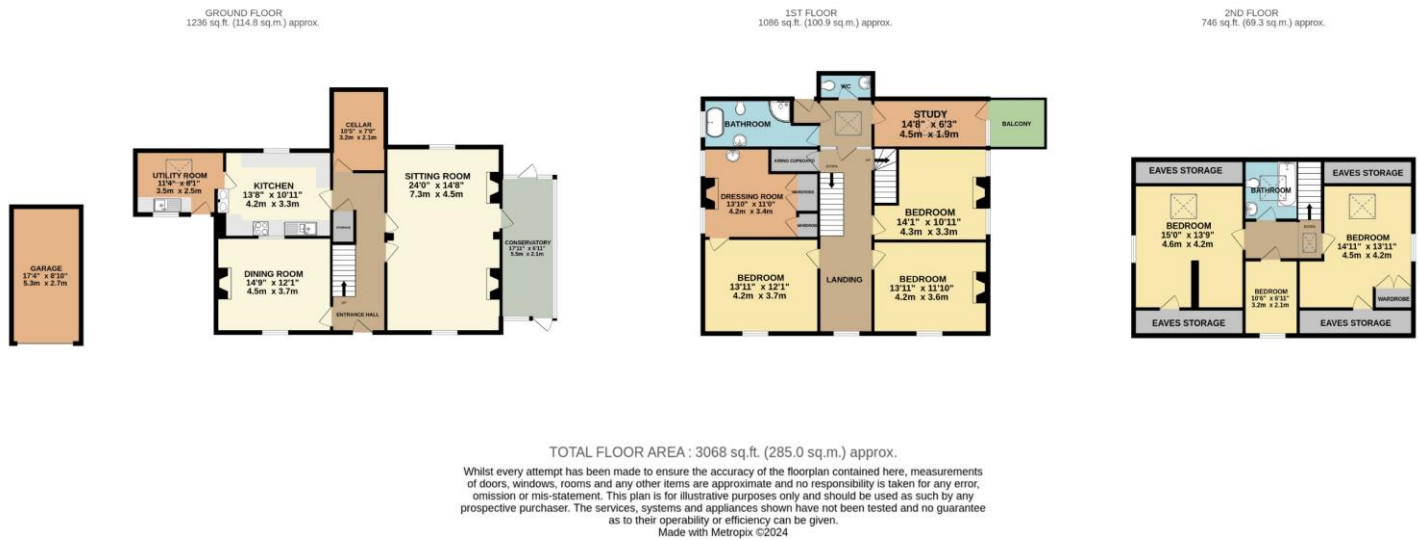
## Tenure

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 (60).



**Malvern Office**  
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**13 Worcester Road, WR14 4QY**  
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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.
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.

