

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A STUNNING THREE BEDROOMED SEMI-DETACHED PROPERTY AFFORDING FINE AND FAR REACHING PANORAMIC VIEWS OVER THE SEVERN VALLEY FROM ITS ELEVATED SETTING ON THE EASTERLY SLOPES OF THE MALVERN HILLS. THE PROPERTY OFFERS METICULOUSLY MAINTAINED AND PRESENTED ACCOMMODATION OVER TWO FLOORS BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING AND A WONDERFUL WRAP AROUND BALCONY AND FINE TERRACE WITH COVERED SEATING. EPC RATING "D". NO CHAIN

Ivydene – Guide Price £425,000

Holywell Road, Malvern, Worcestershire, WR14 4LF



Ivydene

Location & Description

The property enjoys a lovely setting on the Eastern slopes of the Malvern Hills approximately two miles south of the bustling centre of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

For those who require good transport communications, the property is handily placed just seven miles from Upton where there is direct access on to the M50 motorway. There is a mainline railway station about two miles distance providing links to London Paddington, Birmingham and The Midlands, Hereford and South Wales.

The house is ideally situated for some of the most highly regarded primary and secondary school education, notably The Chase High School and for anyone who enjoys the outdoor life, Ivydene is only a few minutes walk from the open slopes of the Malvern Hills and about one and half miles from Malvern Commom

Property Description

Ivydene is one of two semi-detached properties positioned within this elevated setting on the easterly slopes of the Malvern Hills and affording far reaching and panoramic views across the Severn Valley to Bredon Hill and the Cotswold Escarpment beyond. This property, along with its twin, is currently run as a successful holiday let with excellent occupancy throughout the year but would also make for a wonderful family home where the pleasures of this fantastic setting can be enjoyed.

The property is approached via a flight of steps which descend from the Holywell Road, descending through sloped planted beds with a mature mix of shrubs and specimen trees to the block paved terrace which continues to the side of the property (described later) and further leads to the front where the door glazed front door with matching obscured double glazed side panel opens through to the living accommodation (described later). To the front of the property there is sensor outside light points and hot and cold water taps.

Internally the property has been meticulously maintained and presented offering modern and contemporary living set over two floors all benefitting from gas central heating and double glazing.

The wonderfully presented living accommodation offers a modern and contemporary feel and has been designed around taking in the splendid easterly views.

The living accommodation comprises in more detail of:

Reception Hallway

Stairs rising to first floor under which there is a useful storage cupboard. Underfloor heating thermostat control panel for the ground floor which can be enabled. Inset LED downlighters. Oak veneered doors feature throughout the property with the two ground floor ones have glazed insets and these open through to

Sitting Room 3.77m (12ft 2in) x 6.71m (21ft 8in)

This is a splendid living space positioned to the rear of the property and taking in the fantastic vistas on offer through the double glazed patio doors opening to the wonderful decked terrace and further double glazed window. A focal point of this rooms is also the woodburning stove set onto a slate hearth with wooden mantel and fitted tops with cupboards and shelving either side of the fireplace. Inset LED spotlights, two ceiling light points, coving to ceiling, underfloor heating.





Kitchen 2.30m (7ft 5in) x 3.80m (12ft 3in)

Fitted with a range of modern style drawer and cupboard base units with a rolled edge worktop over set into which is a one and a half bowl stainless steel sink unit with mixer tap and drainer under and a double glazed window to front. There is space and connection point for fridge freezer and undercounter connection for dishwasher, washing machine and tumble dryer. Splashbacks in complimentary tiling as well as a range of integrated appliances including a four ring electric hob with stainless steel extractor over and single oven under. There is a large opening to the living room, inset ceiling spotlights, coving to ceiling. Cupboard housing the wall mounted modern Worcester boiler, recently installed.

First Floor Landing

Inset LED downlighter, loft access point, second zone heating control for the 1st floor and oak veneered doors opening through to



Bedroom 1 3.51m (11ft 4in) x 3.54m (11ft 5in)

Double glazed french doors open to the wonderful balcony across the whole rear of the property and having glazed and wooden balustrading allowing the fantastic views to be enjoyed. Further double glazed window to rear, ceiling light point, vertical modern heated radiator. A range of fitted bedroom furniture including wardrobes, drawer sets and dressing table.

Bedroom 2 3.51m (11ft 4in) x 3.07m (9ft 11in)

A good sized double bedroom also positioned to the rear of the property taking in the views through the double glazed french doors opening to the balcony. Fitted wardrobe with dressing table, coving to ceiling, inset ceiling spotlight, ceiling light point and wall mounted vertical modern radiator.

Balcony

Crossing the whole of the rear of the property and having a decked base with wooden and glass balustrading being a fantastic place to enjoy the splendid setting and views on offer.



Bedroom 3 2.61m (8ft 5in) x 3.10m (10ft)

Double glazed window to front, ceiling light point, vertical modern radiator.

Shower Room

Fitted with a modern suite consisting of a close coupled WC and a wall mounted wash hand basin with mixer tap and walk-in shower enclosure with thermostatic control, rainfall and hand held shower over. Obscured double glazed window to front, inset ceiling spotlights, floor and walls finished in complimentary tiling. Wall mounted chrome heated towel rail.

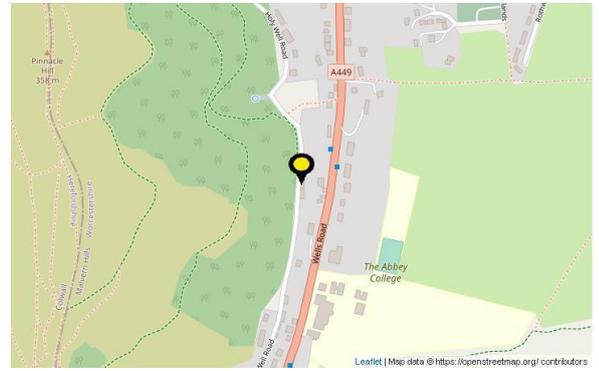
Outside

The property is set into the stunning Malvern Hills in an easterly setting and from all aspects of the garden fantastic views can be enjoyed across the Severn Valley. As previously discussed there is a block paved area positioned to the side of the property with beautiful sleeper perimeter behind which are planted beds with mature plants, trees and shrubs. To the north side of the property is a covered veranda with storage area and benefitting from light and power and having three glazed windows. Also a wooden hut with hot tub (which is available by separate negotiation) and power socket. The block paving continues to the rear of the property where there is a wonderful decked terrace flanked to two sides by a wooden and glazed balustrading and being a wonderful setting where the pleasures of this fantastic location, as well as the superb views, can be enjoyed. Outside power sockets and electric patio heater, all set under the balcony with downlighters.



Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury for 3.1 miles after which turn right uphill onto Holywell Road. Follow this road for a further 0.6 miles where the property will be found as indicated by the Agent's For Sale board at the top of the driveway to Holywell House.



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 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

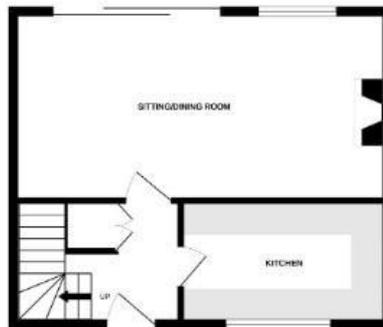
COUNCIL TAX BAND "C"

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

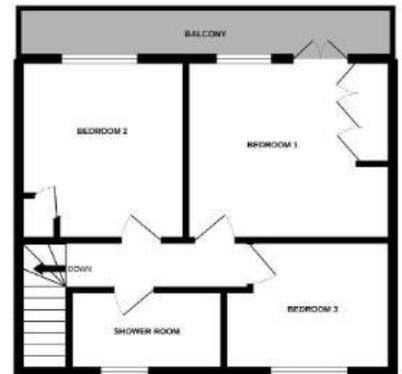
EPC

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here are for information only and do not guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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.

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