

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A VERY STRIKING END TERRACE VICTORIAN HOUSE LESS THAN HALF A MILE FROM GREAT MALVERN TOWN CENTRE AND OFFERING GENEROUS WELL PRESENTED CONTEMPORARY ACCOMMODATION ON THREE FLOORS CURRENTLY COMPRISING AN ENTRANCE PORCH RECEPTION HALL, SITTING ROOM, DINING ROOM, STUDY/FAMILY ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, SIX BEDROOMS, FOUR BATHROOMS/SHOWER ROOMS, ATTIC ROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND COURTYARD GARDEN. ENERGY RATING "D"**

## Elbury House - Guide Price £775,000

63 Hornyold Road, Malvern, WR14 1QH

 6  3  4



# Elbury House

## Location & Description

The property enjoys a convenient position less than a mile from the historic cultural 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 are the facilities of Malvern Link where there are further shops, a bank and two service stations. The house is well placed for public transport including a mainline railway station only about fifteen minutes away on foot and Junction 7 of the M5 motorway at Worcester which is approximately seven miles.

Educational facilities are well catered for at primary and secondary levels in both the state and private sectors including Malvern College, Malvern St James Girls School and Dyson Perrins High School. There are also several highly regarded primary schools in the immediate area.

For those who enjoy the outdoor life or simply walking the dog the property is less than five minutes on foot from Malvern Link common and is also close to the network of paths and bridleways that criss-cross the Malvern Hills.

## Property Description

Elbury House is situated in Hornyold Road, one of the towns most favoured residential streets with a mix of classic period houses and impressive contemporary homes. The property itself is a striking end of terrace Victorian house which has been renovated and refurbished in recent years but still retains much of its original architecture and a number of period features, notably fireplaces, high ceilings, feature corning and skirting boards. The house is now fully double glazed and has been decorated throughout. Externally the house retains its impressive Victorian facade, its attractive blend of stone and brickwork and distinctive central tower. The property stands in a small well thought out, low maintenance garden which to the rear consists of a sheltered walled courtyard and seating area and to the front provides off road parking for at least three vehicles and a mature attractively landscaped area from which one can enjoy a lovely view of the hills.

The extremely generous accommodation is on three floors. At ground level a porch opens into an attractive reception hall off which there are three reception rooms, a fitted kitchen/breakfast room, a utility room and WC. On the first floor a long landing leads to four bedrooms, two of which are currently linked and off which there is an en-suite bathroom. Also at this level is a second bathroom and separate shower room. The top floor adds a further dimension to the house. Here there are two bedrooms and another bathroom making it an ideal suite for guests as well as being perfect for teenagers who may wish to entertain friends.

## Ground Floor

### Entrance Porch

Having been rebuilt by the current owners and enjoying a bank of double glazed windows to three aspects and incorporating a double glazed UPVC front door. Solid roof is sloped and a view towards the Malvern Hills. Quarry tiled floor, light and solid inner door leading to

### Lobby

Cloaks cupboard. Double glazed sash window to side.

### Entrance Hall 5.66m (18ft 3in) x 1.89m (6ft 1in) max

A wonderful open wooden balustraded staircase to first floor. The current owners have fitted useful storage cupboards under with shelving. Ceiling light point, coving to ceiling. Tiled floor, inset ceiling spotlights. Radiator.

### Study/Family Room 4.57m (14ft 9in) x 4.26m (13ft 9in)

Double glazed sash windows to two sides flooding the space with natural light. Period corning to ceiling and decorative ceiling rose. Recently fitted Living Flame effect fire sent into a feature fire surround and hearth. Radiator.

### Sitting Room 5.78m (18ft 8in) x 4.34m (14ft)

Recently fitted lovely Living Flame effect gas fire with remote control set into a ornate fire surround with hearth and mantel. Cornicing to ceiling and centre rose, dado rail, three recently installed, double glazed sash windows to front aspect, radiator and two wall light points.

### Dining Room 4.57m (14ft 9in) x 3.82m (12ft 4in)

Radiator, corning to ceiling and centre rose, engineered wood flooring, two double glazed sash windows to side aspect, pair of double glazed doors leading into rear courtyard.

### Cloakroom

Close coupled WC, radiator, pedestal wash basin, dado rail and window to rear aspect.

### Kitchen/Breakfast Room 4.96m (16ft) x 3.82m (12ft 4in) max

Bespoke, very recently re-designed and fitted with an array of modern drawer and cupboard base units with a polished quartz worktop over set into which is a twin bowl Belfast style ceramic sink with mixer tap set under a double glazed window to rear. Contrasting wall units with underlighting and a range of integrated appliances including a four ring Neff **INDUCTION HOB**, Neff eye level **DOUBLE OVEN** and matching extractor over. Integrated **FRIDGE**, **FREEZER** and **DISHWASHER**. Two pull out larder cupboards, dresser style area with oak shelving and underlighting. Modern vertical style towel rail





and radiator. Customised glass splashback and polished quartz upstand., inset ceiling spotlights. In the centre of the room is a useful breakfast bar island with further drawer space under.

**Utility Room 2.09m (6ft 9in) x 2.06m (6ft 8in)**

Additional worksurface space with space under for white goods, connection point for washing machine and tumble dryer. Matching wall units. Tiled floor and splashbacks in complimentary tiling. Ceiling light point. Double glazed window side. Pedestrian door to rear. Useful airing cupboard housing the floor mounted pressurised hot water cylinder and wall mounted boiler with shelving under.

First Floor

**Landing**

Ceiling downlighting.

**Bedroom 5.81m (18ft 9in) x 4.34m (14ft)**

Currently in use as a dressing room/office. This room still has direct access onto the landing but also a pair of doors that lead directly into the next bedroom (described below). Three double glazed sash windows to front aspect with view of hills. Radiator, two large double wardrobes with hanging rails and further built in cupboard with shelving.

**Bedroom 4.31m (13ft 11in) x 3.85m (12ft 5in)**

Accessed either from the bedroom just described or alternatively directly from the main landing. Radiator, double glazed window to rear aspect, door leading to

**En-Suite Bathroom 2.11m (6ft 10in) x 3.04m (9ft 10in)**

Freestanding "slip" bath, close coupled WC, pedestal wash basin, large corner shower cubicle with tiled surround. Tiled floor and chrome heated towel rail. Obscure double glazed window to rear.

**Bedroom 4.39m (14ft 2in) x 4.28m (13ft 10in)**

Fireplace with timber surround, mantle and tiled inset. Pair of built in double wardrobes, radiator and three double glazed sash windows to front aspect with view of hills.

**Shower Room**

Half tiled and having large tiled shower cubicle, pedestal wash basin, close coupled WC, radiator, extractor fan, tiled floor and two double glazed windows to front aspect.

**Bedroom 4.59m (14ft 10in) x 3.82m (12ft 4in)**

Radiator, two double glazed windows to side aspect.

**Bathroom 2.42m (7ft 10in) x 2.04m (6ft 7in)**

Panelled bath with tiled surround, recently installed mixer tap with hand held shower fitment, Aguaboard splashbacks. Close coupled WC, radiator, pedestal wash basin and window to rear aspect.

Second Floor

**Landing**

Door leading to

**Attic Room**

This long and very useful space measures almost 36' in length and approximately 5' across at its narrowest point. It is perfect for storage.

**Bedroom 5.81m (18ft 9in) x 4.34m (14ft) max (restricted headroom)**

Radiator, Velux window, ceiling downlighting and double glazed window to front aspect .

**Bedroom 3.49m (11ft 3in) x 4.34m (14ft) max (restricted headroom)**

Radiator, Velux window, ceiling downlighting and separate window to front aspect.

**Bathroom 2.09m (6ft 9in) x 2.63m (8ft 6in)**

Panelled bath with shower tap, close coupled WC, pedestal wash basin, three double glazed windows to front aspect and radiator.

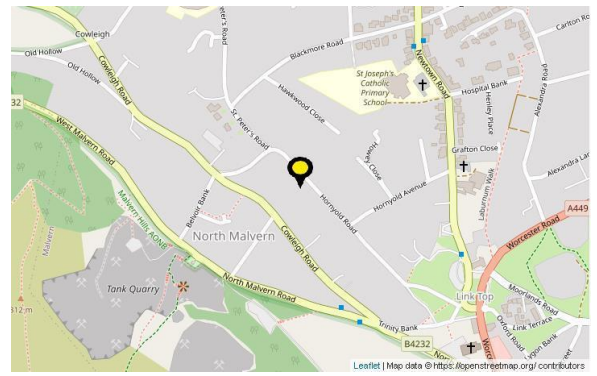
**Note**

It should be noted that most of the principal rooms have phone sockets and are wired for broadband and technology.

**Outside** A gravelled and paved driveway capable of accommodating three vehicles. Planting to front garden. At the far end of the driveway a French drain has been installed with a useful paved seating or storage area. A gate leads onto a paved seating area and to the small but charming planted front garden. This is mainly laid to lawn with well stocked and mature borders, established shrubs and hedged boundaries. From this spot there is a lovely view of the hills. To the rear of the house is a walled flagstone courtyard providing sheltered seating and with a number of features including a **PERGOLA**, raised stone and brick planters, seating areas, mature shrubs and climbers. Here also is an outside tap and an outside shed for storage.

## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile at the first set of traffic lights at Link Top turn left (signed Leigh Sinton). Almost immediately the road forks in three directions. Take the centre fork into Hornyold Road proceeding round a sharp right hand bend and along a short straight section of road uphill. As it begins to bear sharply to the left you will see Elbury House on the left hand side just after the turn to St Peters Road.



## 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 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 "D"

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 (61).



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