



**SITUATED IN A SPECTACULAR SETTING WITH MAGNIFICENT VIEWS ACROSS THE UNDULATING HEREFORDSHIRE COUNTRYSIDE REACHING AS FAR AS THE BRECON BEACONS, A FINE THREE BEDROOMED VICTORIAN DETACHED PROPERTY WITH A WONDERFUL REAR, TERRACED GARDEN. GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING "E" NO CHAIN**

## Sunnyside – Guide Price £375,000

Off Chase Road , Upper Colwall, Malvern, WR13 6DH

3 2 1



# Sunnyside

## Location & Description

Enjoying a stunning location on the western upper slopes of the Malvern Hills approximately two miles from the well served 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.

The highly regarded nearby village of Colwall is a similar distance and offers further amenities. Transport communications are excellent. There are mainline railway stations in both Great Malvern and Colwall. Junction 2 of the M50 south of Ledbury is less than ten miles away and Junction 7 of the M5 south of Worcester is a similar distance. Educational facilities are second to none in both the state and private systems at secondary and primary levels including The Elms and Downs Preparatory Schools in Colwall as well as Malvern College, Malvern St James Girls School, The Chase High and Dyson Perrins Secondary Schools in Malvern.

For those who enjoy exploring the outdoors, the house is in the perfect spot located directly on the hills with direct access to the network of paths and bridleways that crisscross the Malvern Hills.

## Property Description

Sunnyside is a fantastically positioned Victorian detached property situated on the elevated westerly slopes of the Malvern Hills and offers wonderful, far reaching views across the Herefordshire countryside.

The property is initially approached off Chase Road via a shared track that gives access to a handful of properties in this hamlet. A wrought iron pedestrian gate leads past the gravelled foregarden to the front door that opens to the accommodation which is set over two floors and benefits from gas central heating, double glazing and a lovely hillside garden making the most of the glorious views.

The living accommodation is accessed via an obscure double glazed UPVC front door and opens to

## Entrance Hall

Stairs to first floor, radiator, ceiling light point, door to dining room (described later) and a four panelled wooden door opens to

## Sitting Room 3.72m (12ft) x 3.97m (12ft 10in)

Double glazed window to front takes in the fabulous views on offer. Ceiling light point, radiator and lovely exposed wooden floorboards. A focal point of the room is a woodburning stone set onto a slate hearth. Double doors with glazed insets open to

## Dining Room 3.72m (12ft) x 3.35m (10ft 10in)

A fabulous room ideal for entertaining and being interconnecting with the sitting room making for a wonderful flow of accommodation. Double glazed window to rear overlooks the rear patio and up to the hillside garden. Ceiling light point, radiator. Door giving access to a useful understairs storage cupboard. Further door to

## Kitchen 3.54m (11ft 5in) x 2.27m (7ft 4in)

Fitted with a range of modern shaker style drawer and cupboard base units with roll edged worktop over and matching wall units. Range of integrated appliances including a four ring **HOB** with single **OVEN** under as well as space and connection point undercounter for washing machine, dishwasher and full height fridge freezer. Set under the double glazed window to side is a stainless steel, one and a half bowl sink unit with mixer tap and drainer. Two further double glazed windows and a Velux double glazed skylight that flood the







area with natural light. Wall mounted Baxi boiler, ceiling light points, radiator and entrance to

### Rear Lobby

Double glazed UPVC pedestrian door giving access to a patio. Door to

### Cloakroom

Fitted with a white low level WC, wall mounted wash hand basin with mixer tap and tiled splashbacks. Ceiling light point and wall mounted extractor fan.

First Floor

### Landing

Double glazed window to rear, ceiling light point, door to

### Bedroom 1 3.41m (11ft) x 3.23m (10ft 5in) max into recess

Positioned to the front of the property and affording fine, far reaching views across the Herefordshire countryside through a double glazed window. A lovely size double bedroom with ceiling light point and radiator.

### Bedroom 2 2.40m (7ft 9in) x 3.18m (10ft 3in)

Double glazed window to rear looks up to the tiered garden, ceiling light point and radiator.

### Bedroom 3 2.40m (7ft 9in) x 1.47m (4ft 9in)

Double glazed window to front with views across the Herefordshire countryside. Ceiling light point and radiator.

### Bathroom

Fitted with a modern pedestal wash hand basin with mixer tap and corner bath with electric Mira shower over and screen. Velux double glazed skylight, ceiling light point, ceiling mounted extractor fan, chrome wall mounted heated towel rail and tiled splashbacks.

### Separate WC

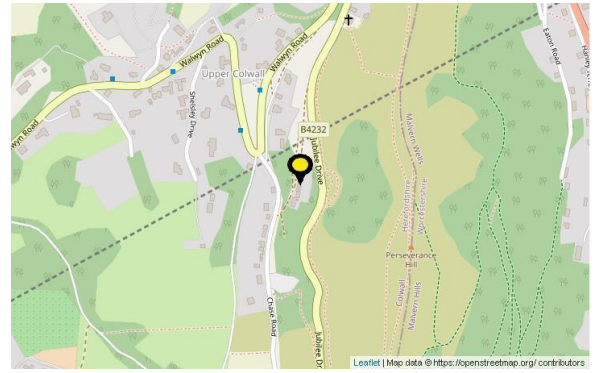
Fitted with a white low level WC, ceiling light point and radiator. Corner vanity wash basin with mixer tap and cupboard under.

### Outside

To the rear: Immediately outside the kitchen door is a paved patio area that makes for a wonderful seating area and giving pedestrian access to the front of the house. From here brick steps led up the tiered rear garden with the initial two tiers are given over to lawn with a further three tiers planted with specimen fruit trees. The garden further benefits from a security light and water tap. There is a path that leads from the first tier to the left of garden which is shared with the adjacent property.

## Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Take the first turning to the right (B4218) to Colwall. Continue on this road, through the Wyche Cutting and continue downhill to the sharp bend where you turn left onto Chase Road. Proceed for 420 feet after which turn sharp left onto a track. Continue uphill and the property can be found on the right as indicated by the agents For Sale Board.



## 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

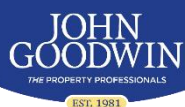
## Council Tax

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 E (82).



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.
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.

