

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A QUAIN COTTAGE NESTLED ON THE WESTERLY SLOPES OF THE MALVERN HILLS, ON A HIGHLY DESIRABLE AND QUIET RESIDENTIAL ROAD OPPOSITE PROTECTED WOODLAND WITH HILLSIDE WALKING PATHS ON THE DOORSTEP. A FORMER COACH HOUSE REBUILT AS A PAIR OF SEMI-DETACHED HOLIDAY COTTAGES IN THE 1980S THIS PROPERTY RETAINS MUCH OF ITS PERIOD CHARM AND HAS BEEN A MUCH-LOVED HOME FOR ITS CURRENT OWNERS. THIS WOULD MAKE A PERFECT HOME, WITH HOLIDAY LET POTENTIAL, FOR WALKERS AND NATURE LOVERS. PLANNING PERMISSION FOR A WRAP AROUND BALCONY, PERFECT TO ENJOY THE SUNSETTING THROUGH THE TREES. OFF ROAD PARKING ENERGY RATING "D"

Coachmans Cottage – Guide Price £250,000

Blackheath Way, Malvern, Worcestershire, WR14 4DR

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Coachmans Cottage

Location & Description

Coachmans Cottage enjoys a convenient position on the outskirts of West Malvern approximately two miles from the well served town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket and the renowned theatre and cinema complex with the Splash leisure pool and gymnasium.

Transport communications are excellent, there is a main line railway station in both Great Malvern and Malvern Link and in the nearby village of Colwall which is just over two miles away and also boasts a wide range of facilities. Junction 7 of the M5 motorway at Worcester is about 9 miles distant, the area has a deserved reputation for the quality of its excellent schools in both the private and state systems at primary and secondary levels including The Downs and The Elms prep schools in Colwall, Malvern College and Malvern St James Girls' School and several highly regarded state secondary schools including the likes of The Chase and Dyson Perrins.

The property is situated on the western slopes of the Malvern Hills in an elevated position providing a lovely setting and outlook. There is easy access to the network of paths and bridleways that criss cross the hills themselves so this is the ideal spot for walkers and dog owners. Set against the backdrop of woodland it enjoys a sheltered private environment.

Property Description

Originally built in the early 1900's Coachmans Cottage enjoys a rich history and was largely rebuilt and extended in the 1980's to create a pair of semi-detached properties whilst retaining much of the period charm. The property also benefits from planning permission for a wrap around balcony (plans available upon request) to the first floor, side and rear and is offered with double glazing throughout and gas fired central heating. The vendors have made enhancements to the property including the replacement of the kitchen to a high standard just three years ago.

Coachmans Cottage also enjoys the benefit of off road parking to the side which is also a shared area with the neighbour. A pedestrian pathway (with your neighbour having right of access over) leads to the side of the the quaint garden to the new composite front door sat under the storm porch with external lighting.

The front door opens to the

Entrance Hall

Laminate flooring, pendant light fitting, understairs storage area, stairs to first floor, overhead airer, open to the kitchen

Kitchen 3.80m (12ft 3in) x 2.76m (8ft 11in)

Laminate flooring, solid wood range of base and eye level units and worktop, breakfast bar seating. Built-in Smeg eye level OVEN and GRILL, Bosch induction HOB with extractor fan, Belfast sink, taps and a draining area. Space for washing machine and fridge freezer, boiler, ceiling light fitting, radiator and double glazed window to the front and an archway which is open and steps down lead to the





Sitting Room 3.82m (12ft 4in) x 3.77m (12ft 2in)

Laminate flooring, ceiling light fitting, double glazed bay window to the side and further double glazed window to the rear overlooking the garden, radiator.

First floor

Landing

Carpet, doors to all rooms, ceiling light fitting.

Bedroom 1 3.80m (12ft 3in) x 3.69m (11ft 11in)

Carpet, pendant light fitting, vertical radiator, double glazed window to the side with a lovely outlook where the potential access would be for the wrap around balcony (planning permission granted).

Bedroom 2 2.89m (9ft 4in) x 2.76m (8ft 11in) (max point)

Double glazed bay window to the front, two pendant light fittings, loft access point and radiator.

Bathroom

Tiled floor and walls. Panelled bath with electric shower over, obscured glazed Velux window, chrome heated radiator, close coupled WC, vanity wash hand basin, spotlights and extractor fan.

Outside

There is an area for off road parking which is also shared area with the neighbours. A separate gate, owned by a neighbouring property, gives access to a railed pathway which Coachmans Cottage has right of access to maintain the garden greenery.

The lovely gravelled garden provides a low maintenance yet mature aspect within a secluded setting to enjoy the lovely seating areas with Malvern stone wall surround and mature shrubs. There is an area for further shed storage.

Agent's Note

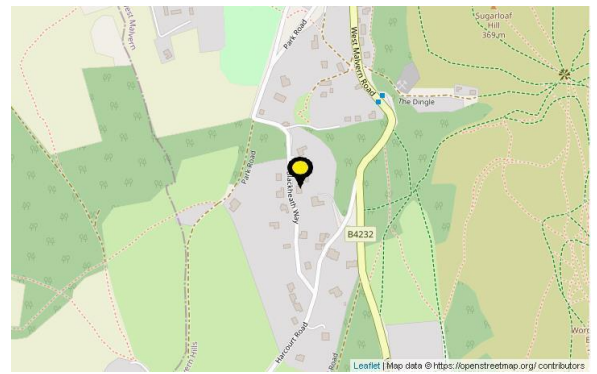
A small section of the garden area is owned by the neighbours who also have a right of access on the pathway leading from the driveway to the front door.

A separate gate, owned by a neighbouring property, gives access to a railed pathway which Coachmans Cottage has right of access to maintain the garden greenery.



Directions

From the agent's office proceed along the Worcester Road turning left onto the North Malvern Road. Continue along until the road becomes West Malvern Road, continue along for approximately 1.8 miles taking a right hand turn into Park Road. Follow the road down and to the left where the road will turn into Blackheath Way and Coachmans Cottage can be found on the left hand side as indicated by the agent's 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 D (63).

GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given to their operability or efficiency can be given.
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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.



Malvern Office
01684 892809

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

