

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



BEAUTIFULLY PRESENTED COTTAGE SITUATED IN THIS HIGHLY DESIRABLE LOCATION AND SET WITHIN GENEROUS GROUNDS APPROACHING 0.85 ACRES OF FORMAL GARDEN AND A USEABLE PADDOCK. THE PROPERTY INCLUDES COMFORTABLE LIVING ACCOMMODATION, PERIOD CHARACTER AND CHARM COUPLED WITH THE AMENITIES OF MODERN DAY LIVING IN THIS RURAL LOCATION. EPC "F".

Bluebell Cottage - Guide Price £775,000

Ashfield, Leigh Sinton, Worcestershire, WR13 5DH

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Bluebell Cottage

Location & Description

Bluebell Cottage is situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and tourist attractions, in particular the theatre complex with concert hall and cinema. Further and more extensive shops are available on the retail park in Townsend Way or in the city of Worcester.

Transport facilities are excellent with Malvern offering a mainline railways station with direct links to Worcester, Birmingham, London and Hereford. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for both at primary and secondary levels in the public and private sectors.

Property Description

Bluebell Cottage is a superbly appointed cottage which dates back to the 16th century and has been enhanced by the current and previous owners to create a wonderful light and airy living environment, full of period character and charm but coupled with the amenities of modern day living. This fine quirky and architecturally interesting property is approached across a gravelled drive which is owned by the neighbouring property but Bluebell Cottage has a right of access over. A five bar wooden vehicle gate opens giving access to the property's private gravelled parking area allowing ample parking for vehicles. A pedestrian gate set beneath an arbour opens to the paved pedestrian path leading across the front of the property, giving access to the front door with obscured glazed inset, which opens through to the living accommodation which is in excess of 1800 square foot and set over two floors benefitting from LPG central heating and double glazing.

The living accommodation in more details comprises:

Reception Hallway

Being a welcoming space where already the period characteristics of this property are on show through the exposed ceiling and wall timbers. An open wooden balustraded staircase rising to first floor with useful understairs storage cupboard. Inset ceiling LED spotlight, radiator, entrance to snug and utility room (described later). Engineered oak flooring flows throughout this area with matching skirting board and a panelled oak door opens to

Dining Kitchen 7.02m (22ft 8in) x 3.80m (12ft 3in)

Fitted with a range of cream, gloss fronted drawer and cupboard base units with a wooden butchered style worktop over set into which is a twin bowl sink with mixer tap and a cold fill tap all set under a double glazed window overlooking the wonderful garden with shutter, which is a feature throughout this property. The focal island with additional cupboard and drawer storage with a butcher's block style worktop and breakfast bar with seating and over which there are three ceiling light points hanging from the impressive vaulted ceiling with three double glazed Velux skylights. Space for a breakfast table to be positioned. There is a range of integrated appliances including a deluxe Rangemaster **COOKER** set under an **EXTRACTOR HOOD**, integrated **DISHWASHER**, LED downlighters, tiled splashbacks. Underfloor heating. Oak door leading through to the principle suite and further panelled door opening through to

Sitting Room 6.64m (21ft 5in) x 5.42m (17ft 6in)

A generous and spacious room with a wonderful high vaulted ceiling with exposed ceiling timbers. A bank of double glazed bi-folding doors open to the front patio and give views over the formal garden. Further double glazed window to side with oak sill looks out to the paddock. Continued oak engineered wood flooring with matching skirting and architrave. Ceiling light point. Underfloor heating. Sliding shutters to bi-folding doors.

Master Suite

Accessed from the kitchen and being a flexible and versatile space which the current owners have given over to the main bedroom. This is currently divided into three main areas, accessed from a short corridor with engineered oak flooring and entrances opening through to

Master Bedroom 3.07m (9ft 11in) x 4.06m (13ft 1in)

Double glazed window to side. Inset ceiling spotlights, loft access point. Underfloor heating through the engineered oak flooring.

Dressing Room 3.72m (12ft) x 1.75m (5ft 8in) maximum into wardrobe

Obscured glazed window to front, inset ceiling spotlights. Wood panelling to half height to one wall. Built-in wardrobes with sliding doors to one wall incorporating hanging and shelf space.

En-suite

Fitted with a white low level WC with vanity wash hand basin with cupboard and drawers under with surface to side and mixer tap. Walk-in shower enclosure with thermostatic controlled rainfall shower over with separate hand held unit. Inset ceiling spotlight, ceiling mounted extractor fan, double glazed skylight. Walls and floor finished in complimentary ceramics. Underfloor heating. Electric chrome wall mounted heated towel rail.

Snug 3.51m (11ft 4in) x 3.25m (10ft 6in)

Positioned to the left hand side of the house and being a wonderful dual aspect room with double glazed windows with shutters to front and side. Beautiful exposed ceiling and wall





timbers. Wall light points. Radiator. A focal point of this room is the wood burning stove set into the inglenook fireplace with wooden mantle over and slate hearth.

Utility Room 1.60m (5ft 2in) x 6.48m (20ft 11in) maximum

Fitted with a range of cream fronted drawer and cupboard base units with butcher's block worktop over. Ceramic sink with mixer tap and drainer. Double glazed window. Integrated FRIDGE, FREEZER and WASHING MACHINE. Inset ceiling spotlights. Wooden multi-panelled glazed stable door to side. Victorian style radiator. Inset ceiling spotlights. Tiled splashback. Recently installed central heating boiler (2025).

First Floor Landing

Ceiling light point and having a half landing with steps leading up to the front and the rear of the house, giving access to the bedrooms and bathrooms on this level.

Bedroom 2 3.35m (10ft 10in) x 3.25m (10ft 6in)

Double glazed window to front with shutters. Inset ceiling spotlights. Loft access point and Victorian style radiator. A lovely double bedroom.

Bathroom

Fitted with a modern white suite consisting of a low level WC, wall mounted wash hand basin with mixer tap and panelled bath with mixer tap and shower head fitment. Walk-in shower enclosure with thermostatic controlled rainfall style shower over with hand held unit. Floor and walls finished in complimentary tiling. Two chrome wall mounted heated towel rail. Obscured double glazed window to front. Double glazed window to side. Inset ceiling spotlights and ceiling light point.

Bedroom 3 4.08m (13ft 2in) maximum narrowing 6'5 minimum x 4.62m (14ft 11in) maximum narrowing to 6'2 minimum

Further generous bedroom with two double glazed windows with matching shutters give fabulous views over the open countryside. Inset ceiling spotlights, two central heating radiators. Dressing area with built-in wardrobe.

Bedroom 4 1.99m (6ft 5in) x 3.23m (10ft 5in)

Double glazed window with matching shutters with beautiful views over the open countryside. Double glazed window to side, a Victorian style radiator and inset ceiling spotlights.

Outside

The grounds to the property are divided into two main areas and equate to approximately 0.8 acres. The shared gravel driveway runs round the edge of the paddock which is currently divided into two main areas and has been enhanced by the current owners creating an area of vegetable garden with the second space being given over to a maturing orchard, all enclosed by a post railed and hedged perimeter. From the shared driveway the private parking for Bluebell Cottage opens to a gravel base that allows ample parking for vehicles. A pedestrian gate gives access to the pedestrian path which leads past the lawned formal gardens which mainly lie to the front and right hand side of the property. Across the front of the property is a large paved patio area which is a wonderful area for seating, particularly under the wooden pagoda and allows the fantastic setting to be enjoyed. The garden is flanked by raised sleeper and planted beds displaying colour and vibrance throughout the year. There is a further paved seating area set under two grape vined pergolas. Wooden potting SHED and further brick built double doored workshop area positioned to the left hand side of the property with electricity and lighting connected and where there is a further paved storage area with gated pedestrian access to road and door to utility. Strategically based raised beds throughout the garden and to the left of the property there is a **LOG STORE**.

To see further images of this wonderful garden through the seasons please go to the following Instagram page - @themalvernecottage

Agent's Note 1

It should be noted that there is an uplift clause that was put in by old owners which lasts for 50 years and commenced in 2012 where there was a fifty percent uplift for any increase in development of the land for additional property or properties being built.

Agent's Note 2

It should be noted that Bluebell Cottage has a right of pedestrian and vehicular access over the shared driveway which is shared with one neighbouring property, Dinglewood. The cost for the maintenance of the driveway is shared between the two properties.

There is a covenant saying that no vehicles over 2 meters high can be parked in current parking area.

Agent's Note 3

Not build or allow to be built any structure which exceeds:-

- 2m within first 1m from boundary with Dinglewood.
- 2.5m within first 1-2m from boundary with Dinglewood.
- 3m within first 2-5m from boundary with Dinglewood.

Directions

From the John Goodwin Malvern office proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and 2nd right signed Alfrick and Suckley into Sherridge Road. Continue for 1.2 miles and at the T junction turn left towards Suckley. Proceed into the shared driveway for Bluebell Cottage as indicated by the agents For Sale board.



Services

We have been advised that mains water and electricity are connected and a sunken LPG tank supplies the boiler for the gas and central heating. It should be noted that the drainage for the property is via a septic tank which is situated within the grounds of the property and from discussions with the seller it is believed that it complies to current regulations.

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 "E"

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 (59).



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.



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