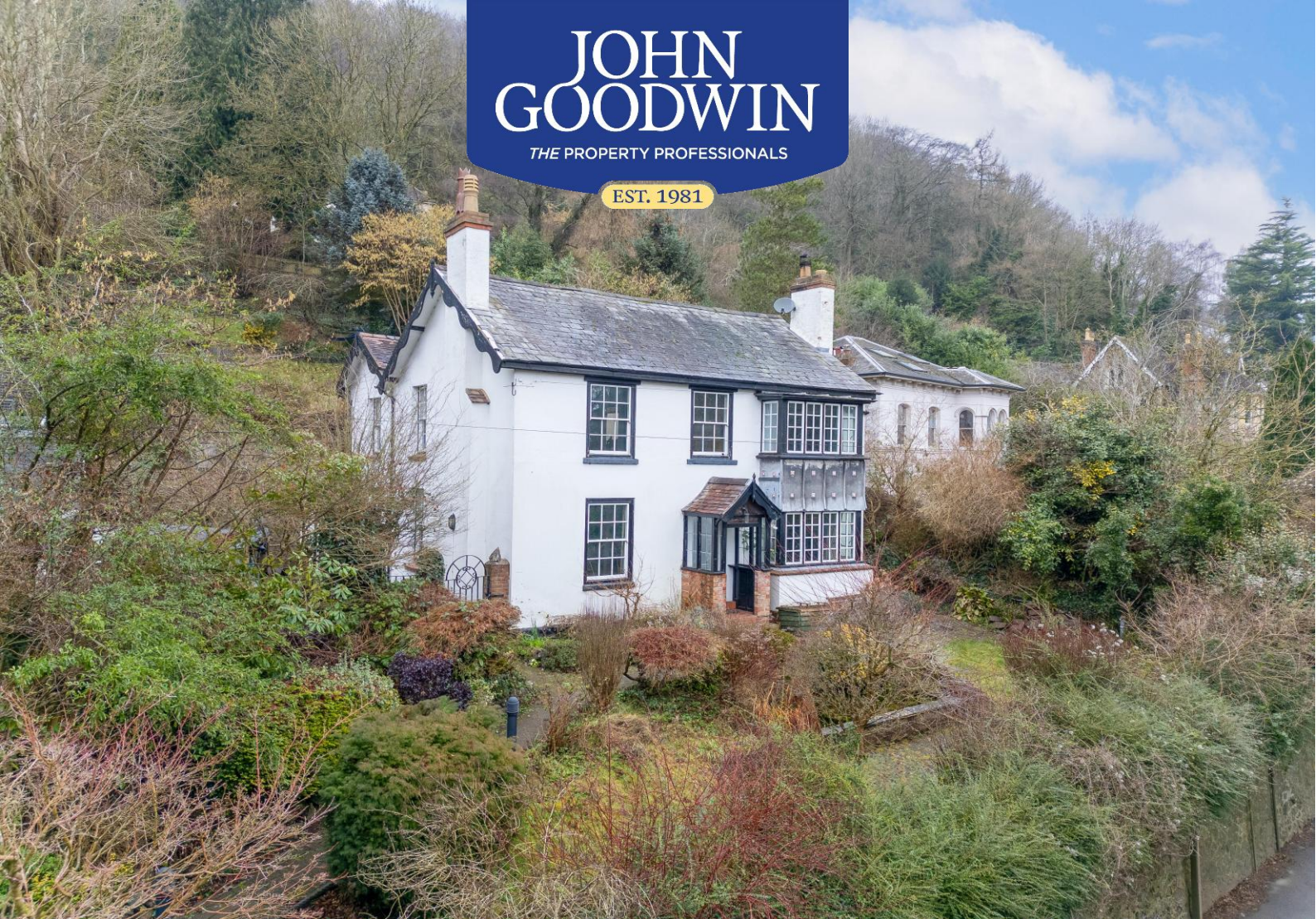


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMPOSING GEORGIAN DETACHED HOUSE SITUATED IN AN ELEVATED POSITION ON A GENEROUS PLOT CONVENIENTLY SITUATED CLOSE TO GREAT MALVERN. THE SPACIOUS AND VERSATILE LIVING ACCOMMODATION IS IN EXCESS OF 1700 SQUARE FEET AND COMPRISES IN BRIEF; ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, DRAWING ROOM, STUDY, DINING ROOM, KITCHEN, MASTER BEDROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM AND SEPARATE WC. GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND GARDEN. ENERGY RATING 'E'**

## Dormy Cottage - Guide Price £500,000

94 Wells Road, Malvern, Worcestershire, WR14 4PG

5 4 1





# Dormy Cottage

## Location & Description

94 Wells Road enjoys a convenient position south of the Victorian Spa town of Great Malvern. The town offers a comprehensive range of amenities including shops, banks, Waitrose supermarket and the renowned theatre and cinema complex as well as the Splash leisure pool and gymnasium. A well stocked convenience store is positioned a short walk from the property with further amenities available on the retail park in Townsend Way or in the city of Worcester. Transport communications are well catered for with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 1 of the M50 at Upton and Junction 7 of the M5 at Worcester brings The Midlands and South West into an easy commute.

The area is well served by an excellent choice of schools at both primary and secondary levels in the state and private systems.

Set in an elevated position the property is handily placed for immediate access to the network of paths and bridleways that criss-cross the Malvern Hills and surrounding countryside. This well established Georgian house offers character and charm coupled with the amenities of modern day living. The house is situated on a generous plot offering a well maintained garden.

## Property Description

The property is approached from the Wells Road via a block paved area providing parking for vehicles. A wrought iron pedestrian gate gives access to steps leading up through the Malvern Stone walled perimeter with external lighting to the block paved pedestrian path which forks and runs through the beautifully planted foregarden displaying a mix of mature plants and shrubs with a fine selection of specimen trees including a number of Acers. Within the foregarden is a sunken pond. The pedestrian path and planted beds continue to the northern aspect of the house accessing a useful store. Steps lead up from the foregarden to the storm porch of this imposing Georgian residence and particular attention should be paid to the adjacent wide ornate double level bay with lead flashing.

The entrance porch is set beneath a tiled roof with lead light windows and wooden framework. A quarry tiled floor leads to the newly fitted composite front door with outside light point opening to the living accommodation which is substantial in size and offers versatile rooms benefiting from gas central heating and double glazing some with secondary glazing as well.

## Entrance Hall

A welcoming space with feature archway, decorative dado rail, stairs rising to first floor and useful understairs storage cupboard. English Oak wood flooring flows throughout this area and four panel wooden doors open to

## Drawing Room 7.02m (22ft 8in) max into bay x 3.23m (10ft 5in) min into bookcase

A substantial room which used to be two separate rooms but was opened up by a previous owners. At the front of the room is a wide double glazed bay window with secondary glazing affording views over the formal garden and further wooden double glazed sash window to side also with secondary glazing. A focal point of the room is the exposed brick fireplace with wooden mantle and quarry tiled floor set onto which is a multi-fuel burning stove.

Decorative picture rail and high level skirting. Fitted against one wall is a bespoke bookcase with cupboards and drawers under. Two ceiling light points, radiator and English Oak wood flooring. Satellite TV point.

## Sitting Room 3.13m (10ft 1in) x 3.69m (11ft 11in)

Refurbished double glazed wooden sash window with secondary glazing to front aspect. Ceiling light point, decorative picture rail and radiator. Within this room is a splendid black fireplace with cast iron inset, tiles and quarry tiled hearth. Carpeted with elm floor boards under.

## Study 2.58m (8ft 4in) x 3.69m (11ft 11in)

Conveniently located next to the dining room and having an arched entrance through. Refurbished wooden double glazed window overlooking the side courtyard. Ceiling light point, wall light point, decorative picture rail, radiator, wood flooring.

## Dining Room 3.23m (10ft 5in) x 3.69m (11ft 11in)

Refurbished wooden double glazed window to side overlooking the side courtyard and having a UPVC door which was replaced in 2020. On the wall are the old servants' bells. Floor mounted gas fired boiler providing domestic hot water and central heating positioned in the fireplace recess with black surround and mantle. Radiator, ceiling light point and wall light point. One wall has exposed Malvern Stone showing the heritage of this site. An original quarry tiled floor continues through a short corridor with radiator and ceiling light point giving access to







#### **Kitchen 3.56m (11ft 6in) x 3.07m (9ft 11in)**

With a range of cream fronted drawer and cupboard base units with work top over and matching wall units. Belling Country Chef **RANGE COOKER** with eight gas rings, double oven, grill and warming drawer. Matching Belling extractor hood over. Space and connection point for washing machine, Belfast sink with mixer tap set into a wooden work top and drainer. One of the cupboards could be removed as there is a plumbing for a dishwasher to be added. Double glazed window to side, tiled splash backs, ceiling light points, quarry tiled flooring, useful shelved cupboard set into the Malvern stone wall. Satellite point.

#### **Half Landing**

Stairs rise up from the entrance hall and continue to the first floor. A door gives access to a useful and spacious linen cupboard also housing the hot water tank.

#### **Landing**

Double glazed skylight, wall light point, radiator, loft access point and seven panelled period doors opening to

#### **Bedroom 1 4.23m (13ft 8in) into bay x 3.75m (12ft 1in) min16'4 max**

Double glazed bay window with matching double glazed sash window with secondary glazing to front affording good views. Range of built in wardrobes with cupboards over incorporating hanging and shelf space. Ceiling light point, decorative picture rail, wall light point. Within this room there is a period wash basin set onto brass stand. Radiator, shaver point. Satellite and telephone point.

#### **Bedroom 2 3.38m (10ft 11in) x 3.66m (11ft 10in)**

A good sized double bedroom also positioned to the front of the residence enjoying a refurbished wooden double glazed sash window with secondary glazing. Views to the Severn Valley. Ceiling light point, decorative picture rail, high skirting, exposed Oak floor boards. In one corner is a white pedestal wash hand basin with tiled splash back with light and shaver point over.

#### **Bedroom 3 3.56m (11ft 6in) x 3.69m (11ft 11in)**

Refurbished wooden double glazed sash window to side, ceiling light point, radiator, exposed original Elm floor boards.

#### **Bedroom 4 2.63m (8ft 6in) x 3.72m (12ft)**

Refurbished wooden double glazed sash window to side, ceiling light point, decorative picture rail, Oak floor boards. Wall mounted wash hand basin with tiled splash back, light and shaver point.

#### **Bedroom 5 2.63m (8ft 6in) x 3.23m (10ft 5in)**

Refurbished wooden double glazed sash window to side with views, ceiling light point, radiator, pedestal wash basin with tiled splash back, light and shaver point. Exposed Oak floor boards.

#### **Bathroom**

Window to side. Fitted with a refitted white Victorian style suite consisting of low level WC, pedestal wash hand basin, bidet. Iron panelled bath with mixer taps and shower head fitment. Separate shower enclosure with thermostatic controlled shower. Airing cupboard with radiator and shelving with cupboard over. Tiled splash backs, inset ceiling spot lights, towel rail radiator. Loft access point. Wood flooring.

#### **Separate WC**

Double glazed sash window to side. Modern white low level WC, wall mounted wash hand basin. Inset ceiling spot lights, tiled splash backs.

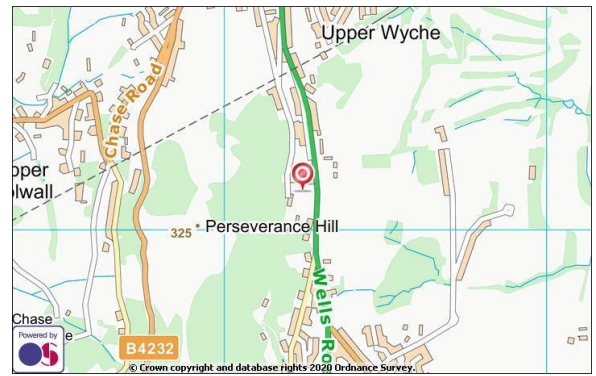
#### **Outside**

A lovely south facing side courtyard is laid to block paving with two feature trees and Alton **GREENHOUSE** and is an ideal space for sitting out.

Wall light points and a tiled covered porch gives access to the dining room via a UPVC door and further door opens to the coal shed. Cast iron steps lead up to a paved tier where a doorway opens to a useful brick attached **WORKSHOP** (27'4" x 5'1") offering light and power. Further steps and pedestrian gate between a Malvern Stone retaining wall continuing to the flat lawned garden with wooden **SHED** with power. A further flight of steps lead up to the sloped orchard having a variety of fruit trees including Apple, Pear and Plum. The whole garden is enclosed by a fenced and hedged perimeter and benefits from various outside light points and water tap.

## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Leave the outskirts of town, passing across Peachfield Common and past the Railway Inn on your right hand side. Continue for a few hundred yards, past Hanley Terrace, where number 94 will be seen on the right hand side, as indicated by the agent's For Sale board.



## 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers 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 "F"

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 E (41).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs 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 as to their operability or efficiency can be given.  
Made with Malvern 10/2020

## 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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EST. 1981

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