

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY LOCATED FOUR BEDROOM DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT OVERLOOKING OPEN FARMLAND TO THE REAR IN THE CENTRE OF THIS POPULAR AND SOUGHT AFTER VILLAGE. OFFERED WITH NO ONWARD CHAIN THE LIVING ACCOMMODATION DOES OFFER POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT. EPC RATING "E"

Holmleigh - Guide Price £550,000

Knightwick Road, Alfrick, Worcestershire, WR6 5HX

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Holmleigh

Location & Description

The property enjoys a quiet setting close to the centre of the highly regarded village of Alfrick close to the Herefordshire border with Worcestershire and approximately six miles from Great Malvern, eight miles from the City of Worcester and just seven miles from Bromyard.

The village itself has a community hall with regular activities and tennis courts, recreation ground, cricket and football. St. Mary Magdelene Church that dates back to the 12th century and the excellent community shop which stocks fresh, local produce, has a Post Office and is a collection point for prescriptions from the local GP and pharmacy at Knightwick. The Fox and Hounds Inn at nearby Lulsley (temporarily closed), Hop Shed Brewery in Suckley open on Fridays and Saturdays for food and ale and The Talbot at Knightwick is nearby.

The Knapp Papermill and Ravenshill Nature reserves are also close by and the area is renowned for some of the most unspoilt rural landscapes and walks. There are also local bus services to provide access to local primary schools at Suckley and Leigh Sinton and secondary schools in Malvern and Worcester.

Transport and communications are good. Junction 7 of the M5 motorway south of Worcester is twenty minutes away and there are mainline railway stations in both Great Malvern and Worcester. The village is not only surrounded by the two nature reserves referred to earlier but also by some of the most unspoilt countryside in the region. It is the perfect spot for anyone who enjoys outdoor life, walking or riding.

Property Description

Holmleigh is a wonderfully located detached bungalow situated on this generous plot affording fine views from the rear aspect over open countryside. Conveniently situated in the heart of this popular village within close proximity to the excellent community store and cafe.

The property is approached via a block paved driveway leading down to the property past a lawned foregarden enclosed by a hedged perimeter with shrub beds. The driveway opens to allow ample parking for vehicles and gives access to the double garage.

From the driveway a paved pedestrian path leads past a beautiful heather bed leading to the obscured double glazed UPVC front door set under a storm porch recess with tiled floor and ceiling light point. This doorway with an obscured double glazed matching side panel opens to the living accommodation which is deceptively spacious and set over one level and extending to 1,441 square foot.

The living accommodation benefits from oil fired central heating and double glazing and subject to the relevant permissions being sought there is potential for further development. Although the property has been well maintained over the years there is some cosmetic refurbishment which could be undertaken and is a real opportunity to make this fabulous home your own.

The living accommodation in more detail comprises

Reception Hallway

A welcoming space in the middle of the house from which all principle rooms open. Benefitting from a useful cloaks cupboard and having ceiling light points as well as two radiators. Doors open to

Sitting Room 4.88m (15ft 9in) (maximum) x 6.82m (22ft) (maximum)

A generous living space positioned to the front of the property and flooded with natural light through a large double glazed window to front and further double glazed window to side. Two ceiling light points, two radiators, wall light point and thermostat control point. Feature fireplace.

Kitchen 3.66m (11ft 10in) x 3.25m (10ft 6in)

Having a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Set beneath a double glazed window to side a stainless steel sink with drainer and further cupboards





under. There is space and connection point for electric cooker and undercounter connection point for washing machine. Wine rack. Radiator, ceiling light point and tiled splashbacks. Useful larger cupboard with shelving. Wall mounted extractor fan and obscured double glazed UPVC pedestrian door giving access to side.

Bedroom 4/Dining Room 3.30m (10ft 8in) x 2.37m (7ft 8in)

Conveniently situated across the hallway from the kitchen, this is currently used as the dining room but could easily double as a fourth bedroom or home office. Enjoying a double glazed window to side, coving to ceiling, ceiling light point and radiator.

Bedroom 1 4.31m (13ft 11in) x 3.35m (10ft 10in) to wardrobes

Lovely double bedroom overlooking the rear garden to the rural views beyond through the double glazed window. Ceiling light point, radiator and built in double wardrobe with hanging space with shelf over and further cupboards.

Bedroom 2 3.25m (10ft 6in) x 2.73m (8ft 10in)

Also positioned to the rear of the property and enjoying views through the double glazed window. Useful recess which used to be a wardrobe and the owners still has the doors available. Cupboards over. Ceiling light point, radiator.

Bedroom 3 3.04m (9ft 10in) x 2.84m (9ft 2in)

Double glazed window to front, ceiling light point, radiator, a further double bedroom with built-in single wardrobe with cupboard over.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric shower over. Wall mounted heated towel rail, ceiling light point, tiled splashbacks, obscured double glazed window to rear. Airing cupboard housing the hot water cylinder with useful shelving.

Shower Room

Fitted with a low level WC, pedestal wash hand basin, corner shower enclosure with electric shower over. Tiled splashbacks, radiator, ceiling light point and obscured double glazed window to rear.

Outside to the rear

One of the key selling points of this property is the generosity of its plot. Beautifully situated the bungalow has a wonderful rear gardens. Extending away from the rear of the property is a paved patio area with path across to a **GREENHOUSE** and continuing across the rear of the property. Extending away is a shrub bed followed by the large lawn enclosed by a hedged perimeter and affording views over open fields behind. The garden is interspersed with a specimen tree and shaped planted beds. There is a further raised bed and wooden **SHED**. The garden further benefits from light points and outside water tap. Pedestrian access can be gained from either side of the property.

Double Garage 5.97m (19ft 3in) x 4.73m (15ft 3in)

Having automatic up and over door to front, light and power. Double glazed window to rear. Floor mounted oil fired boiler. Half glazed pedestrian door to garden.

The driveway has motion sensor security lighting.

Agents Note

It should be noted that the oil tank is currently positioned in the garage and may not meet current regulations.

Agents Note 2

A application for Planning in Principle was submitted in March 2025 for three houses to land behind Willowcroft which is a property two doors to the left of Holmleigh. The planning application number is M/25/00431/PIP and further details can be viewed via the Malvern Hills Council Planning Portal.

PLEASE NOTE this application isn't on the land directly behind Holmleigh.



Directions

From the agent's Malvern office proceed in a north westerly direction into the village of Leigh Sinton. As you enter the village at a 'T' junction turn left onto the A4103 towards Hereford. After a few hundred yards taken a right turn into Sherridge Road (signed Alfrick and Suckley). Follow this route for almost a mile to the next junction and turn left (still signed Alfrick and Suckley). Continue for a further mile before taking a right turn signed Alfrick and Knightwick. Follow the road for approximately three quarters of a mile and at the next junction turn left, signed Alfrick. Proceed for 0.7 miles after which the property can be found on the right hand side as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electric, 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 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

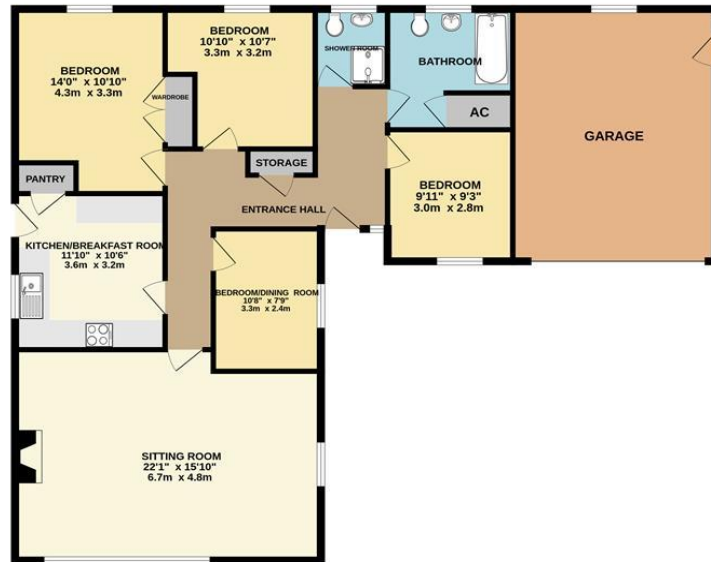
COUNCIL TAX BAND "E"

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 E (50).

GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only. Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of each of them. 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.
Made with Metaplan C2025

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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