

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TWO BEDROOMED PERIOD SEMI DETACHED HOUSE OCCUPYING AN ELEVATED POSITION WITH MAGNIFICENT VIEWS OVER THE UNDULATING HEREFORDSHIRE COUNTRYSIDE TOWARDS BLACK MOUNTAINS FROM THE WESTERLY SLOPES OF THE MALVERN HILLS. LOVELY GARDEN TO FRONT AND REAR, CONVENIENT POSITION CLOSE TO LOCAL AMENITIES, SITTING ROOM AND KITCHEN DINER. ENERGY RATING "D"

Old Hollow - Guide Price £240,000

131 Old Hollow, Malvern, Worcestershire, WR14 4NW

 2  1  1



131 Old Hollow

Location & Description

The property is well placed for good local amenities at Link Top where there are shops, a bus service and church. Close by is Northleigh Primary school in St Peter's Road and there are many walks to be enjoyed across the Malvern Hills. The centre of Great Malvern is within one mile and offers a wider range of shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket.

Malvern as well as being famous for its range of hills is also renowned for its tourist attractions to include the theatre complex with concert hall and cinema and there are many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club.

Transport communications are excellent with two mainline railway stations at Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and all parts of the country within easy commuting time.

Educational needs are well catered for with primary schools in the area together with Dyson Perrins secondary school in Yates Hay Road.

Property Description

131 Old Hollow occupies one of the best elevated positions in Malvern with fabulous views to the west over undulating countryside towards Black Mountains. There are many public footpaths on the doorstep.

The current owners have occupied the property for over forty years and it now offers a fine opportunity to purchase a period, two bedroomed semi-detached homes with sitting room and kitchen diner along with two bedrooms and a bathroom and a lean-to to the rear, perfect for storage and the garden to both front and rear offer a range of beautiful and mature flower borders. The main selling point of this property is the beautiful view over countryside to the west which also benefits from fabulous sunsets.

The house is set up from the road and is accessed via a shared tarmac path to numbers 129, 131 and 135 Old Hollow. This path will lead you to both the front door and side door that opens to

Kitchen Diner 3.82m (12ft 4in) x 3.30m (10ft 8in)

Tiled floor, partially tiled walls, range of base and eye level units with worktop over. Space for cooker and washing machine and undercounter fridge and under counter freezer. One and a half bowl stainless steel sink and drainer. Double glazed window to rear, radiator, pendant light fitting, strip light, double glazed window to side and double glazed door to garden. Space for dining table, stairs to first floor and door to

Sitting Room 3.66m (11ft 10in) x 3.30m (10ft 8in)

Carpet, double glazed window to front with fabulous views. Radiator, pendant light fitting, open fireplace with slate hearth and brick surround, built in shelving in alcove, double glazed door to garden.





First Floor

Landing

Pendant light fitting, carpet and doors to

Bedroom 1 3.66m (11ft 10in) x 3.35m (10ft 10in)

Carpet, double glazed window to front with glorious views, radiator, built in wardrobes.

Bathroom

Carpet, close coupled WC, vanity wash hand basin, ceiling light fitting, panelled bath with electric Mira shower over. Double glazed window to rear, tiled walls, radiator and door to

Bedroom 2 2.45m (7ft 11in) x 1.91m (6ft 2in)

Carpet, radiator, double glazed window to side, built in storage cupboard with boiler, thermostat and access to loft space.

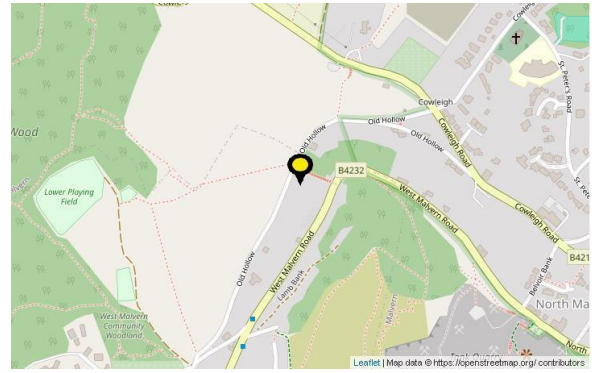
Outside

The garden to the front is fenced and enjoys a flat gravelled area perfect as a seating area to enjoy the beautiful view and the afternoon sun. To the rear there is a garden that sits on the westerly slopes of the Malvern Hills and steps lead up from the side and through the mature and beautiful garden that provides colour throughout the year. There is a flat gravelled section at the top of this garden currently housing a SUMMER HOUSE and again the ideal spot for hosting and enjoying the evening sunshine and the magnificent views. There is a lean-to storage area at the rear of the house. External water tap and lighting.



Directions

From Great Malvern proceed north along the A449 towards Worcester for a short distance. Turn left signposted to Bromyard into North Malvern Road. Take the first turning on the right into Cowleigh Road. Continue along this road and on seeing a sharp right hand downhill bend proceed straight on into Old Hollow. Continue to the T Junction and turn left, continuing uphill on Old Hollow where the property can be found on the left hand side 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

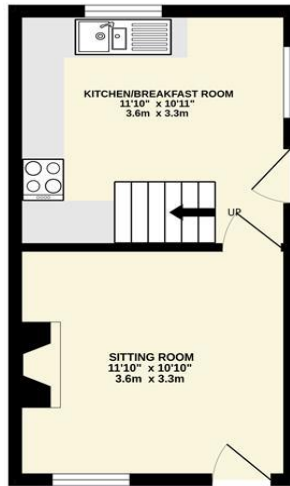
COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

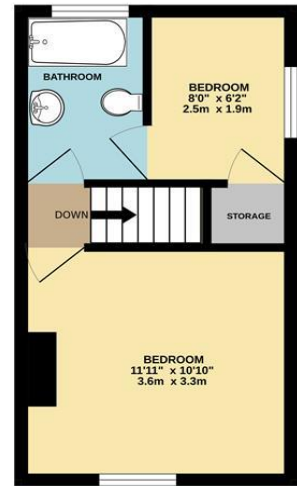
EPC

The EPC rating for this property is D (60).

GROUND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 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 as to their operability or efficiency can be given.
Made with Memphis 12/2025

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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Malvern Office
01684 892809

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