

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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OFFERED WITH NO ONWARD CHAIN THIS SUPERBLY LOCATED DETACHED COTTAGE IS SITUATED IN A PRIME POSITION ON THE EDGE OF CASTLEMORTON COMMON AFFORDING GLORIOUS AND FAR REACHING VIEWS OVER THE OPEN COMMON LAND TO THE RANGE OF THE MALVERN HILLS BEYOND. THE ACCOMMODATION BENEFITS FROM DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING AND COMPRISES OF WELL PROPORTIONED ROOMS DESIGNED TO TAKE IN THE LOVELY VIEWS. EPC "D"

Swifts Corner – Guide Price £650,000

Hollybed Street, Castlemorton, Malvern, Worcestershire, WR13 6DB

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Swifts Corner

Location & Description

"Swifts Corner" is adjacent to Hollybed Common leading to Castlemorton Common and Golden Valley in an idyllic setting with the common land extending to three thousand acres including the beautiful Malvern Hills and is ideally located for anyone with an outdoor interest with excellent riding and walking on offer straight from your gate.

The uninterrupted and spectacular views of the Malvern Hills is certainly one of the key selling points for this property. It sits in an Area of Outstanding Natural Beauty less than a mile distance from the village of Castlemorton with a primary school, church and village hall offering an extensive range of activities and groups. The Robin Hood Pub and the Farmers Arms are close at hand.

Further and more extensive amenities are available in the hillside Victorian town of Great Malvern and the riverside town of Upton upon Severn as well as the cities of Worcester, Gloucester, Hereford and Cheltenham.

The village of Welland, which is two miles in distance, has an excellent shop with Post Office and school. Furthermore the popular secondary school at Hanley Castle is close by as well as private education both in the town of Great Malvern and city of Worcester.

Transportation communications are good with the property situated close to Junction 1 and 2 of the M50, Junction 7 of the M5 at Worcester or Junction 8 at Tewkesbury bringing the south west, South Wales and Midlands into an easy commute.

Main line railway stations at both Ashchurch, just outside Tewkesbury, as well as Great Malvern and Malvern Link with direct links to Worcester, Birmingham, London and South Wales.

Property Description

"Swifts Corner" is offered with idyllic and far reaching views across the open common land to the range of the Malvern Hills beyond and it is one of its key selling points. The property is initially approached via this no through road where a five bar vehicular gate opens to the gravel driveway allowing parking for vehicles and access to the detached double garage. A paved pedestrian path leads through the planted lovely foregarden which is enclosed by a hedged perimeter and is described in more detail later. A double glazed UPVC door with matching side panel opens to the living accommodation which benefits from double glazing and oil fired central heating and many of the rooms have been designed to take in the wonderful views on offer.

Karndean flooring on the kitchen, dining area, entrance porch and cloakroom floors.

Newly decorated walls and new carpets/ floorings in most areas. The property also benefits from Everest Double Glazing and cavity wall and loft insulation improving the energy efficiency of this lovely home.

The property is offered with no onward chain as the vendors have already purchased and moved into their new home and have loved the time that they have occupied the property which is for 38 years.

The living accommodation in more detail comprises:

Entrance Porch 2.22m (7ft 2in) x 2.82m (9ft 1in)

Having obscured double glazed window to side, ceiling light point, radiator. Large cloaks cupboard with hanging rail and shelving accessed via three sliding doors. Programmable underfloor heating. A multi-panelled glazed double door opens through to

Breakfast Room 3.30m (10ft 8in) x 2.76m (8ft 11in)

Having wall light points, radiator, floor mounted Worcester Bosch oil fired boiler. Programmable underfloor heating. A door gives access to the inner hallway (described later) and this room is conveniently adjacent and open to

Kitchen 2.56m (8ft 3in) x 3.61m (11ft 8in)

The kitchen was handcrafted by a local kitchen designer M. G. Harber and offers a range of solid pine drawer and cupboard base units with a worktop over and matching wall units. Set into the work surface is a Franke one and a half bowl sink unit with mixer tap set under a double glazed window affording fine views to the southerly end of the Malvern Hills over the open common land. There is a range of Bosch appliances which are approximately two years old and include a BOSCH WASHING MACHINE AND TUMBLE DRYER, BOSCH DISHWASHER, BOSCH FRIDGE and BOSCH FREEZER, as well as a Belling electric double oven COOKER with a matching Belling stainless steel extractor hood over. Programmable underfloor heating. Tiled splashback, ceiling light point and a further double glazed window looking west towards the Malvern Hills.





Hall

Double glazed window, wall light point, stairs rising to first floor, modern Dimplex storage heater on "Economy 7" electricity tariff, and door opening through to

Sitting Room 3.33m (10ft 9in) x 4.28m (13ft 10in)

This is a flexible space with double glazed patio doors opening to the garden affording the fantastic views on offer. A focal point of this room is the Cotswold Stone fireplace with an open grate set onto a hearth. Glazed double doors give access through to the living room (described later) and there is a useful understairs storage cupboard. Three wall light points, radiator. This space is open through to

Conservatory 3.04m (9ft 10in) x 2.40m (7ft 9in)

Flanked to three sides by Everest double glazed windows incorporating double glazed patio doors opening to the garden. Splendid south and west facing views are on offer from this space and there is a double glazed sloped pitched roof with openings and Hillarys made to measure blinds. modern Dimplex storage heater on "Economy 7" electricity tariff. Two wall light points.

Living Room 4.31m (13ft 11in) x 4.23m (13ft 8in)

This is a versatile space with Cotswold Stone features. Double glazed window to front, ceiling light point, radiator and modern Dimplex storage heater on "Economy 7" electricity tariff. Door opens through to

Study 2.79m (9ft) x 1.24m (4ft)

Having two double glazed windows, ceiling light point, radiator. A door gives access through to

Cloakroom

Fitted with a WC and wash hand basin with mixer tap set onto a pine wooden table. Obscured double glazed window to side, ceiling light point, radiator.

First Floor Landing

From the half landing, with double glazed window, stairs divide up to Bedroom 2 with a further flight of stairs leading up to Bedroom 1, 3 and family bathroom (described later).

Bedroom 2 5.21m (16ft 10in) (maximum into dormer window) x 2.82m (9ft 1in) (maximum)

This is a lovely dual aspect double bedroom with double glazed dormer window to rear taking in the fantastic views and further double glazed window to front. Two wall light points, radiator, eaves storage and a useful wardrobe.

Bedroom 1 4.37m (14ft 1in) x 4.26m (13ft 9in)

A generous dual aspect double bedroom with double glazed window to front and side. Ceiling light point, radiator and light points over bed space.

Bedroom 3 3.35m (10ft 10in) x 2.76m (8ft 11in)

Further lovely double bedroom with dual aspect double glazed windows affording fine views, as one would appreciate. Two wall light points, radiator.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with a Triton electric shower over. Radiator, loft access point, walls finished in complimentary tiling. Airing cupboard with shelving.

Outside

The grounds of the property wrap around the house to three sides, having east, west and south facing aspects. The garden has been immaculately landscaped and presented by the current owners, the foregarden being planted with a mature range of plants and shrubs with a central gravelled seating area with a stepping stone path leading through to the workshop and store attached to the side of the garage. This path area continues round to the southerly aspect of the house where there are further planted beds along with the west aspect take in the fantastic views and where the sunsets over the Malvern Hills can be really appreciated. The whole garden is enclosed by a fenced and hedged perimeter and there is a gated pedestrian aspect leading straight onto the common itself. The garden further benefits from an outside water tap, a Satellite dish, and sensored light points. The garden is private, secluded and exceptionally quiet and these wonderfully and pleasantries of the setting can be enjoyed.

Double Garage 5.24m (16ft 11in) x 4.44m (14ft 4in)

Up and over door to front, light, access to loft space. Double glazed window. Attached to the garage is

Workshop 2.35m (7ft 7in) x 2.35m (7ft 7in)

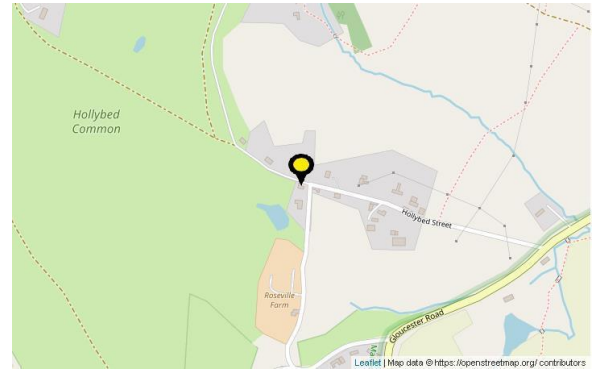
With pedestrian door. Light and power.

Agent's Note

The current owners have informed us there is grazing rights on the common land within the deeds of the property and further information can be supplied upon request.

Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately 2 miles before forking left onto the Hanley Road (B4209) signed 'Three Counties Showground and The Hanleys'. Continue for just under a mile to a traffic lit crossroads. Turn right into Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads, turn right towards Gloucester and Welland. Carry straight on for two miles through the village of Welland and over common land on both sides of the road. Turn right into Hollybed Street and proceed for a further 0.3 miles after which the property and driveway can be found fourth property on the left hand side - the name is on the 5 bar gate.



Services

Mains water and electric, heating is oil fired central heating or by storage heaters or programmable underfloor heating. Drainage is a Klargester treatment plant shared with three other properties and therefore "Swifts Corner" has a one quarter ownership.

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 (55).

Swifts Corner, Hollybed Street, Castlemorton, WR13 6DB



Total Approx Area: 156.0 m² ... 1679 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only. 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 the operability or efficiency can be given.

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