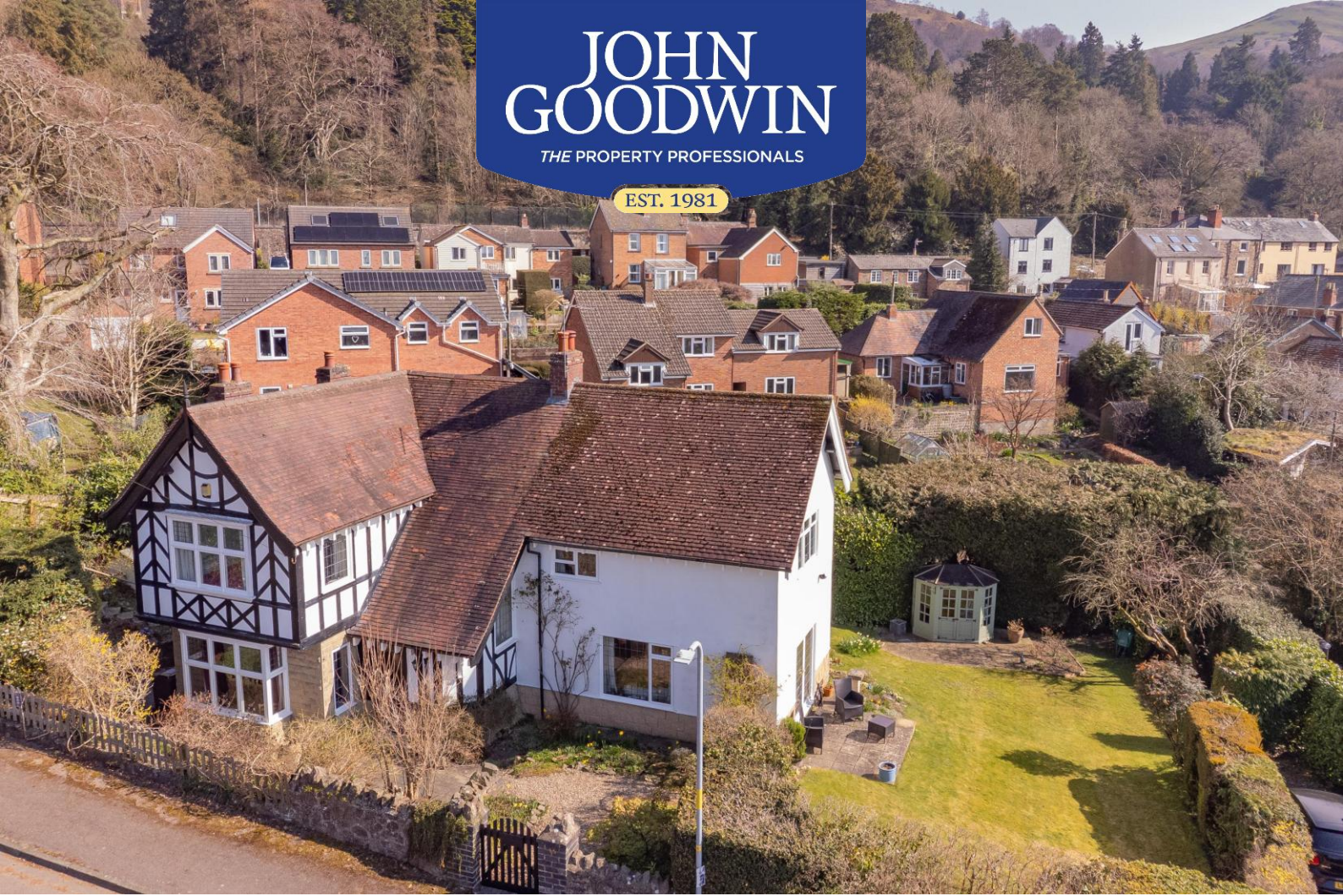


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE OPPORTUNITY TO PURCHASE A WONDERFULLY LOCATED, DETACHED PERIOD PROPERTY IN A SOUGHT AFTER AREA OF MALVERN. LOVELY GARDEN AND BENEFITING FROM OFF ROAD PARKING. THE HOUSE IS IN NEED OF SOME COSMETIC REFURBISHMENT AND DOES (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT) HAVE FURTHER SCOPE FOR DEVELOPMENT. ENERGY RATING "D"

Wykeham Cottage - Guide Price £595,000

15 Croft Bank, Malvern, Worcestershire, WR14 4DU

4 3 1



Wykeham Cottage

Location & Description

Situated on the outskirts of West Malvern in an 'Area of Outstanding Natural Beauty', Wykeham Cottage sits in an area known as Croft Bank from where the elevated setting affords views over the rolling Herefordshire countryside and spectacular sunsets.

There is good access to local amenities in the hillside Victorian town of Great Malvern which offers a range of independent shops, a Waitrose supermarket, the Splash leisure centre, the renowned theatre complex with concert hall and cinema. Further and more extensive shopping is available at the retail park on Townsend Way offering a range of high street names including Marks & Spencer, Boots to name but a few.

Transport communications are excellent with Junction 7 of the M5 motorway just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. Mainline railway stations in Great Malvern and Malvern Link offer direct links to Worcester, Birmingham, Hereford and South Wales.

The area is blessed with good schooling at primary and secondary levels in both the private and state sectors.

Property Description

Wykeham Cottage is a wonderfully located black and white timbered period property situated in an idyllic setting on the popular road of Croft Bank where from all aspects wonderful views are enjoyed over the surrounding countryside and up to the Malvern Hills.

One of the key selling points of the property is the lovely enclosed garden which wraps around the property to all sides and offers the availability of off road parking which potentially (subject to the relevant permissions being sought) could offer space for the erection of a garage.

The property is initially set back from the road behind a beautifully planted foregarden set behind a Malvern Stone wall and fenced perimeter, between which blue brick pillars and a wooden pedestrian gate give access to a gravel path that leads to a terrace, also of blue brick, and giving access to an obscure glazed wooden front door with lantern wall light. This door opens to the accommodation which is in excess of 1400 sq ft.

Internally the property is in need of some cosmetic updating that allows any prospective buyer to make the property their own. There is a mix of double and single glazed windows. Heating is provided by a gas fired system.

This is a most aesthetically pleasing house that will make for a wonderful family home or for a couple looking to downsize to a semi-rural location.

The accommodation in more details comprises:

Entrance Hall

Open wooden balustraded staircase to first floor. Double glazed window to side. Radiator, useful understairs storage cupboard. From this area doors open to most principal reception rooms, comprising of

Sitting Room 4.37m (14ft 1in) x 6.17m (19ft 11in)

A most wonderful and generous room, flooded with natural light through dual aspect double glazed window to front and double glazed French doors to side overlooking and opening to the garden. Ceiling light point and radiator. A focal point is the open grate and chimney to one wall. Wall light points.

Dining Room 4.37m (14ft 1in) x 3.66m (11ft 10in)

A lovely space for formal entertaining, glazed bay window to front and double glazed window to side. Ceiling light point and radiator and fireplace with exposed brick and a quarry tiled hearth. Decorative picture rail and period skirtings.

Breakfast Room 3.46m (11ft 2in) x 3.97m (12ft 10in) max

A picture window with glazed and leadlight insets and secondary glazing looks up to the Worcestershire Beacon. Ceiling light point, decorative picture rail and radiator. Useful cloaks cupboard with hanging and shelf space. Fireplace with quarry tiled hearth and a wooden fire surround and mantel with recessed cupboard with shelving to side. This room is conveniently situated adjacent to the kitchen and with the right permissions could be opened to create a much large living, dining kitchen.





Kitchen 3.97m (12ft 10in) x 2.30m (7ft 5in)

Fitted with a range of drawer and cupboard base units with butchers block style worktops over and matching wall units. Range of integrated appliances including a four ring Zanussi gas **HOB** with stainless steel extractor over and **DOUBLE OVEN** under. Integrated **FRIDGE**. Set into the worksurface is a ceramic sink with mixer tap. Space and connection point for slimline dishwasher, washing machine. Secondary glazed windows to rear, quarry tiled floor, ceiling light point, tiled splashbacks and wooden door opening to

Utility Room 2.58m (8ft 4in) x 1.39m (4ft 6in)

Double glazed windows to front and side and a double glazed wooded stable door giving access to the garden. Double glazed pitched roof. Floor cupboards with worktop over. Tiled floor and ceiling light point.

First Floor

Landing 1

Half landing split with staircase rising to the left and right of the house. Double glazed window. Giving access to

Master Bedroom 4.39m (14ft 2in) x 3.59m (11ft 7in) max

Enjoying wonderful views down the valley through a double glazed window. Ceiling light point, radiator. Range of fitted wardrobes incorporating hanging and shelf space.

Bathroom

Fitted with a low level WC, pedestal wash hand basin and panelled bath. Walk-in shower enclosure with electric shower over. Obscure double glazed to rear. Ceiling light point and radiator. Airing cupboard housing useful shelving. Tiled splashbacks.

Landing 2

Positioned to the left. Ceiling light point and doors to

Bedroom 2 4.47m (14ft 5in) x 4.00m (12ft 11in)

A beautiful dual aspect double bedroom with secondary glazed window to front and double glazed window to side looking down the valley. Decorative picture rail, ceiling light point and radiator.

Bedroom 3 3.64m (11ft 9in) x 3.30m (10ft 8in)

Glazed window to rear with leadlight insets looking towards the Worcestershire Beacon. Ceiling light point, radiator and tiled fireplace and hearth.

Bedroom 4 2.63m (8ft 6in) x 3.30m (10ft 8in)

Glazed window to rear with views. Ceiling light point, radiator. Built in single wardrobe.

Separate WC

Fitted with a low level WC, pedestal wash hand basin. Double glazed window and radiator. Tiled splashbacks and ceiling light point.

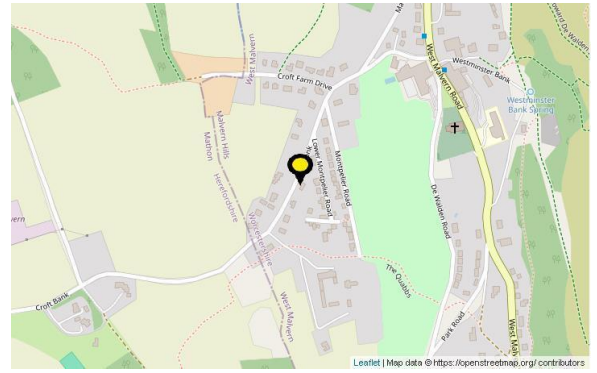
Outside

The property sits well within its grounds which wrap around to all sides. To the south westerly aspect is a large lawn with deep planted beds and enclosed by a mature hedged and walled perimeter. Accessed from this lawn is a gravel/stone chipped driveway with wooden vehicular gates giving access to Croft Bank itself. Subject to the relevant permissions being sought this would be an ideal position to erect a garage. From here and accessed via double doors from the sitting room is a paved seating area where the pleasures of this fantastic setting can be enjoyed. The garden continues to wrap around to the rear of the house where there is a further paved, south east facing, terrace and planted beds and an additional seating area with **SUMMER HOUSE**. To the left of the property is the utility area with a large wooden shed and brick built **STORE** under a pitched tiled roof. A blue brick path and terrace continue to the front of the property. Steps lead up through a rockery to a further seating area which is very private and secluded. The garden is interspersed with mature specimen trees. There is a gardeners **TOILET** with low level WC and also housing the wall mounted gas fired boiler.

The garden further benefits from and outside tap and light points.

Directions

From the Agents office in Great Malvern proceed north along the A449 towards Worcester. Take the left hand fork onto North Malvern Road B4219. proceed for 0.5 miles after which turn right into Croft Bank. Proceed down the slope and the property can be found on the left hand after side after the entrance to Lower Montpelier Road and as indicated by the agents 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 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

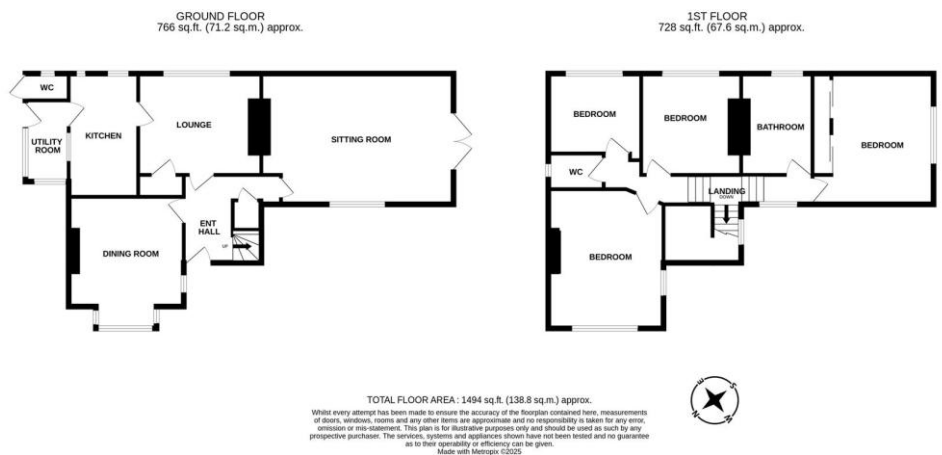
Council Tax

COUNCIL TAX BAND "F"

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).



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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