

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A HIGHLY INDIVIDUAL THREE DOUBLE BEDROOM DETACHED AND EXTENDED 1950'S HOUSE ENJOYING A LOVELY APPROACH AND SET IN WELL THOUGHT OUT AND IMAGINATIVELY LANDSCAPED GARDENS EXTENDING TO APPROXIMATELY A QUARTER OF AN ACRE PLOT WITH POTENTIAL TO EXTEND AND DEVELOP WITH VERSATILE AND WELL PRESENTED ACCOMMODATION BENEFITTING FROM PLENTY OF NATURAL LIGHT THROUGHOUT WITH A VIEW TO THE MALVERN HILLS. EPC D

Cowleigh Bank – Guide Price £625,000

93 Cowleigh Bank, Malvern, Worcestershire, WR14 1PH

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93 Cowleigh Bank

Location & Description

93 Cowleigh Bank occupies a highly convenient yet tucked away position close to all local amenities and approximately 1.5 miles away from the centre of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose Supermarket, renowned theatre and cinema complex. The Splash Leisure Complex and Manor Park sports club are also within the vicinity of Great Malvern and there are more local amenities only ten minutes away on foot and in Newtown Road and Albert Park Road situated in a popular residential area in walking distance to highly regarded primary and secondary schools.

Transport communications are excellent with a main line railway station at Malvern Link providing direct routes to the likes of London, Worcester, Birmingham Hereford and South Wales and Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, the South West and South Wales into an easy commute.

Property Description

93 Cowleigh Bank occupies an individual and unique setting which enjoys beautifully manicured and mature wrap around gardens in approximately a quarter of an acre offering potential for extending (subject to the relevant planning permissions being sought). This is an ideal property for a growing family whilst enjoying beautiful aspects from all angles including views up towards the Malvern Hills. The property was built in the 1950's offers three double bedrooms with flexible and versatile accommodation throughout which has been well maintained by the current owners since their ownership. This is only the second property has come to the market since it was built and provides a perfect opportunity for those to enjoy the lovely grounds and accommodation which benefits from gas central heating and double glazing throughout.

The property occupies a private position set well back from the road behind a gated gravelled driveway providing ample off road parking which gives access to a shed. A block paved pathway leads from the driveway through the manicured gardens to the front and to the UPVC front door which opens to:

Entrance Hall

A lovely welcoming space. Wooden floor, radiator, ceiling light fitting, two obscured double glazed windows to the front, understairs storage cupboard with electricity with convenient built-in shelving. Doors to sitting room, dining room and snug. Stairs to first floor.

Sitting Room 4.16m (13ft 5in) x 4.54m (14ft 8in)

Wooden floorboards, dual aspect double glazed window to the front, two to the side, sliding patio door to the rear which giving access to the patio area. Ceiling light fitting, a wood burning stove sat on a slate hearth with a wooden mantel over. Radiator, shelving and storage cupboard to alcove, tv point.

Dining Room and Snug 7.07m (22ft 10in) x 2.73m (8ft 10in)

An open plan space ideal for family living. Tiled floor with dual aspect double glazed window to the front and side overlooking the lovely gardens. Radiator, two pendant light fittings, tv point, door to the side porch, utility and kitchen. door to the

Home Office

With built-in shelving and electricity.





Kitchen 3.72m (12ft) x 2.45m (7ft 11in)

Tiled floor with a range of base and eye level units with worktop over, pelmet lighting and partially tiled walls. Stainless steel sink and drainer, space for fridge freezer and undercounter dishwasher and further white goods. Rangemaster OVEN, extractor fan over, radiator, spotlights. Double glazed window to the side overlooking the patio, double glazed window and door to the side which overlook and open onto the patio area.

Utility

Tiled floor, ceiling light fitting, worktop with space for washing machine and water point below.

Side Porch

Quarry tiled floor, pendant light fitting, obscure double glazed door to the garden, double glazed window to the side and wooden door opening to the

WC

Tiled floor, obscured double glazed window to the rear, close coupled WC, pedestal wash hand basin, radiator with towel rail above, partially tiled walls and ceiling light fitting.

First Floor

Landing

Doors to all rooms, carpet, ceiling light fitting, double glazed window to the rear overlooking the lovely gardens, radiator. Loft access point with partial boarding, ceiling light fitting.

Bedroom 1 4.16m (13ft 5in) x 3.72m (12ft)

Dual aspect double glazed window to the front and rear with a view towards the Malvern Hills. Radiator, carpet, ceiling light fitting, space for wardrobes, TV point.

Bedroom 2 3.15m (10ft 2in) x 2.73m (8ft 10in)

Carpet, double glazed window to the front with a view over the garden. Radiator, ceiling light fitting, storage cupboard housing the boiler, tv point and radiator.

Bedroom 3 3.61m (11ft 8in) x 2.71m (8ft 9in) (max point)

Carpet, triple aspect double glazed windows to the side and rear. Radiator, TV point, pendant light fitting.

Bathroom

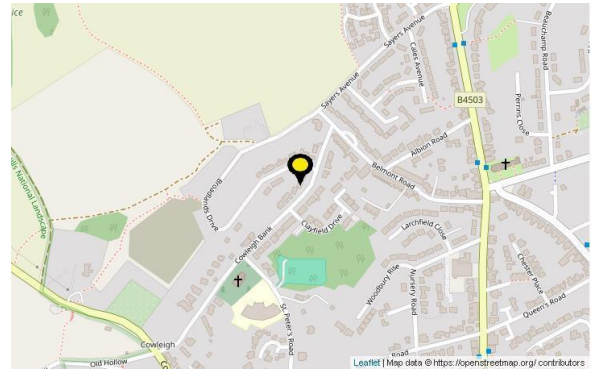
Tiled floor, obscured double glazed window to the front, spotlights, extractor fan, chrome heated towel rail, 'P' shaped bath with Triton electric shower over. Close coupled WC, vanity wash hand basin with cupboard surround with built-in mirror and wall light. Partially tiled walls.

Outside

This unique garden is one of the many selling points of the property which sits within approximately a quarter of an acre of beautifully maintained mature gardens with potential to extend and develop (subject to the relevant planning permissions being sought) which provide colour and privacy throughout the year benefitting from a continuous lovely sunny aspect throughout the day. A complete wrap around garden with lawn sections to front, side and rear. There is a seating area ideal for alfresco dining which can also be accessed via the kitchen, a gravelled sun trap seating area, level hardstanding with two greenhouses, raised decked area with pergola and swing seat along with a shed and lean-to log store. The garden also enjoys growing plots to the rear with strawberries, raspberries, potatoes and courgettes, whilst benefitting from planted fruit trees including mulberry, apple, pear, cherry, plum and two Judas trees. The garden has mature planted borders throughout and occupies a secluded and peaceful setting and has two external electric sockets, external water tap with ceramic butler sink and external lighting.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left and around into Newtown Road. Take the fourth turning on the left into Belmont Road and continue until the left turn into Cowleigh Bank and the property can be found set back from the road on the right hand side.



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

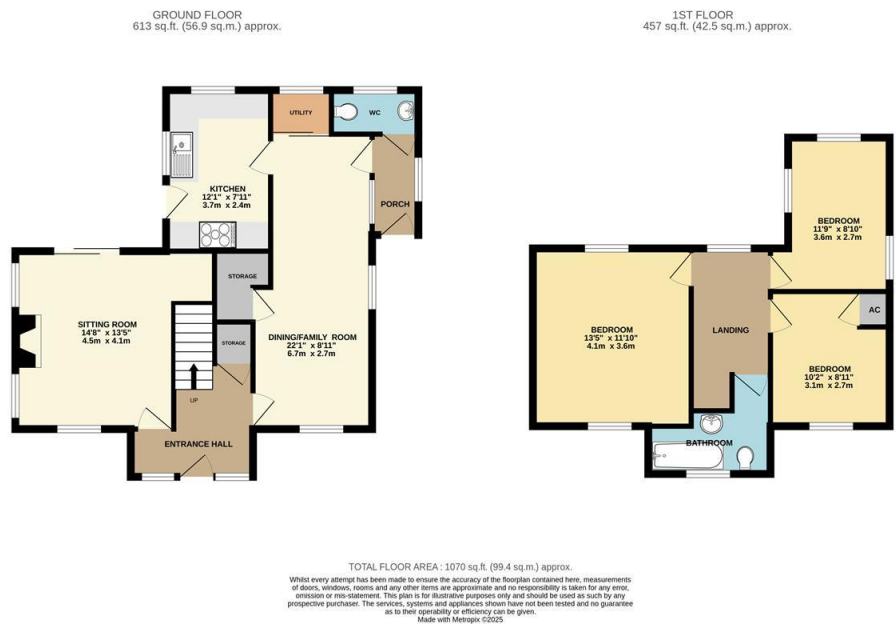
Council Tax

COUNCIL TAX BAND "D"

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 (66).



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EST. 1981

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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.
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