

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY SITUATED DETACHED, TWO BEDROOMED COTTAGE LOCATED IN A CONVENIENT LOCATION AND OFFERING WELL PRESENTED ACCOMMODATION WITH PERIOD FEATURES. ENERGY RATING "D"**

## Hope Cottage – Guide Price £300,000

129 Court Road, Malvern, WR14 3EF

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# Hope Cottage

## Location & Description

Court Road is close to the bustling and well served centre of Barnards Green where there is an excellent range of amenities including Co-op supermarket, a range of independent shops, takeaways, bank and bus services. Also within walking distance is Great Malvern railway station and the property falls within the catchment area of the highly regarded Chase secondary school and Wyche Primary School.

Great Malvern enjoys wider facilities approximately a mile away where there is a comprehensive choice of shops, restaurants, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium as well as the sport facilities at Malvern College.

Educational facilities offer both primary and secondary schooling within the area as well as private schools to include the famous Malvern College and Malvern St James. Transport communications are excellent with two mainline railway stations at Malvern with connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

## Property Description

Hope Cottage is a wonderfully positioned detached period cottage in a highly convenient and much sought after area.

The property is initially approached via a folding, wooden vehicular gates that give access to a block paved driveway which is not used by the current owner and comprises its main foregarden that continues to a gravel area with raised beds to the right hand side planted with flowers and shrubs. There is also a wooden shed and logstore. A sensor light point lights this area and there are fine westerly views back to the Malvern Hills.

The property can be accessed either via the composite obscure double glazed UPVC door (new in 2024) that gives access directly into the sitting room. The current owner prefers to use the double glazed French doors (installed in 2024) that open to the conservatory and further access to the accommodation that benefits from double glazing and gas central heating. The property is beautifully presented and comprises in more detail.

## Conservatory/Dining Room 3.07m (9ft 11in) x 2.71m (8ft 9in)

This is a versatile room enjoying double glazed windows and incorporating French doors. To the westerly aspect fine views to the Worcestershire Beacon can be enjoyed. Ceiling light point. Tiled floor (with underfloor heating) that flows throughout this area and through double glazed bi-fold doors into

## Kitchen 3.04m (9ft 10in) x 2.73m (8ft 10in)

Fitted with a range of handmade cream fronted shaker style floor and cupboard base units with butchers block style worktop over, set into which is a one and a half bowl ceramic







sink with mixer tap, waste disposal unit and drainer. Matching wall units incorporating a plate rack with shelf over. Gas fired boiler in matching unit. Integrated Neff FRIDGE FREEZER and set into the chimney breast is a RANGEMASTER Professional Cooker with gas HOB and Electric OVENS and GRILL. Integrated Bosch DISHWASHER Undercounter space and plumbing for washing machine. Ceiling light point, radiator, tiled splashbacks and underfloor heating and door to

### **Sitting Room 4.96m (16ft) x 3.75m (12ft 1in)**

This is a wonderful dual aspect room with a double glazed window to front with view to the Worcestershire Beacon and a further double glazed window to side. As previously described the front door is in this room and gives access to the garden/parking area. Wall light points, radiator. A focal point of this room is the woodburning stove set onto a slate hearth. Useful storage cupboard. Engineered wood flooring and an open wooden balustraded staircase to

### **FIRST FLOOR**

#### **Landing**

Radiator. Doors to

### **Bedroom 1 2.89m (9ft 4in) x 3.75m (12ft 1in)**

A dual aspect room flooded with natural light through the double glazed window to west aspect with views and also to the south. Access to loft space. Ceiling light point and radiator.

### **Bedroom 2 3.07m (9ft 11in) x 2.76m (8ft 11in)**

A further double bedroom with double glazed window to side, ceiling light point, radiator. Recessed shelving with cupboard under and access to loft space.

#### **Bathroom**

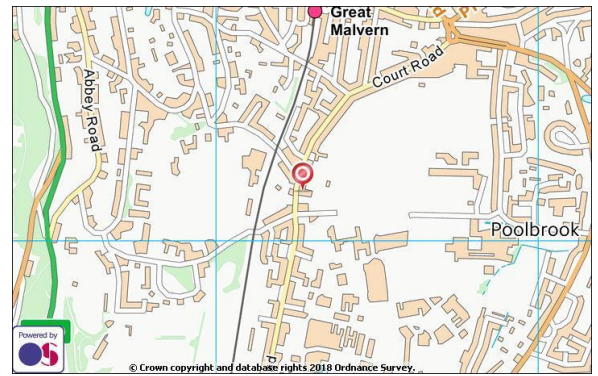
Fitted with a modern white suite of panelled bath with mixer tap and thermostatically controlled shower over. Vanity wash hand basin with mixer tap set onto a worktop with cupboard and shelves under and airing cupboard housing the hot water cylinder which can be heated via the mains or by the solar panels. Chrome wall mounted heated towel rail. Inset ceiling spotlights, extractor fan, tiled splashbacks and obscure double glazed window to side.

#### **Agents Note**

It should be noted that the property has panels to the southerly aspect of the roof helping to provide hot water.

## Directions

From the centre of Great Malvern proceed down Church Street through the traffic lights continuing on downhill into Barnards Green Road. Follow this route to the traffic island in the centre of Barnards Green taking the fourth exit (to the right) into Court Road. Proceed for 0.5 of a mile after which the property is on the left 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 purchases/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 formerly 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

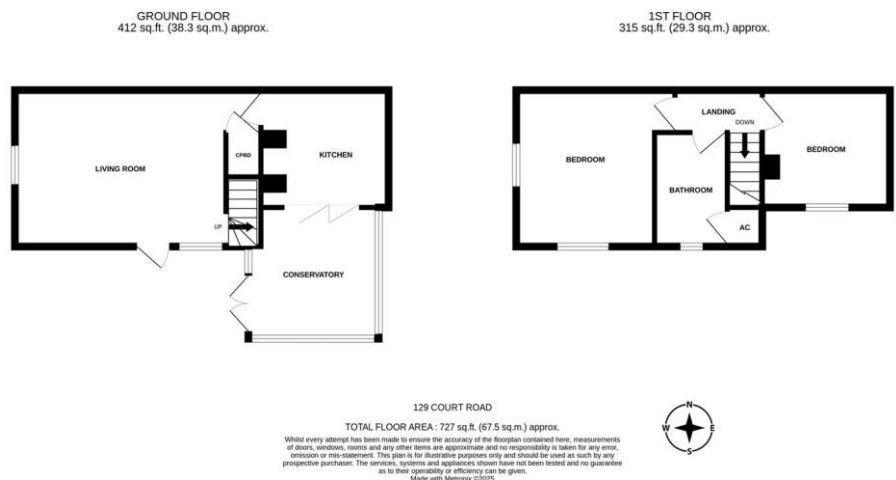
## Council Tax

COUNCIL TAX BAND "C"

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 (62).



**Malvern Office**  
**01684 892809**

**17 Worcester Rd, WR14 4QY**  
**malvern@johngoodwin.co.uk**

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