

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A HIGHLY INDIVIDUAL DETACHED COTTAGE DATING BACK TO THE MID 1800'S BENEFITTING FROM PLENTY OF PERIOD CHARM. PRIVATE ENCLOSED GARDEN WITH GARDEN ROOM OCCUPYING A DESIRABLE AND CONVENIENT POSITION CLOSE TO LOCAL AMENITIES WITH EASE OF ACCESS TO THE MALVERN HILLS. GAS CENTRAL HEATING. ENERGY RATING "E"

Cowleigh Road - Guide Price £285,000

21a Cowleigh Road, Malvern, WR14 1QF

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21a Cowleigh Road

Location & Description

The property enjoys a convenient location on the north western outskirts of Malvern, less than two miles from the town centre, where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 and Junction 1 of the M50 motorways at Worcester and Upton are both within easy commuting distance and there are two mainline railway station in Malvern Link and Great Malvern itself. Educational needs are second to none in both the state and private systems at primary and secondary levels and are all within easy reach. For those who enjoy outdoor life or walking, the property stands on the edge of open countryside and is very close to the network of paths and bridleways that criss-cross the Malvern Hills.

There are glimpses of the Severn Valley from the first floor.

Property Description

21a Cowleigh Road is a fabulously positioned, highly individual and unique detached, two bedroomed cottage dating back to the mid 1800's located in a popular and sought after residential area enjoying a wealth of original period charm to which the vendors have taken a careful and stylish approach with their own refurbishments over the years with a high level of attention to detail.

It offers versatile living with a garden room that could also be incorporated into the house (accessed by dining room) subject to any permissions being sought.

The house is set back from the road and accessed via a gated pathway from the Cowleigh Road. 21a has a right of access over this pathway and there are steps that lead up and the pathway continues to two wrought iron gates that open into the garden and proceeds to a

Porch

Of brick and wooden construction with glazed surround and roof, tiled floor and original wooden front door opening to

Sitting Room and Kitchen Area

A versatile space that can offer open plan living or can be individually separated by bi-fold wooden doors.

Sitting Room 3.69m (11ft 11in) x 3.49m (11ft 3in) max

Wooden floorboards and lovely fireplace with wood burning stove and detailed wooden mantel surround. Glazed window to front. Cast iron radiator and ceiling light fitting. Built in storage to alcove. Stairs to first floor.





Kitchen 3.02m (9ft 9in) x 2.14m (6ft 11in)

Wooden floor boards, range of base level units with wooden worktop over and a separate wall of floor to ceiling built in cupboards. Belfast sink with wooden drainer, partially tiled walls and a glazed window to front. Space and plumbing for washing machine and built in fridge. Three ceiling light fittings, free standing Lacanche five ring gas Range cooker with two ovens. Separate island with storage below and wooden worktop. Open to the rear hall with doors to wetroom, dining room and storage cupboard with Worcester Bosh boiler and space for tumble drier.

Dining Room 3.59m (11ft 7in) x 2.30m (7ft 5in)

This dining room is of different construction to the house, as it is built to wooden construction and is insulated within.

A beautiful light space with a bank of double glazed windows overlooking the garden and floorboards. Two cast iron radiators, large built in bookcases and double doors opening to the garden room which could potentially be incorporated into the main house, subject to the relevant permissions being sought.

Wet Room

With a stylish and high quality finish with tiled and panelled walls, wet room style with wall mounted sink, shower with waterfall setting, close coupled WC, spotlights, obscure glazed window to rear and radiator with towel rail.

First Floor

Landing

Exposed floorboards, ceiling light fitting, doors to

Bedroom 1 3.69m (11ft 11in) x 2.56m (8ft 3in)

Exposed floorboards, two glazed windows to front with a glimpse over the Severn Valley, one of which is an original stained glass window. Picture rails, ceiling light fitting, built in storage cupboard and radiator.

Bedroom 2 3.49m (11ft 3in) x 2.14m (6ft 11in)

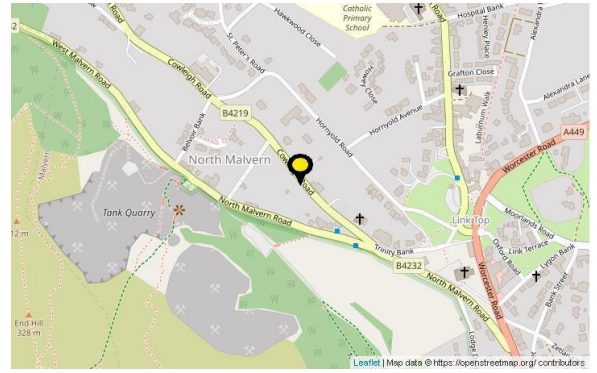
Glazed window to front and side, exposed floorboards, ceiling light fitting, access to loft space. Picture rails and radiator.

Outside

The garden is at the front of the property laid to block paving with featured patterns and central raise circular bed with planted shrubs. Range of separate gravel and planted border that provide colour and interest throughout the year. There is a seating area to the rear of the garden which enjoy a private aspect. There is a garden room with double doors accessed from the garden and the dining room, this is a versatile space that could be incorporated into the main house to provide further accommodation.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first left fork (towards West Malvern) into North Malvern Road. Follow this route uphill for about three hundred yards before taking the first right hand fork into Cowleigh Road. Continue along this route where the gate with the number 21a will be found on the left just after C & C Ceramics.



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

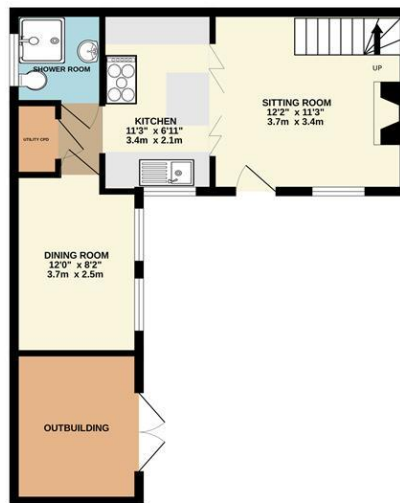
COUNCIL TAX BAND "A"

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 E (50).

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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.
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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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