

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



FANTASTICALLY SITUATED AND SECLUDED COTTAGE IN NEED OF REFURBISHMENT OFFERING HUGE POTENTIAL AND SCOPE FOR FURTHER DEVELOPMENT (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT) ALL SET IN ITS OWN PLOT EXTENDING TO 0.5 OF AN ACRE WITH FANTASTIC AND FAR REACHING VIEWS ACROSS THE SEVERN VALLEY AND ALSO BACK TOWARDS THE MALVERN HILLS. EPC RATING 'F'

Pine Cottage - Guide Price £600,000

Danemoor, Welland, Worcestershire, WR13 6NJ

3 2 1



Pine Cottage

Location & Description

The property enjoys a convenient location close to both the villages of Hanley Swan and Welland which are well served with a mix of local stores with post offices, primary school, church, pub and village hall. Welland is less than four miles from the cultural and historic spa town of Great Malvern and a similar distance from the riverside town of Upton upon Severn both of which provide a comprehensive range of amenities. The city of Worcester is about twelve miles.

Transport communications are excellent. There is a mainline railway station in Great Malvern and Junction 1 of the M50 motorway near Upton is just seven miles. Educational needs are well catered for. The property is within a few minutes drive of some of the best primary and secondary schools in the region including Hanley Castle, The Chase and Dyson Perrins State schools as well as Malvern College and Malvern St James Girls School in the private sector.

The property is situated only a few minutes drive from Castlemorton Common. This is an area of outstanding natural beauty set against the backdrop of the Malvern Hills.

Property Description

This is an idyllically located period cottage which is coming to the market for the first time in over thirty years and it offers huge potential for further development (subject to the relevant permissions being sought).

Approached via a track for 0.3 of a mile the property sits within a secluded and idyllic position affording glorious and far reaching views not only across the Severn Valley but also back towards the Malvern Hill.

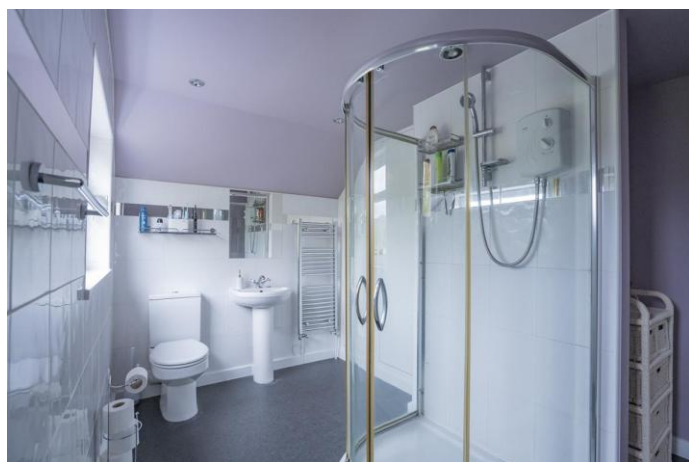
No doubt one of the key selling points of this property is the beautiful grounds which wrap around it to all sides extending to 0.5 of an acre.

The house itself dates back to the 1850's having been extended in the 1960's with the porch and utility room being replaced and updated more recently by the current owners in 2021. There is further scope for development of this property to make a fine family home (subject to the relevant permissions being sought) and there is refurbishment work required which potential buyers will relish to be able to have the opportunity to make this house their own. Coming into the the driveway via a wooden vehicle gate it opens to allow ample parking for vehicles and also giving access to the single garage.

The living accommodation is accessed via a composite double glazed front door opening to a large and welcoming Entrance Porch where the fantastic vistas can be enjoyed. It was replaced and updated in 2021 alongside the adjoining Utility Room with cupboards and connection point for washing machine with sink and work surface.

The Reception Hall has the staircase rising to the first floor a door opens through to the Downstairs Cloakroom. The formal





Sitting Room enjoys a double glazed window looking out over the formal garden with glimpses of the Malvern Hills and a focal point of which is the wood burning stove set into a beautiful brick fireplace. Original parquet flooring flows throughout this area. There is a useful understairs storage cupboard and doors giving to access to the Conservatory. The hub of the house, no doubt, is the family Dining Kitchen fitted with a range of fitted cupboards and wall units with a stainless steel one and a half bowl sink unit set below a bow window. There is a range of integrated appliances including an integrated FRIDGE FREEZER and DISHWASHER and a lovely wood burning stove set into the fireplace with wooden mantel which supplies the hot water and heating. The Dining Area positioned at the far side of the kitchen and double glazed double doors open to the side Conservatory affording fine views across the Severn Valley.

All principle bedrooms lead off the first floor landing with the Master being a generous double bedroom with triple aspect windows and a half vaulted ceiling and splendid views. Useful over stairs recess, beautiful exposed floorboards. This floor is further complimented by two further Bedrooms as well as the large family Shower Room with outstanding views to the hills themselves.

Outside grounds for the property wrap around the house to all aspects extending 0.5 of an acre being mainly laid to lawn interspersed with beautiful specimen trees and enjoying a range of fruit including greengage, apple, pear, Victoria plum and cherry, to name but a few. There is a large fenced enclosure with productive vegetable garden and there are number of shrubs beds. From all aspects of the garden superb views are on offer to the Malvern Hills and across the Severn Valley. The garden further benefits from a wooden SUMMERHOUSE and SHED as well as an outside tap and log store. The property has a Single Garage with vehicular doors, light and power.

Directions

From the John Goodwin Malvern office proceed south along the A449 Worcester Road towards Ledbury. After 2.2 miles turn left onto the Hanley Road B4209 signed Three Counties Showground and continue to the traffic light controlled crossroads. Here turn right on to B4208 for a further 1.2 miles. At the crossroads turn left onto the Welland Road and proceed for 0.2 miles after passing a bungalow on the left hand side the driveway for Pine Cottage is directly afterwards. Turn left here and follow the track round for 0.3 miles passing a caravan on your left hand side and the property is the only one at the end of this track.



Services

We have been advised that mains electricity and water are connected to the property. Heating is by a solid fuel stove in the kitchen. Drainage is by a private modern treatment plant. 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 "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 F (24).



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.



Malvern Office
01684 892809

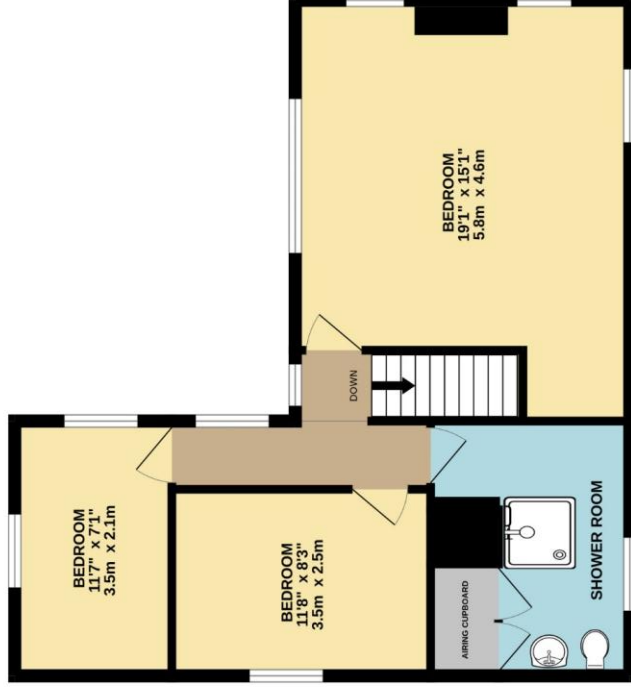
13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk



GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.6 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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