

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED BARN CONVERSION SITUATED IN A SMALL EXCLUSIVE DEVELOPMENT OVERLOOKING OPEN SPACE WITH FAR REACHING VIEWS TO THE REAR AND OFFERING WELL PRESENTED LIVING ACCOMMODATION ON A SINGLE STOREY WITHIN THIS POPULAR LOCATION. EPC D

Cider Mill Lodge - Guide Price £415,000

Broadlands Drive, Malvern, WR14 1PW



Cider Mill Lodge

Location & Description

Situated in the popular and much sought after area of Broadlands Drive, this semi-detached property offers good access to the amenities of both Malvern Link and Great Malvern and their bustling shopping precincts. Further and more extensive amenities are available at the retail park in Townsend Way or the city of Worcester.

Educational needs are well catered for in the area at both primary and secondary in the state and private sectors.

Transport communications are excellent with a mainline railway station in Malvern Link providing direct links to Worcester, London, Birmingham, Hereford and South Wales. Junction 7 of the M5 is located just outside Worcester bringing the Midlands and South West into an easy commute.

Property Description

The property is initially approached via an 'in and out' driveway shared with four other properties. From the front aspect fine views back towards the Malvern Hills while from the rear there is splendid vistas on offer over open farmland.

Set back from the driveway a gravel and stepping stone path leads past two lawned foregarden behind which the property is set. To the right hand side of the house is the property's parking driveway giving access to the detached garage (described later).

The obscured double glazed double doors opens through to the living accommodation which is beautifully presented all situated on a single storey and benefits from gas central heating and double glazing.

The living accommodation in more detail comprises

Hallway

A welcoming space at the front of the house with a double glazed window looking up towards the Malvern Hills. There is a useful cloaks cupboard with hanging rail and shelving. Further store cupboard housing the wall mounted boiler replaced in 2021. There is a pulldown loft hatch with ladder leading up to the boarded loft space which is versatile in its use and having a light. Doors to all principle rooms open from the entrance hallway and include in more detail of

Sitting Room 5.40m (17ft 5in) x 3.80m (12ft 3in)

A lovely room the focal point of which is a feature fireplace with electric fire. This is a dual aspect room flooded with natural light through the double glazed windows to front and rear. Two ceiling light points, coving to ceiling, radiators and double doors with glazing open through to the garden room (described later).

Kitchen 3.85m (12ft 5in) x 2.35m (7ft 7in)

Accessed from the entrance hall via a feature archway and being fitted with a modern kitchen offering a range of Shaker style drawer and cupboard base unit with chrome handles and a worktop over with matching wall unit with underlighting and display cabinets. There is a range of integrated appliances including a four ring Bosch induction electric HOB with splashback and stainless steel cooker hood over and eye level double Bosch OVEN and MICROWAVE. There is also a fitted FRIDGE FREEZER and Siemens DISHWASHER and integrated Bosch WASHING MACHINE. Inset into the worktop is a one and a half bowl sink unit with mixer tap and drainer. Inset ceiling spotlights and a glazed window and door open through to

Garden Room 3.51m (11ft 4in) x 3.82m (12ft 4in)

This is a versatile space positioned to the rear of the property and affording fine views across the open farmland and enjoying double glazed windows to three sides incorporating double glazed double doors opening to the property's patio. The current owners use this as their dining area and it benefits from a ceiling light point and radiators.





Master Suite

This area is positioned to the rear of the property and is divided into three main spaces, the first of which is

Dressing Area 1.83m (5ft 11in) x 2.68m (8ft 8in)

Double glazed windows overlook the formal garden to the views beyond. Inset ceiling spotlights, radiator and coving to ceiling. Entrance to en-suite (described later) and two steps lead down to

Master Bedroom 4.31m (13ft 11in) x 3.38m (10ft 11in)

Double glazed french doors open to the rear garden and give views to the farmland beyond. Further double glazed window to side, inset ceiling spotlights, coving to ceiling, radiator. This is a lovely double bedroom.

En-Suite

Fitted with a modern low level WC and white pedestal wash hand basin with corner shower enclosure with thermostatic controlled shower over. Inset ceiling spotlights and wall and floor finished in complimentary tiling. Chrome wall mounted heated towel rail.

Bedroom 2 2.61m (8ft 5in) x 3.80m (12ft 3in)

Two double glazed windows to front with views up to the Malvern Hills. A further double bedroom with ceiling light point, coving to ceiling and radiator.



Bathroom

Fitted with a close coupled WC and vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and thermostatic controlled shower over. Inset downlighters one of which incorporates an extractor fan. Obscured double glazed window to rear, wall mounted chrome heated towel rail and floor and walls finished in tiling.

Outside

No doubt one of the key selling features of this property is the wonderful rear garden which backs onto open farmland and enjoys superb views. Extending away from the property is the initial paved patio area allowing for a lovely seating area with circular patio extending out into the lawned garden surrounded to all sides by mature planted beds displaying colour and vibrance throughout the year. To the right hand side of the patio a pedestrian path gives access to the path accessing a further lawn and vegetable bed and apple trees and dividing this space from the main lawn. From the patio a gate leads out to the gravelled driveway accessing the front of the property with the remaining garden being enclosed by a hedged and fenced perimeter. This is a particularly secluded and private garden with fabulous views on offer. Included within the sale is a greenhouse positioned behind the garage.



Garage 5.86m (18ft 11in) x 4.70m (15ft 2in)

Being a brick built detached garage with a pitched tiled roof, up and over door to front, window to side and pedestrian door to garden. Light and power. This is an oversized single garage excellent for storage.

Agent's Note

The property has a responsibility for a share of the upkeep of the communal drive through which equates to a one fifth share.

Agent's Note 2

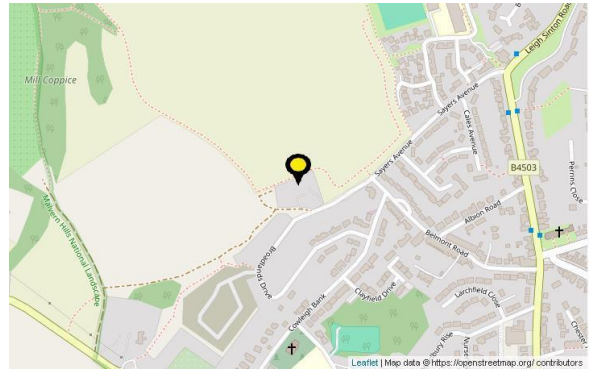
There is a planning application on a field within 500 meters of the property and further information can be found on Malvern Hill Council Planning Portal under the reference number M/23/01777/OUT.

It should be noted that the planning is not on the field behind the property.



Directions

From the agent's office in Great Malvern proceed North along the A449 Worcester Road towards Malvern Link. After a short distance take the first fork to the left into North Malvern Road. After 200 yards fork right into Cowleigh Road (signed Storrige and Hereford). Continue along this road taking the second turning on the right into Cowleigh Bank. Follow this route and turn left into Broadlands Drive. Follow the road round and take the last turning left into the driveway for the barns. The drive will bend around to the left where the property can be found on the right hand side as indicated by the agents For Sale Board.



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 "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 (58).



Malvern Office
01684 892809

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

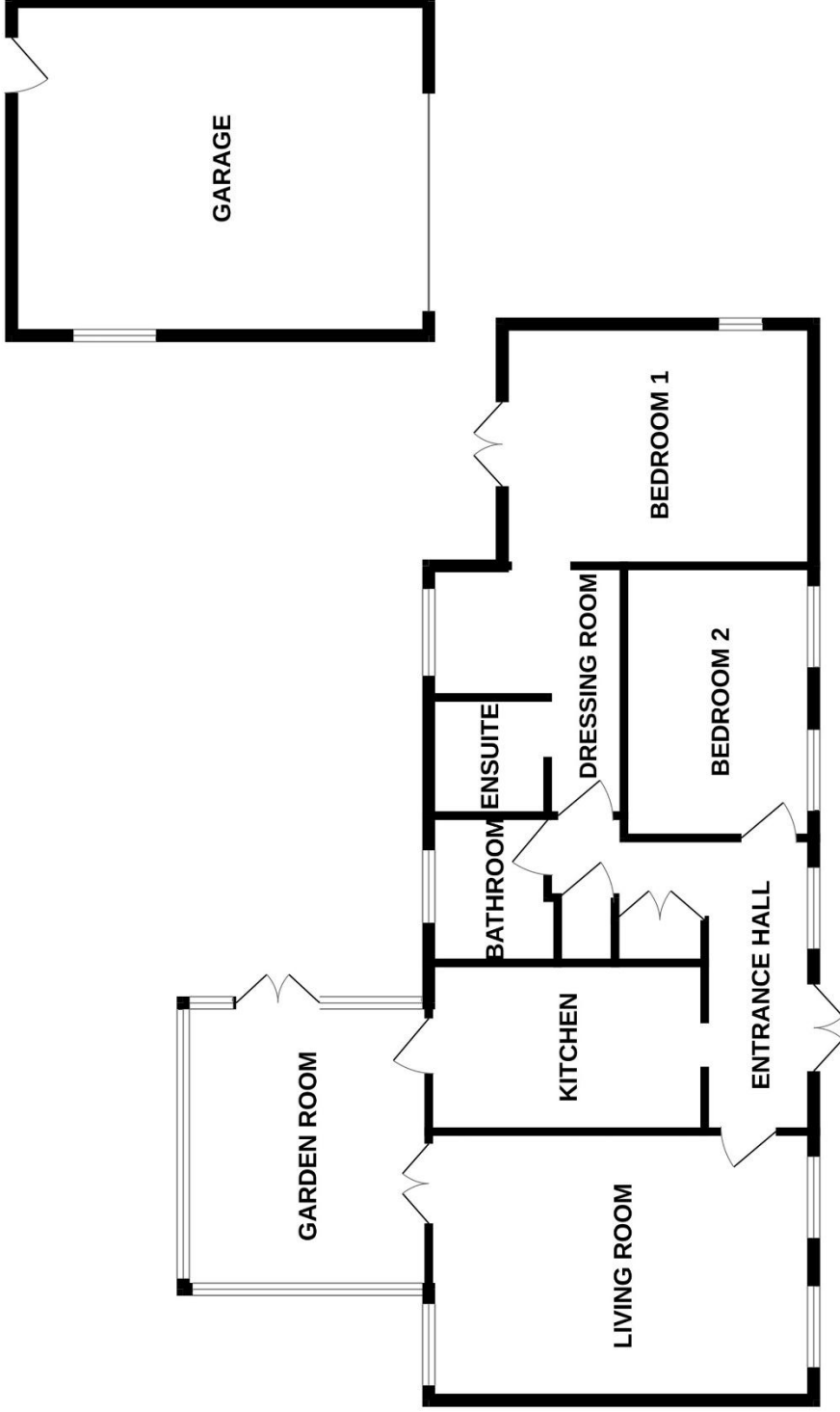
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.



GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



CIDER MILL LODGE

TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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