

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TRADITIONAL TWO BEDROOMED VICTORIAN SEMI DETACHED COTTAGE IN THE HIGHLY SOUGHT AFTER VILLAGE OF COLWALL. IN APPROXIMATELY ONE THIRD OF AN ACRE WITH AMPLE OFF ROAD PARKING, DOUBLE GARAGE AND WORKSHOP GAS CENTRAL HEATING AND DOUBLE GLAZING. POTENTIAL TO EXTEND OR DEVELOP (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT). BEAUTIFUL GARDEN, LOVELY OUTLOOK FROM BOTH FRONT AND REAR. ENERGY RATING "D"

1 Lugg Mill Cottage - Guide Price £345,000

Old Church Road, Colwall, Malvern, WR13 6HB

 2  2  1



1 Lugg Mill Cottage

Location & Description

The property is situated in a quiet and desirable location on the outskirts of the highly desirable village of Colwall that is nestled on the westerly slopes of the Malvern Hills. The village offers a range of amenities including a shop, a butchers shop, cafe's, a Post Office, a Doctors Surgery and a Pharmacy, public houses, a hotel and mainline railway station with links to Worcester, Birmingham, London Paddington, Hereford and South Wales.

There are highly regarded primary schools in both the state and private sectors.

The wider facilities of Great Malvern and Ledbury are close at hand, along with the cities of Hereford and Worcester within easy commuting distance. Junction 3 of the M50 south of Ledbury is only about seven miles distant. The property is surrounded by open countryside and is within a mile or two of some lovely public walks and of course the network of paths and bridleways that criss-cross the Malvern Hills.

Property Description

1 Lugg Mill Cottage originally dates back the Victorian era where it was believed to a Mill Workers Cottage and sits within approximately one third of an acre and offers plenty of potential for extension and development (subject to the relevant planning permissions being sought). Beautiful mature garden, garage and workshop.

The property has been upgraded over the years and now offers a wonderful opportunity for further improvement yet still retains many of its original period features. There is a lovely outlook to both the front and rear of the house. The property is set back from the road behind a tarmac driveway that provides ample off road parking and gives access to double metal gates opening to the garden, to the garage and to a wooden gate where a pedestrian path leads to a UPVC door that opens to

Entrance Hall

Stone tiled floor, radiator, pendant light fitting, double glazed window to side. Doors to

Cloakroom

Stone tiled floor, two obscure double glazed windows to side and rear. Radiator, ceiling light fitting, wall mounted wash hand basin, close coupled WC.

Kitchen 3.41m (11ft) x 1.91m (6ft 2in)

Stone tiled floor, radiator, ceiling light fitting, partially tiled walls, radiator, range of base and eye level units with worktop over. Space for cooker and washing machine, space for undercounter fridge. One and a half bowl sink with drainer. Glazed door opening to

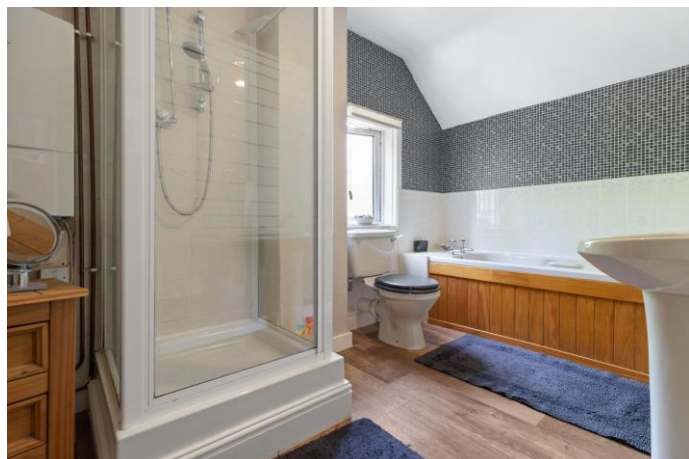
Dining Room 3.95m (12ft 9in) x 3.38m (10ft 11in)

Wooden flooring, double glazed window to side, radiator, pendant light fitting period feature exposed beam, stairs to first floor and door to

Sitting Room 3.59m (11ft 7in) x 3.46m (11ft 2in)

Wooden flooring, double glazed window to front overlooking the lovely garden. Alcove and feature archway, feature fireplace with tiled hearth, radiator, double glazed door to garden. Ceiling light fitting.





First Floor

Landing

Carpet, access to loft space. Stairway features and period exposed beams. Doors to

Bedroom 1 3.46m (11ft 2in) x 3.15m (10ft 2in)

Carpet, double glazed window with a lovely outlook to the rear garden and towards the Malvern Hills. Radiator, pendant light fitting and door to

Bathroom

Vinyl flooring, pedestal wash hand basin, close coupled WC, panelled bath, partially tiled walls, obscure double glazed window to rear. Tiled shower cubicle with mains shower connected. Ceiling light fitting, gas boiler and radiator.

Bedroom 2 3.44m (11ft 1in) x 3.64m (11ft 9in)

Carpet, double glazed window to front with a lovely outlook over open countryside. Pendant light fitting and radiator.

Outside

Sitting in approximately one third of an acre which comprises beautifully landscaped and manicured garden with lawn and an array of planted shrub, flower borders and mature fruit trees including Cherry, Apple, Plum and Pear. There is a patio and gavelled area to the rear again with planted shrubs and giving access to the outside store/WC and to an existing established greenhouse which forms part of the sale. External tap and lighting.

Garage 6.17m (19ft 11in) x 3.41m (11ft)

Accessed via doors from the driveway and a pedestrian door from the garden. Power and light connected with external tap on driveway.

Workshop 7.07m (22ft 10in) x 3.07m (9ft 11in)

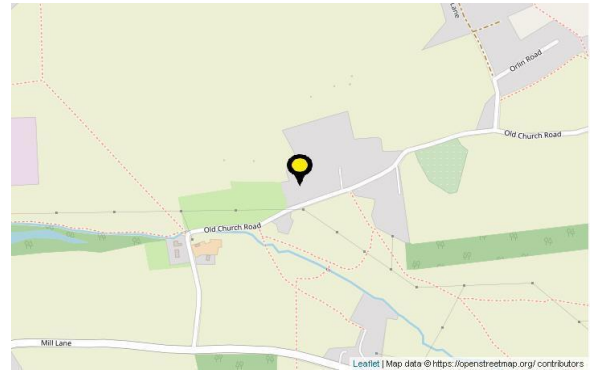
Windows to side and rear. Pedestrian door to garden. Wooden worktops. This is one of the main assets of the property and offers plenty of potential to extend or develop (subject to the relevant permissions being sought).

Agents Note

The vendors have advised us of water ingress in 2007. There was excess surface water on the road. The property access path was reconfigured to prevent reoccurrence. The dam at the sewer has been removed & have been no further issues since.

Directions

From the agent office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. After a short distance take a right turn (B4218) to Colwall and continue on and through the Wyche Cutting. Proceed downhill and through the village of Colwall. Continue to the right turning into Mill Lane. After a short distance take the second right into Old Church Road. The property can be found 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 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 (59).

GROUND FLOOR
373 sq. ft. (34.6 sq. m.) approx.



1ST FLOOR
325 sq. ft. (30.2 sq. m.) approx.



TOTAL FLOOR AREA: 698 sq. ft. (64.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 operation or efficiency can be given. Made with SketchUp 16025

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

