

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED AND EXTENDED THREE DOUBLE BEDROOMED SEMI DETACHED HOME DATING BACK TO THE LATE 1800'S BENEFITTING FROM PLENTY OF PERIOD CHARM. PRIME RESIDENTIAL AREA CLOSE TO THE AMENITIES OF GREAT MALVERN AND MALVERN LINK. MATURE LOW MAINTENANCE ENCLOSED GARDEN. ENERGY RATING "D"

Stow Cottage – Guide Price £300,000

6 Lygon Bank, Malvern, WR14 2JF

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Stow Cottage, 6 Lygon Bank

Location & Description

Lygon Bank is a highly desirable residential area close to Malvern Link common and to the centre of Great Malvern which offers a wide range of amenities including shops, banks, building societies, Post Office and a Waitrose supermarket. The town is also renowned for its tourist attractions that include the theatre complex with concert hall and cinema. Sporting facilities are available to include The Splash leisure centre, Manor Park Sports Club and The Worcestershire Golf Club in nearby Malvern Wells. Malvern Link is also within close proximity and offers a further range of amenities including the hospital and service stations.

Malvern's main retail park is a short drive away and offers many high streets including Boots, Marks & Spencer and a Morrisons supermarket.

Transport communications are excellent with a mainline railway station at both Great Malvern and Malvern Link which is within walking distance and provides direct access to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway is about eight miles distant.

Educational facilities are extremely well cared for with highly regarded schools in both the state and private sectors including Malvern College and Malvern St James Girls School.

The property is positioned at the foot of the Malvern Hills giving easy access to the network of paths and bridleways that criss-cross this area of outstanding natural beauty.

Property Description

Stow Cottage is a extended three bedroomed semi detached house that has been updated and is beautifully maintained yet retains much of its period charm that dates back to the 1800's. Open plan accommodation to the ground floor. The house has been recently refurbished over the years including the bathroom and kitchen. There is a mature, low maintenance garden.

The house has a beautiful approach and is set behind a Malvern stone wall with a wrought iron gate onto a paved path that leads to:

Porch

Glazed door with side panels, store cupboard with worktop, coat hooks, and obscure glazed door to

Entrance Hall

Engineered wooden floor, radiator, ceiling light fitting, stairs to first floor and door opening to

Open Plan Sitting/Dining Room

A lovely light and social space:

Sitting Room 3.75m (12ft 1in) x 3.33m (10ft 9in)

Engineered wooden flooring, Living Flame gas fire with wooden mantel over. Glazed window to front, radiator, ceiling light fitting and open to





Dining Area 4.85m (15ft 8in) x 2.71m (8ft 9in) max

Continued engineered wooden flooring, storage to alcove, radiator, ceiling light fitting. Pantry with electricity, sliding patio doors to the garden and door to

Kitchen Breakfast Room 5.21m (16ft 10in) x 2.71m (8ft 9in) max

Tiled floor and partially tiled walls, radiator, two ceiling light fittings. Range of base and eye level units, worktop over, space for Rangemaster oven, sink and drainer, three glazed windows to side, space for fridge freezer, space for washing machine. Separate breakfast bar with space for dryer below, boiler cupboard and door to

WC

Tiled floor, close coupled WC with wash hand basin over. Obscure glazed window to rear. Storage cupboard, ceiling light fitting and electric heater.

First Floor

Landing

Carpet, airing cupboard, alarm control system, access to loft space, ceiling light fitting. Doors to

Bedroom 1 4.88m (15ft 9in) x 3.35m (10ft 10in)

Carpet, double glazed window to front, radiator, space for wardrobe in alcove and access to loft space.

Bedroom 2 3.90m (12ft 7in) x 2.71m (8ft 9in) max

Carpet, double glazed window to rear with outlook over the garden, radiator and ceiling light fitting.

Bedroom 3 2.97m (9ft 7in) x 2.66m (8ft 7in)

Carpet, double glazed window to rear, ceiling light fitting and radiator.

Bathroom

Tiled floor and partially tiled walls, tiled shower cubicle, mains power shower connected with waterfall setting. Obscure double glazed window, close coupled WC, chrome heated towel rail, wall mounted sink with shelving below. Extractor fan, shaving point.

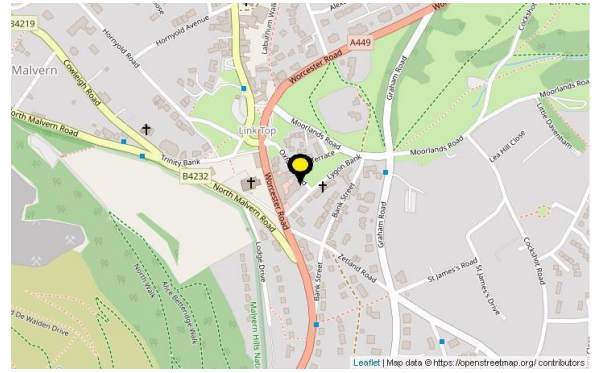
Outside

The garden can be accessed by the sliding patio doors from the dining room and the UPVC glazed door from the kitchen, both of which open onto a large patio area to enjoy the south facing aspect, ideal for alfresco dining. Steps lead up to an artificial lawn with mature planted and raised borders that provide colour throughout the year. To the rear is a further patio area and a SUMMER HOUSE. The garden enjoys a mature and private feel and there is a right of access across a neighbouring property. External power sockets and water tap.



Directions

From the traffic lights in the centre of Great Malvern proceed along Graham Road. Follow this route for approximately quarter of a mile where as you come to a crossroads on Malvern Link common turn left into Moorlands Road. You will notice The Nags Head Inn on your left hand side. Immediately after this pub fork left into Lygon Bank. Continue to the top of the hill where you will see number 6 on the left hand side.



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 "B"

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 (55).



TOTAL FLOOR AREA: 904 sq ft. (84.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
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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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