

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DETACHED COTTAGE OCCUPYING A HIGHLY DESIRABLE POSITION WITH BEAUTIFUL VIEWS OVER THE SEVERN VALLEY FROM THE EASTERLY SLOPES OF THE MALVERN HILLS. THE PROPERTY HAS BEEN RECENTLY MODERNISED AND REFURBISHED TO OFFER SPACIOUS AND VERSATILE ACCOMMODATION THAT RETAINS MUCH OF ITS PERIOD CHARACTER, WITH A SELF CONTAINED TWO BEDROOMED ANNEXE WHICH CAN BE INCORPORATED INTO THE MAIN HOUSE. ENERGY RATING "C"

Laurel Cottage - Guide Price £625,000

Holywell Road, Malvern, WR14 4LF

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Laurel Cottage

Location & Description

The property enjoys a lovely setting on the Eastern slopes of the Malvern Hills approximately three miles south of the bustling centre of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. For those who require good transport communications, the property is handily placed just seven miles from Upton where there is direct access on to the M50 motorway. There are mainline railway stations in Great Malvern and Malvern Link, and one in Colwall which is four miles distant, all of which provide links to London Paddington, Birmingham and The Midlands, Hereford and South Wales.

The house is ideally situated for some of the most highly regarded primary and secondary school education in both the state and private sector. For anyone who enjoys the outdoor life, Laurel Cottage is only a few minutes walk from the paths and bridleways that criss-cross the Malvern Hills and about two miles from Malvern Common.

Property Description

Laurel Cottage is a detached period residence nestled on the easterly slopes of the Malvern Hills and affording fine far reaching views over the Severn Valley. One of the key selling points of this property is the attached two bedroomed self-contained annexe which is incorporated into the main residence and currently has a projected yearly income of approximately £15,000. Set in a good size plot. The property has undergone some recent refurbishment within the past 12 months with a new roof, new double glazed windows and doors, new heating system and full electrical updating and/or rewiring, reconfigured and sympathetically designed annexe that retains much of the original period character of the cottage along with the replacement of the main family and annexe bathrooms and decoration throughout the house. The boiler heats the water, stored in a large cylinder, providing hot water to the two kitchens and three bathrooms. The heating system is set up to run off solar panels, which can be fitted on the flat roof (subject to approval).

The cottage is approached via a single width drive that opens to allow for off street parking. A pedestrian path leads through a lawn and pleasant foregarden to this beautiful cottage with a Wisteria to the front aspect.

The accommodation in more detail comprises:

MAIN RESIDENCE

A rose covered storm porch with new UPVC double glazed front door under that opens to

Sitting Room 3.35m (10ft 10in) x 3.54m (11ft 5in)

A welcoming space offering a versatile room with quarry tiled floor, brick fireplace, decorative picture rail, ceiling light point, useful recessed storage cupboard. Doors to inner hallway. Double glazed window to front enjoying the view. Door to

Dining Room/Study 3.35m (10ft 10in) x 2.97m (9ft 7in)

Double glazed window to front. Feature brick fireplace with tiled hearth and cast iron grate. Exposed original floorboards, radiator and wall light points.

Inner Hall

Stairs to first floor. Inset ceiling spotlight and door to Pantry with door leading to the annexe. Quarry tiled floor.

Living/Breakfast Kitchen 6.61m (21ft 4in) into bay x 3.69m (11ft 11in)

A wide double glazed bay window to the front aspect offers superb views across the Severn Valley to Bredon Hill and The Cotswolds beyond. This is an open plan room which was built in 2002 and offers in the kitchen area a range of drawer and cupboard base units with worktops over and matching wall units. Integrated four ring stainless gas HOB with single gas OVEN under and MICROWAVE over. DISHWASHER, space for full height fridge freezer set into recess. Useful breakfast island with additional cupboard, shelving and wine rack. Hardwood flooring flows throughout this area and through into the breakfast and living area with vaulted ceiling and exposed ceiling timbers, three double glazed windows to side and double glazed pedestrian door to garden. Two radiators, wall light points. From this room an entrance opens to

Utility Room 2.48m (8ft) x 4.11m (13ft 3in)

Additional floor and cupboard base units with roll edged worktop over, space and connection point for washing machine and tumble dryer. Understairs storage cupboard. Wall mounted central heating boiler providing domestic hot water and heating for both the main residence and the annexe. Radiator. Recently built cupboard with rails. Pipework to accommodate solar panels (none fitted) Inset ceiling spotlights and two steps leading to a door leading through to

Shower Room

Fitted with a pedestal wash hand basin, low level WC. Shower enclosure with thermostatically controlled shower over. Tiled splashbacks, wall mounted extractor fan, inset ceiling spotlights. Chrome heated towel rail. Wall light with shaver point and radiator.





First Floor

Landing

Recently painted original exposed floorboards, double glazed window to rear, two ceiling light points. Exposed ceiling timbers. Door to

Bedroom 1 3.51m (11ft 4in) x 3.61m (11ft 8in)

East and south facing double glazed windows with shutters offering views and flooding the room with natural light. A good size double bedroom with original refurbished exposed floorboards. Radiator, wall light point. Original cast iron fireplace surround and mantle. New built in wardrobe.

Bedroom 2 3.54m (11ft 5in) x 3.02m (9ft 9in)

A further double bedroom with double glazed window with shutters offering views over the Severn Valley. Ceiling light point, cast iron feature fireplace. Radiator. Exposed floorboards.

Bedroom 3 2.58m (8ft 4in) x 2.76m (8ft 11in)

Double glazed window with shutters to side, ceiling light point, radiator, exposed ceiling timber and exposed Malvern Stone wall.

Bedroom 4 2.58m (8ft 4in) x 2.35m (7ft 7in) max into alcove

A small room ideal as a nursery or home office. Double glazed window with shutters to rear, radiator, inset ceiling spotlights, exposed ceiling and floor timbers

Bathroom

Close coupled WC, pedestal wash hand basin and panelled bath. Panelled splashbacks, spotlights and radiator. Double glazed window. Exposed Malvern Stone to one wall. Separate shower cubicle with mains power shower connected with waterfall setting. Exposed floorboards.

ANNEXE

Attached to the right of the property and accessed via its own private double glazed front door which is set under a recently built storm porch. Double glazed UPVC door opens to

Living Room 4.47m (14ft 5in) x 3.69m (11ft 11in)

Double glazed windows to front and side. Ceiling light point, radiator, built in storage cupboard, stairs to first floor, Doors to kitchen and a second pantry with quarry tiles with light point and shelving. Exposed floorboards. Interconnecting door to main house.

Kitchen 3.72m (12ft) x 1.70m (5ft 6in)

Newly fitted with a range of base and eye level units with wooden worktop over. Tiled floor. Built in OVEN and electric HOB, extractor fan over, space for washing machine and fridge freezer, double glazed door with window to side giving access to the garden. Radiator and fusebox.

Landing

Original floorboards, ceiling light point. Door to

Bedroom 1 3.80m (12ft 3in) x 3.59m (11ft 7in)

A generous double bedroom with double glazed windows to front and side affording views across the Severn Valley. Feature period fireplace. Radiator and ceiling light point. Exposed floorboards.

Bedroom 2 2.04m (6ft 7in) x 3.56m (11ft 6in)

Glazed window to side. Ceiling light point. Radiator. Exposed wooden floorboards. Built in storage cupboard.

Bathroom

Low level WC. Exposed floorboards. Partially tiled walls, panelled bath with shower connected to taps, chrome heated towel rail, pedestal wash hand basin, extractor fan.

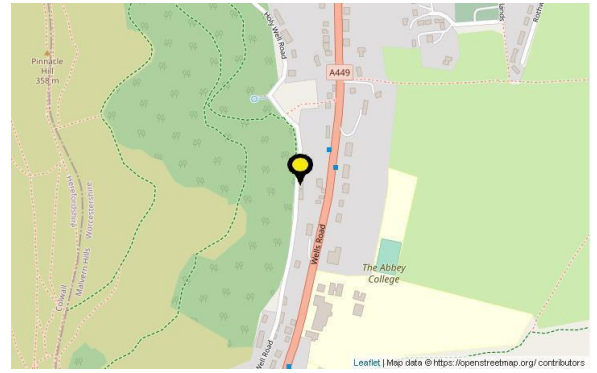
Agents Note

1. The Annexe is on the same electricity supply as the house, but has a separate fuse board and the boiler from the main house provides the hot water and heating.
2. The agents have been made aware that there is an indemnity policy covering the access to the property
3. The Annexe currently has a projected annual income of approximately £15000 per annum

Outside The grounds approach one quarter of an acre and to the front of the property is a lawned terrace with planted beds and a wonderful Wisteria adorning the front facade of the property. Planted beds with paths to either side descend to a parking area and the whole garden is enclosed by a walled, hedged and fenced perimeter. To the right of the property is a further lawned area and a flat seating area for the use of the annexe. Steps rise to the rear garden which has recently been cleared and offers potential for further landscaping and is sloped and backs onto the Malvern Hills. There are a number of fruit trees and views are on offer over the rooftop of the property. The current owners have removed a number of trees to allow natural light to enter the house and garden. There is a coal shed that is currently used as a log store. There is a separate store room with a gardeners toilet.

Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury and after a short distance take a right hand turn onto Holywell Road (signposted The Cottage in the Wood). Continue along Holywell Road and after approximately one mile, the driveway to Laurel Cottage can be found on the right hand side, as indicated by the Agents For Sale Board.



Services

We have been advised that mains gas, electricity, telephone, water and drainage are connected to the property. The annexe is on the same electrical supply as the house, but has a separate fuse board. The hot water and central heating is provided by the boiler in the main house. 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 formerly 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

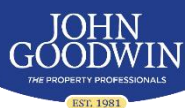
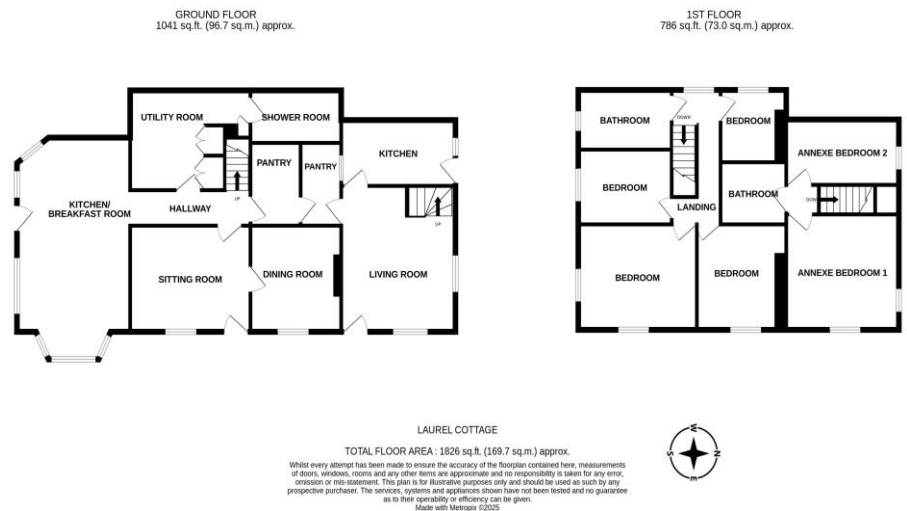
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (70).



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