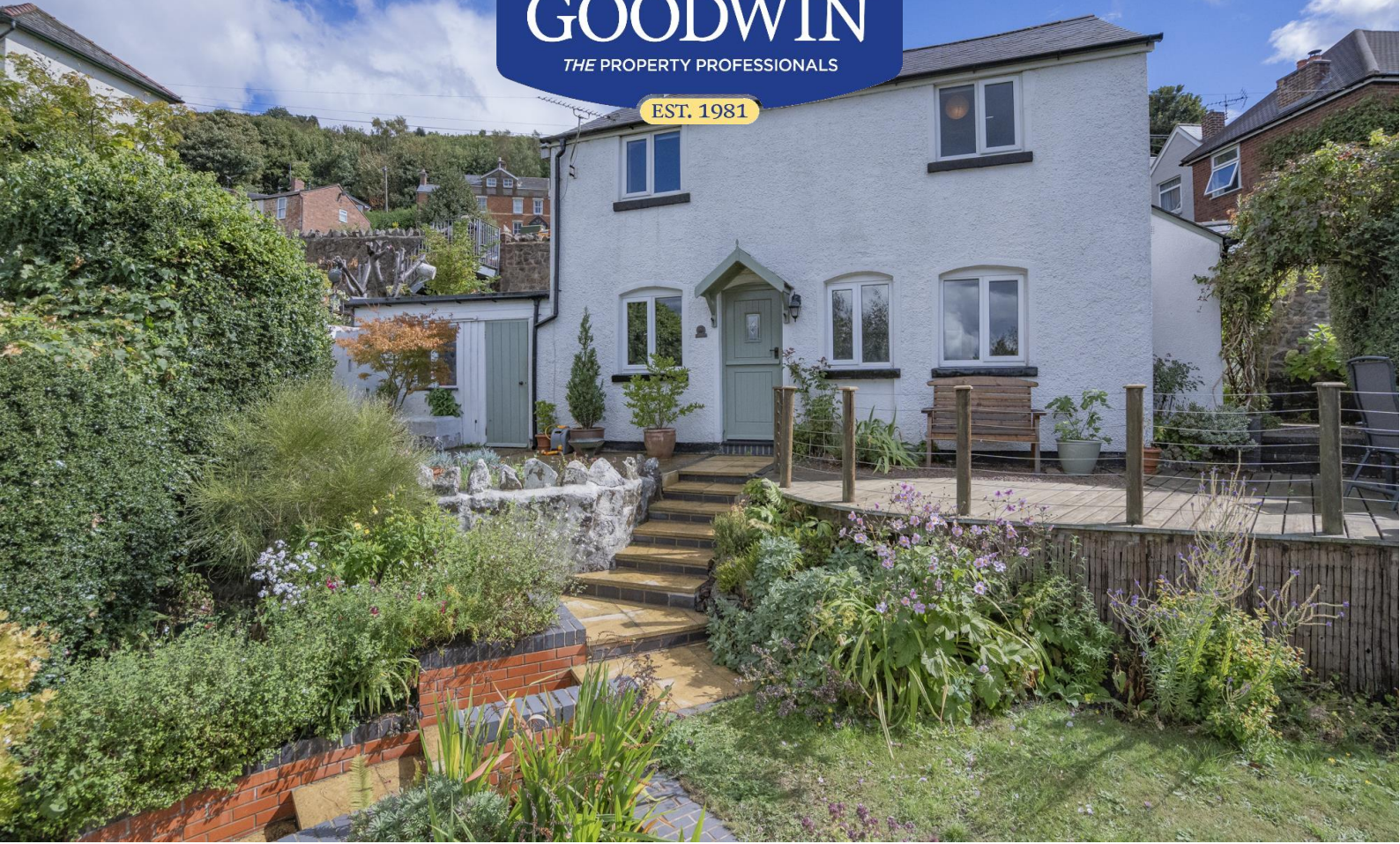


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFULLY SITUATED THREE BEDROOMED COTTAGE IN AN ELEVATED SETTING AFFORDING FINE AND FAR REACHING VIEW. BEAUTIFUL LANDSCAPED GARDEN AND THE AVAILABILITY OF OFF ROAD PARKING FOR TWO VEHICLES AS WELL AS THE POTENTIAL TO EXTEND THE ACCOMMODATION FURTHER. ENERGY RATING "E"

Holly Bank Cottage - Guide Price £375,000

153 Old Hollow, West Malvern, WR14 4NN



Holly Bank Cottage

Location & Description

The property is well placed for good local amenities at Link Top where there are shops, a bus service and church. Close by is St James C of E School in West Malvern which has a good reputation and Northleigh Primary school in St Peter's Road. There are many walks to be enjoyed across the Malvern Hills and the community wood is across the valley from the house with good views across bluebell bank.

The centre of Great Malvern is within one mile and offers a wider range of shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket.

Malvern as well as being famous for its range of hills is also renowned for its tourist attractions to include the theatre complex with concert hall and cinema and there are many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club.

Transport communications are excellent with two mainline railway stations at Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and all parts of the country within easy commuting time.

Educational needs are well catered for with primary schools in the area together with Dyson Perrins secondary school in Yates Hay Road.

Property Description

153 Old Hollow is a beautifully presented detached cottage in an elevated position on the westerly slopes of the Malvern Hills and affording fine and far reaching views which are marvelous in all seasons.

The property can be accessed from the slip road down from West Malvern Road to Old Hollow which has pedestrian access where a gate leads to steps past the planted beds leading down to the main entrance door which is positioned to the side of the property. Alternatively the property enjoys two private car parking spaces accessed from Old Hollow where steps lead up through the tiered garden to the cottage.

A lot of time, money and effort has gone into the landscaping of the garden and this is described in more detail later but does take in the glorious, far reaching views on offer.

The accommodation is accessed via a wooden doors with obscure glazed leadlight style inset and coach light point set into a recessed storm porch with blue brick floor and opens to the accommodation which is beautifully presented and maintained. All benefiting from double glazing and gas central heating. It should be noted that the current owners do have permission to extend the outbuilding and to create an entrance through from the main cottage generating a lovely open plan living, dining kitchen and the original kitchen would be turned into a utility space. Further information in respect of this can be found on the Planning Portal under numbers M/24/00455/HP.

The accommodation in more detail comprises:

Entrance Hall

Inset ceiling light point and radiator. Wood effect laminate flooring flows throughout this area and through a doorway into the inner hallway and a further door opens to

Cloakroom

Fitted with a low level WC and wall mounted wash hand basin with tiled splashbacks and light with shaver point over. Space and connection point for washing machine with useful shelf over. Obscure double glazed window to side, ceiling light point, wall mounted extractor fan and radiator.

Inner Hallway

Open wooden balustraded staircase to first floor with useful recess and cupboard under. Ceiling light point, radiator. Wall mounted thermostat control point and door to kitchen (described later) and further to opening to

Living Room 3.25m (10ft 6in) x 6.64m (21ft 5in)

A wonderful open plan area positioned to the front of the property and taking in the fine and far reaching views over the undulating countryside. The space is divided into two main areas, the first of which is the dining space with two double glazed windows, ceiling light point and radiator. Wood effect laminate





flooring flows throughout this space and into the sitting area with a further double glazed window and wooden stable style door giving access and overlooking the garden. A focal point of this space is the brick built fireplace housing a Villager woodburning stove set onto a brick hearth. Ceiling light point and radiator.

Kitchen 2.01m (6ft 6in) x 3.20m (10ft 4in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating plate rack and shelving with underlighting. Set into the worktop is a one and a half bowl ceramic sink with drainer and mixer tap set under a double glazed window overlooking a small courtyard area. Tiled splashbacks, ceiling light point and tiled floor. Radiator. There is a range of integrated appliances including a four ring electric HOB with DOUBLE OVEN under and extractor over. Space for half height fridge freezer.

First Floor

Landing

Double glazed Velux skylight floods this area with natural light. Ceiling light point, access to boarded loft space with pulldown ladder and light point. Doors to

Bedroom 1 3.15m (10ft 2in) x 3.28m (10ft 7in)

Double glazed window taking in the fabulous views on offer. Half vaulted ceiling, ceiling light point and radiator. Period fireplace and mantel.

Bedroom 2 2.04m (6ft 7in) x 3.28m (10ft 7in)

Also positioned to the front of the property with wonderful rural views through the double glazed window. Ceiling light point and radiator.

Bedroom 3 3.30m (10ft 8in) max x 2.22m (7ft 2in) max

Double glazed window, ceiling light point and radiator.

Bathroom

Fitted with a low level WC and white pedestal wash hand basin, panelled bath with thermostatically controlled shower over. Obscure double glazed window, ceiling light point, radiator. Tiled splashbacks and airing cupboard housing a wall mounted boiler and useful shelving.



Outside

The North Westerly facing garden is situated in an elevated setting and makes the most of the superb rural views on offer and is a delightful space. A lot of time, care and attention has gone into the development of this area, initially given over to a decked seating area which leads across part of the front of the house with the remainder having a patio area giving access to the workshop and brick built seats. Central steps descend to the lawned tier with fruit tree and further steps lead past the planted beds to a further paved area. A pedestrian gate leads to steps leading down to the carparking area which is private to the property and has parking for up to two cars. The whole garden is enclosed by a walled, fenced and hedged perimeter and is wonderfully private and enjoys some superb sunsets. The garden further benefits from an outside tap and light points.

Workshop/Store 5.68m (18ft 4in) x 3.72m (12ft) max narrowing to 6'9 in

This space is accessed from the top tier of the garden and is connected to the side of the property. This area does have permission to be extended further and an entrance opening through to the main property which would make for a wonderful living dining kitchen and the plans for this can be found on the Malvern Hills Planning Portal Ref: M/24/00455/HP.

Currently this space is used as a storage area but does offer flexibility as it could be a home office, studio or gym. Light points, a woodburning stove and glazed window and door to garden. a further glazed window and door to a small courtyard area between the workshop and the kitchen. Within the workshop there is some beautiful original stonework displayed.

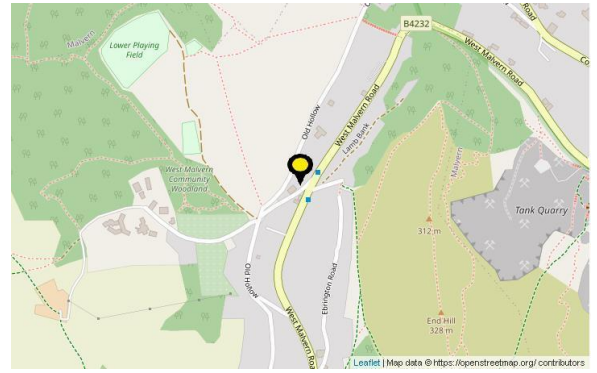
Agents Note

We understand from the vendors that the parking area and the initial part of the driveway is owned by the property but that that neighbouring house has a right of pedestrian and vehicular access over the initial part of the drive.



Directions

From Great Malvern proceed north along the A449 towards Worcester for a short distance. Turn left signposted to Bromyard into North Malvern Road. Take the first turning on the right into Cowleigh Road. Continue along this road and on seeing a sharp right hand downhill bend proceed straight on into Old Hollow. Continue to the T Junction and turn left, continuing uphill on Old Hollow 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 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

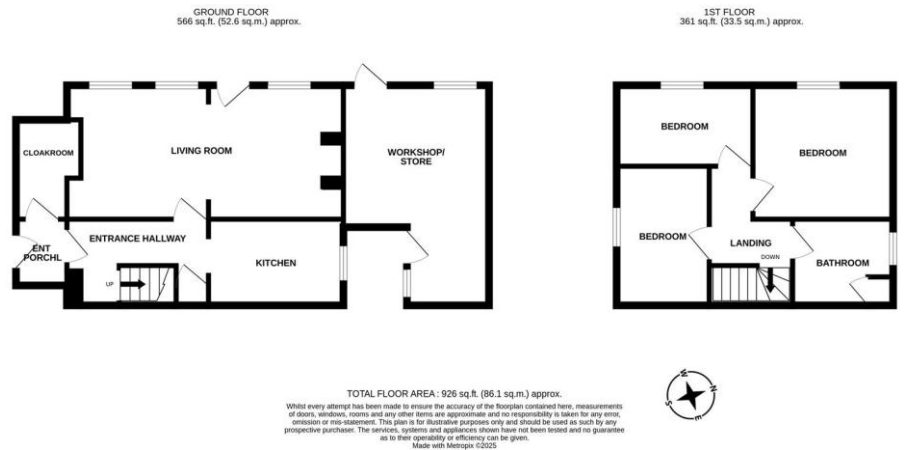
Council Tax

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 E (54).



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.



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