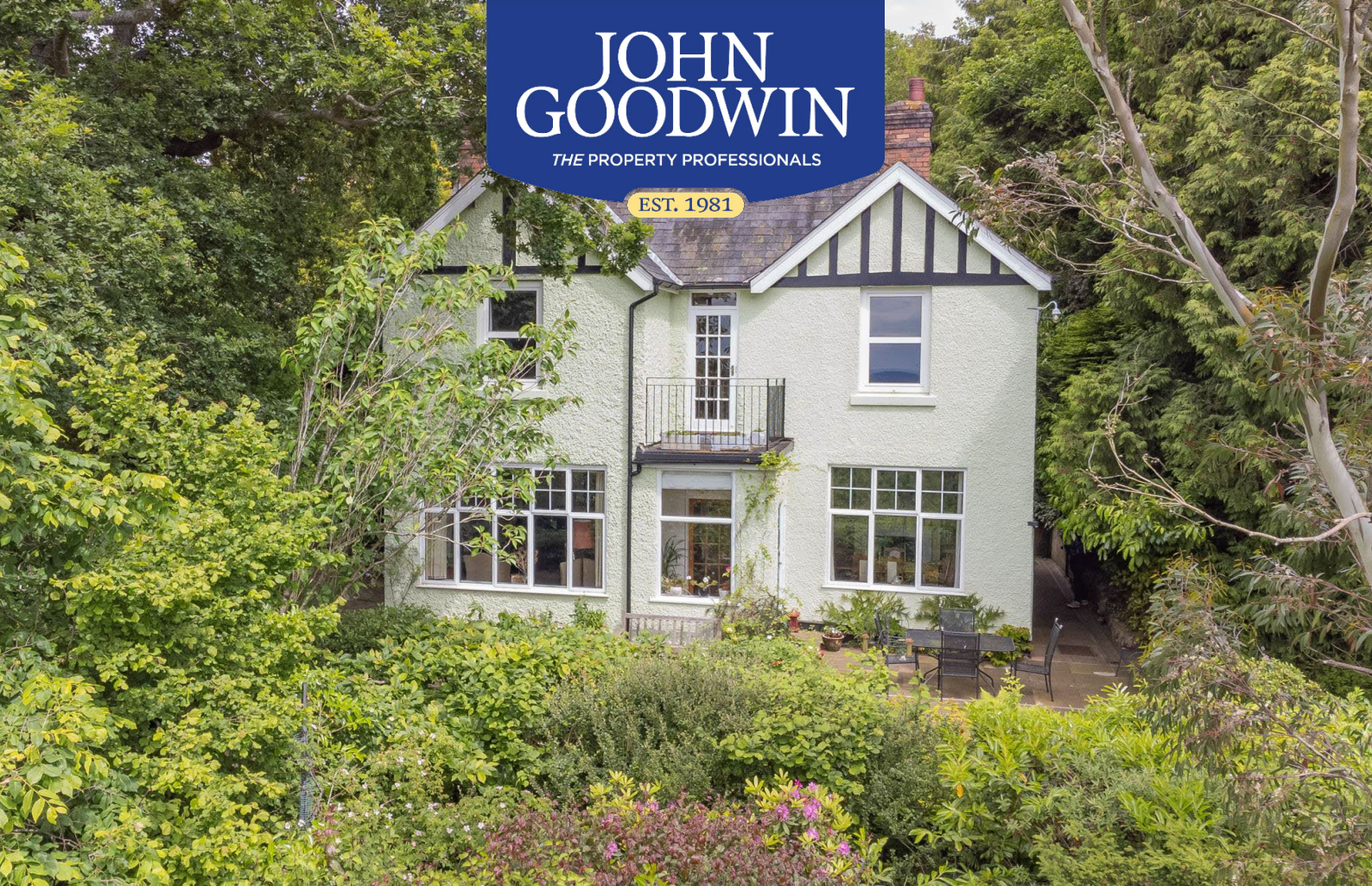


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMPRESSIVE DETACHED PERIOD HOME OCCUPYING AN ELEVATED POSITION NESTLED ON THE UPPER SLOPES OF THE MALVERN HILLS AFFORDING FANTASTIC FAR REACHING VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE TOWARDS THE WELSH BORDERS OFFERING WELL PROPORTIONED ACCOMMODATION WITH TWO RECEPTION ROOMS, BREAKFAST KITCHEN, UTILITY, FOUR BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, GENEROUS PARKING, DOUBLE GARAGE AND MATURE HILLSIDE GARDEN EXTENDING TO APPROXIMATELY HALF AN ACRE. EPC D.**

## Rose Brae - Guide Price £775,000

Fossil Bank, Upper Colwall, Malvern, Herefordshire, WR13 6PJ



# Rose Brae

**Location & Description** Rose Brae is nestled on the upper western slopes of the Malvern Hills within the small hillside hamlet of Upper Colwall, which is between the well served centres of both Great Malvern and Colwall. The historic and cultural spa town of Great Malvern offers a wide range of amenities having shops, banks, Post Office, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema together with having many recreational facilities including the Splash leisure centre and Manor Park Sports Club. The village of Colwall also has an excellent range of facilities.

Transport communications are excellent with mainline railway stations at both Colwall and in Great Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about ten miles distant bringing The Midlands and most parts of the country within a convenient commuting time.

Educational facilities are well catered for with Malvern having numerous primary schools, two secondary schools (The Chase and Dyson Perrins) as well as private schools to include Malvern College and Malvern St James Girls School. Colwall also has a primary school and two private preparatory schools.

**Property Description** Built in 1905, Rose Brae is an impressive detached Edwardian family home occupying a superb elevated position on the upper slopes of the Malvern Hills affording wonderful far reaching views across the rolling Herefordshire countryside towards the Welsh Borders. Rose Brae offers characterful accommodation with many fine features including impressive high ceilings, parquet herringbone flooring, deep skirting boards, ceiling roses and several sash windows.

The property has been well maintained by the current owners, benefitting from gas fired central heating and some double glazing. The accommodation is arranged on the ground floor with an entrance porch, spacious dining hall, living room, breakfast kitchen with an adjoining utility room and a cloakroom. On the first floor a galleried landing leads to the master bedroom with an en suite and a dressing room/study, three further double bedrooms and a family bathroom.

Outside, Rose Brae enjoys a well established hillside garden with gentle sloping lawns and mature shrub borders. There is an impressive area of woodland bursting with wild flowers and serves as a haven for local wildlife. A gravelled driveway provides a generous area of parking with access to a detached **DOUBLE GARAGE**.

With so much to offer, an early inspection is essential.

**Agents Note** The photographs included within the particulars were taken during the summer in 2024.

The accommodation with approximate dimensions is as follows:

**Entrance Porch** Part glazed entrance door, large front facing window with fantastic far reaching views across the Herefordshire countryside. Ceiling light, internal window, Herringbone flooring. Part glazed door to

**Dining Hall** Impressive reception room with a large front facing window framing the surrounding landscape beautifully, additional side facing sash window. Cornicing, ceiling rose with ceiling light, radiator, Herringbone flooring. Impressive feature fireplace with wooden surround, inset gas living flame effect fire and slate hearth. Shelving and cupboard fitted into recess. Stairs to first floor. Doors to

**Living Room** Beautifully appointed and flooded with natural light through a large front facing window enjoying far reaching views across the Herefordshire countryside, two additional side facing sash windows. Coving, wall lights, two radiators, TV point. Fireplace with wooden surround, inset gas living flame effect fire and marble hearth.





#### **Breakfast Kitchen Kitchen Area:**

Fitted with a range of wall and floor mounted units with work surface over, inset one and a half stainless steel sink drainer unit and tiled surrounds. Belling multi function double oven and grill, Miele dishwasher. Space for fridge freezer. Cupboard housing free standing Potterton gas fired boiler with hot water cylinder and slatted shelving.

Large rear facing window with secondary glazing, additional side facing windows, ceiling lights, tiled floor continuing into

**Breakfast Area:** Rear facing window, ceiling light, radiator. Built in dresser with display shelves and additional cupboard storage. Part opaque glazed door to

**Utility** Stainless steel sink drainer unit with cupboard below and additional cupboards above. Integrated fridge. Space and plumbing for washing machine. Fitted storage cupboards with shelving and additional cloaks cupboard. Ceiling light, two radiators, tiled floor. Door to outside. Door to

**WC** Opaque glazed window, pedestal wash hand basin, low level WC. Ceiling light, part tiled walls, radiator, tiled floor.

**First Floor Galleried Landing** Flooded with natural light with a door leading to an external balcony, which acts as a terrific viewing platform with wonderful far reaching views across the surrounding woodland towards the rolling Herefordshire countryside. Ceiling lights, radiator. Doors to

**Master Bedroom** Front facing double glazed window affording fantastic far reaching views, additional side facing sash window. Coving, wall lights, built in wardrobes with hanging rail and shelving, radiator. Door to

**En Suite** Comprising walk in shower enclosure with panelled surrounds, vanity wash hand basin with cupboards below, low level WC. Ceiling light, extractor fan, part tiled walls, ladder style towel rail. Door to

**Dressing Area/Study** Side facing double glazed window, ceiling light, radiator.

**Bedroom 2** Front facing double glazed window enjoying fantastic far reaching views across the Herefordshire countryside, additional side facing sash window. Coving, ceiling light, vanity wash hand basin with cupboard below, built in cupboard with hanging rail and shelving, radiator.

**Bedroom 3** Rear facing double glazed window, additional side facing sash window. Coving, ceiling light, pedestal wash hand basin, built in wardrobe with hanging rail and shelving and cupboard above, radiator.

**Bedroom 4** Side facing double glazed window, additional side facing sash window. Coving, ceiling light, radiator. Access to partially boarded loft space with pull down loft ladder.

**Bathroom Suite** comprising panel bath with raindrop shower head over and panelled surrounds, vanity wash hand basin with cupboard below, low level WC. Double glazed window, two ceiling lights, extractor fan, recessed spotlights, part tiled walls, radiator.

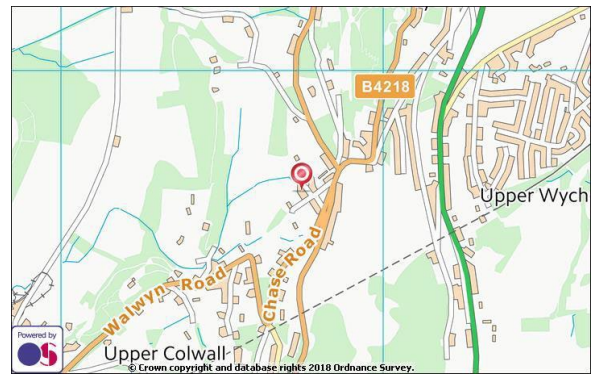
**Outside** Rose Brae is approached by a gravelled driveway providing a generous area of parking and in turn leads to a detached **DOUBLE GARAGE** (18'6" x 15'9") with electronic up and over door, power and light connected. A stepped access leads to the property

Rose Brae occupies an elevated position and enjoys fantastic far reaching westerly views across the Herefordshire countryside towards the Welsh borders. The grounds have been designed to take advantage of its hillside setting with gentle sloping terraces mainly laid to lawn surrounded by privacy hedging and colourful borders stocked full of mature shrubs and plants. A paved patio wraps around the property with steps leading to a woodland area containing two streams, which serves as a haven for local wildlife and contains an abundance of wild flowers. In addition to the patio outside the house, there is a secluded seating area from which there are pleasant views across the immediate surroundings and beyond.



## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After approximately quarter of a mile fork right onto the B4128 Wyche Road (towards Colwall). Continue uphill to the Wyche Cutting and then follow the road downhill for just a short distance. On seeing an open green area turn right in front of the cafe and other small office buildings, and proceed down the hill and Rose Brae will be found towards the bottom of Fossil Bank on the right hand side.



## 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.

## 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 purchases/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 Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300).

## Council Tax

COUNCIL TAX BAND "F"

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 (56).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total area measurements do not include garages or any outbuildings (unless specified). - Copyright - Crown Ltd. Plan produced using PlanIt.

**Rose Brae, Fossil Bank, Upper Colwall**

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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.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

