Allan Morris
estate agents

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WR14 4QY
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Rose Cottage Walwyn Road, Upper Colwall, WR13 6PT

£395,000

Rose Cottage is a rare opportunity to acquire a historic period cottage on the upper slopes of the Malvern Hills, close to the most popular village of Colwall, with its vibrant community, facilities and transport links. The cottage has been carefully refurbished and upgraded by the vendor, creating a charming characterful residence in a secluded yet convenient position. Comprising; dining kitchen with modern fitted units and an AGA, sitting room, with bay window and fireplace, two bedrooms, main bedroom overlooking the southerly part of the gardens, bathroom, rear porch/hallway and a store room. The property is double glazed, centrally heated and immaculately presented in nearly new condition. The gardens are in two sections, initially the well stocked southerly garden has a patio seating area and beds full of flowering and shrub planting. The other section is where the off road parking is found and has a hardstanding for a potential garage, vegetable garden and space for further cultivation. The cottage is accessed via an unmade track on common land, with right of access and shares the track with just two other residences. Offered with no chain, this is a property not to be missed.







Rose Cottage, Walwyn Road, Upper Colwall, Herefordshire, WR13 6PT











LOCATION - COLWALL

Situated on the edge of the much sought after village of Colwall, which offers a convenience store, hotel, post office, doctors and pharmacy. A railway station with direct lines to Birmingham and London Paddington. The Elms and The Downs are two highly regarded prep schools in the village, The Downs feeds into Malvern College. Just 2 miles away is the thriving spa town of Malvern. The area is well positioned for access to Worcester and Birmingham, with easy access to the motorway network. Ledbury, a typical Herefordshire market town is also close by with many independent shops and The Feathers Hotel.

The Malvern Hills, designated an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. Great Malvern is also a renowned cultural centre with an excellent theatre and cinema, and has several excellent state and private schools. Furthermore, Malvern has good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

ENTRANCE

Timberwindows front door opens to Kitchen. All external windows and doors replaced by Timberwindows of Hereford.

KITCHEN 14'3" x 12'1" (4.35m x 3.70m)

Dual aspect with front and side facing double glazed timber windows, range of shaker style eye and base level units, quartz worktops with inset one and a half sink unit, plumbing for dishwasher and space for appliances, gas hob AGA, cupboard housing Worcester combi boiler, radiator, quarry tile floor, spot lighting.

SITTING ROOM 14'2" x 10'5" (4.32m x 3.18m)

Front facing double glazed bay window, fireplace with decorative wooden surround and mirror, tiled hearth, radiator, television, satellite and telephone points, new wall light points, door to:

INNER HALLWAY

Radiator, doors to bedrooms and bathroom.

BEDROOM TWO 9'0" x 7'5" (2.76m x 2.27m)

Front facing double glazed window, radiator, loft access hatch with drop down ladder.

BEDROOM ONE 12'6" x 10'11" (3.83m x 3.33m)

Three aspect room with front and rear facing double glazed window, double glazed double doors open to the southerly garden, period fireplace (not in use) surround and hearth, two radiators, telephone point.

BATHROOM 7'5" x 5'8" (2.27m x 1.74m)

Front facing obscure glass double glazed window, all fittings are recently refitted and include; panel bath with mixer attachments over, low level WC, vanity unit with wash basin, part tiled walls, heated towel rail.

REAR HALLWAY 11'10" x 4'7" (3.62m x 1.40m)
Rear facing double glazed windows, double glazed glass roof, composite back door, quarry tile floor, power and lights utility meters, door to:

STORE ROOM 8'3" x 5'0" (2.52m x 1.545m)
Side facing window, radiator.

GARDENS
Delightfully landscaped gardens lie mostly to the side of the property. Additional section of the garden is detached from the main plot which also provides off road parking.

The property is accessed via a track off the main Walwyn Road, the track is on common land owned by the Malvern hills Trust and has a permanent right of access.

DIRECTIONS
From Malvern, proceed south along the Wells Road and turn first right onto Wyche Road in the direction of Colwall. Go through the Wyche Cutting and proceed downhill in the direction of Colwall, at the second sharp bend, go straight onto the track opposite, at the end of which, bear left around Littledale House and the property will be ahead of you. The parking area is to the left hand track, leading behind the house. To view the property or with any queries please call us on 01684 561411.

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ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: A107 - Loft has new sheep's fleece insulation

SCHOOLS INFORMATION: Local Education Authority: Herefordshire LA: 01432 260000

ASKING PRICE - £395,000











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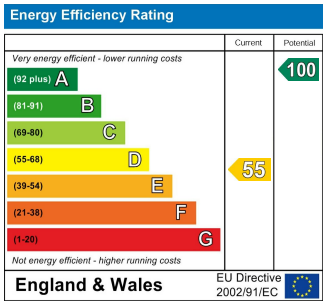
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ENERGY PERFORMANCE RATINGS: Current: E52 Potential: B84

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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