



**A DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED HOUSE SITUATED IN WITHIN THIS SEMI-RURAL LOCATION AFFORDING VERSATILE ACCOMMODATION AND SPLENDID VIEWS. EPC RATING "D"**

1 Homend Hopkilns - Guide Price £385,000

Stiffords Bridge, Malvern, WR13 5NW



# 1 Homend Hopkilns

## Location & Description

1 Homend Hopkilns enjoys a convenient location in the small community of Stiffords Bridge less than a mile from the well served village of Cradley on the Herefordshire Worcestershire border. The village has a range of local amenities including doctor's surgery, village shop, church and primary school. Further and more extensive amenities are available in the nearby Victorian hillside town of Malvern, the market town of Ledbury and the riverside city of Worcester.

Educational needs are well catered for at both primary and secondary levels within the area in both the state and private sectors.

Transport communications are excellent with the property having easy access to Worcester and Hereford as well junction 7 of the M5 motorway just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. The mainline railway stations in Malvern and Ledbury offer direct links to London, Hereford and South Wales.

## Property Description

1 Homend Hopkilns is a fantastically presented end of terrace property. The properties were originally converted from Old Hopkilns. The current owners have undertaken a huge programme of refurbishment and updating creating a wonderful living environment with a contemporary feel offering spacious and versatile rooms set over three floors within this semi-rural but yet convenient location.

The property is approached initially via a shared driveway leading past the three similar properties arriving at the property's parking area with a further driveway for additional cars leading down to the house itself past the lawned foregarden and wooden shed. A slate pedestrian path leads to the double glazed UPVC front door which is set back in a storm porched recess and with opaque glazed square tiled walls to either side flooding the reception hallway with natural light making it a welcoming environment. The staircase rises to first floor with chrome handrail and glass balustrading and already a feel for the contemporary aspects of this wonderful property can be enjoyed. Considerable work has gone into the internal development of the ground floor with the original garage being opened up and converted creating a wonderful dining area with double glazed patio doors opening to and overlooking the front garden. Flowing throughout this area is a wood effect laminate flooring which proceeds into the downstairs WC as well through into a wonderful open plan breakfast kitchen fitted with a range of drawer and cupboard base units with matching





worktops and ample work surface space incorporating a breakfast bar island. The range cooker with extractor over is included in the sale as is the integrated fridge and dishwasher as well as a Kettle Boiling Tap over the sink.

A double glazed window and further double glazed doors overlook the lovely courtyard style garden to the rear of the property. Throughout the ground floor there is electric underfloor heating split into two zones with additional wall radiators in a modern vertical design heated via the gas boiler. Completing the ground floor is a useful storage cupboard which is generous in proportions and currently housing the wall mounted boiler as well as plumbing and space for a washing machine and tumble dryer.



To the first floor is a generous sitting room positioned to the rear of the property flooded with natural light through the two double glazed windows to rear and enjoying four ceiling speakers which can be connected to the entertainment system. A guest room is positioned on this floor with a good sized double bedroom enjoying the fine easterly views across farmland up to the Malvern Hills. This room has exposed ceiling timbers and further benefits from a refitted ensuite shower room in a modern white design with complimentary tiling and fitted with a close coupled WC with lovely vanity wash hand basin and corner shower enclosure with dual multi-jet shower.



Accessed via staircase from the first floor landing the second floor enjoys three further bedrooms with versatility in their use. The first is the master bedroom positioned to the front of the property and taking in the magnificent easterly views on offer through the two double glazed windows. It is a sizeable double bedroom and the current owners have just created a dressing space complete with hanging rails. To the rear there are two further bedrooms one of which being an additional double with fitted wardrobes and being complimented and serviced by the family bathroom which offers underfloor heating and has been refurbished with a beautiful white three piece suite including freestanding bath and waterfall style mixer tap and a separate shower enclosure.



Outside to the rear there is a landscaped courtyard style garden enclosed by a hedged and fenced perimeter being west facing interspersed with mature shrubs and trees. Directly outside the patio doors from the kitchen is a paved patio area making for a wonderful seating area where the pleasantries of the setting can be enjoyed while steps lead up to a slate laid area with the mature plants and specimen trees are located.

## Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a short distance bear left into North Malvern Road and after no more than 300 yards take the first fork to the right into Cowleigh Road (towards Bromyard). Follow this route out of town and through Cowleigh woods for approximately one mile to the main junction with the A4103 Hereford to Worcester Road. Turn left towards Hereford following this route for almost a mile where the road dips and bears sharply left. You will pass the Red Lion Inn on your left hand side after which the driveway for the properties can be found on the left hand side after 1.6 miles.



## Services

We have been advised that mains Gas, Electric and Water services are connected to the property. Drainage is provided by a private septic tank. 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 "E"

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 (68).



TOTAL FLOOR AREA: 1744sq ft. (162.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 heating, water, drainage, electricity and other systems 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.
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