

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ELEGANT DETACHED EDWARDIAN RESIDENCE ENJOYING AN ELEVATED POSITION ON THE WESTERN SLOPES OF THE MALVERN HILLS WITH VIEWS ACROSS HEREFORDSHIRE AND ALMOST TWO ACRES OF MATURE TERRACED GARDENS AND WOODLAND AND OFFERING GENEROUS FIVE BEDROOMED ACCOMMODATION IN NEED OF SIGNIFICANT UPDATING AND REFURBISHMENT. ENERGY RATING E

Monellan - Guide Price £850,000

West Malvern Road, Upper Wyche, Malvern, WR14 4DH

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Monellan

Location & Description

The property enjoys a convenient location close to the Wyche Cutting on the Herefordshire/Worcestershire border. The highly regarded village of Colwall is just over a mile away and offers a range of amenities including a hotel, two pubs, a church, a general stores, a local butchers, busy café and a local railway station. The larger spa town of Great Malvern is also just over a mile distant. Here there is a more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and The Splash swimming pool and leisure centre. Malvern's main retail park (which boasts a number of familiar High Street names) is also close at hand. The town of Ledbury (approximately six miles) and the cities of Worcester (ten miles) and Birmingham (approximately thirty five miles) are easily commutable. Links to both the M50 motorway at Ledbury and to the M5 at Worcester are a short drive away.

Educational facilities are second to none in both the state and private sectors, including two private prep schools in nearby Colwall as well as Malvern College and Malvern St James Schools in Malvern.

Property Description

Situated on the upper western slopes of the Malvern Hills, Monellan is in the perfect position for those who enjoy walking, cycling or riding with immediate access to numerous public footpaths, bridleways and hillside walks. From its commanding position it enjoys views over Herefordshire and towards the Welsh hills in the far distance. The house stands in almost two acres of terraced grounds and woodland although it should be noted that these have been somewhat neglected in recent years but with commitment and investment could easily be restored to their former glory.

Originally constructed in 1905 this fine detached Edwardian residence is the perfect example of the architecture of the time. It does now require significant updating and refurbishment so this is undoubtedly a project for buyers with a project in mind. The current accommodation includes an elegant entrance hall with three reception rooms, a kitchen, a breakfast room that can double as a utility area, a cloakroom with WC, a laundry/boiler room, a garden room and a separate sitting room that could possibly double as a sixth bedroom.

At first floor level a staircase with a half landing (leading via a doorway outside to a front entrance) opens onto the main landing off which there are five bedrooms (two of which have access to an external balcony), two bathrooms and a separate WC.

Most rooms have radiators serviced by a gas fired central heating boiler. The house retains many original Edwardian features including its distinctive sash windows, skirtings and cornices, tiled floors, internal joinery, door furnishings and fireplaces. All carpets, curtains and blinds will remain.

Attached to the house at lower level is an ancillary building providing external storage and workshops and there is also a large detached garage of timber construction. In years past one of the great strengths of Monellan would have been its terraced garden and grounds. Old photos show the setting in all its glory but it will now require investment and commitment to restore them, as over the past few years they have been somewhat neglected. The grounds, together with a large area of woodland, extend to just under two acres or thereabouts.

Ground Floor

Entrance Porch

Part glazed. Solid timber front door leading to

Reception Hall

A classic Edwardian entrance to the property with its original tiled floor, dog leg staircase to the first floor, sash window to front aspect, radiator and doors leading to cloakroom, inner lobby, study and dining room (all described later) and to

Drawing Room

West facing bay window with view over rear garden. Fireplace with timber surround and mantel, tiled inset, slate hearth and gas coal effect fire. Second bay window to side aspect with seating below. Fitted book shelving and two radiators.

Study

Radiator, fitted book shelving, fireplace with timber surround and mantel, slate hearth and wood burning stove.

Dining Room

Radiator, west facing sash window with part glazed door leading into rear garden. Fireplace with timber surround and mantel, brick hearth, fire guard and Edwardian grate. Door to

Kitchen

Floor and eye level units with drawers, work surfaces and tiled surrounds. Integrated enamel sink. Stoves four ring gas HOB with GRILL and OVEN below. Integrated DISHWASHER and FRIDGE, two glass fronted wall cabinets, terracotta style tiled floor, west facing sash window, radiator, further sash window to side aspect with part glazed door leading outside. Door to large walk-in recess/cupboard 4'4 x 4' with window. Doors also to breakfast/utility room (described later) and to rear lobby (also described later).

Larder

With quarry tiled floor, fitted shelving and window.

Rear Lobby

Quarry floor, small window, door to sitting room (described later) and second door leading to

Garden Room

Quarry tiled floor, fitted shelving, west facing bay window with seating below, glazed doors leading into rear garden.





Sitting Room/Bedroom 6

West facing double glazed bay window, radiator, double glazed window to side aspect.

Breakfast/Utility Room

Approached from both the kitchen and from the main reception hall via an inner lobby, this room has the original opening for the former Edwardian range (now removed) with timber surround and mantel. Range of fitted floor and eye level cupboards with shelving and drawers including a number of glass fronted cabinets. Radiator, terracotta style tiled floor, window to side aspect, door leading to

Inner Lobby with shelved cupboards. This lobby leads back into the main reception hall and also to

Laundry/Boiler Room

Gas fired central heating boiler, window to front aspect, fitted coat hooks and terracotta style tiled floor.

Cloakroom (approached from main reception hall)

Close coupled WC, wash basin, towel rail, radiator, original Edwardian tiled floor and window to front aspect.

First Floor

Half Landing

Approached via a dog leg staircase and with door leading outside onto a raised path and to the front gate. Stairs continue to

Main Landing

Two radiators, access to roof space, built-in airing cupboard with hot water cylinder.

Bathroom

Mainly tiled and with panelled bath having shower/mixer tap, pedestal wash basin, close coupled WC, heated towel rail, window and fitted cupboard with slatted shelving.

Bedroom 1

Edwardian fireplace with timber surround and mantel, tiled inset and grate. Fitted wardrobe with shelving, two radiators, wall mounted mirror, sash window to side aspect and pair of glazed doors leading outside to

External Balcony

Timber railings, west facing outlook across rear garden towards Herefordshire and glazed door providing link from Bedroom 3 (described later).

Bedroom 2 Edwardian grate, radiator, built-in cupboard/wardrobe, west facing window overlooking rear garden and with views towards Herefordshire.

Bedroom 3 Built-in wardrobes, radiator, west facing sash window with view over rear garden towards Herefordshire. Part glazed door leading onto balcony.

Bedroom 4

Radiator and west facing sash window with view towards Herefordshire.

Separate WC Close coupled suite, radiator and sash window to front aspect.

Bedroom 5 Range of fitted wardrobes/shelved cupboards, radiator and sash window to front aspect.

Bathroom Half tiled and having panelled bath with shower over, pedestal wash basin with mirror and glass shelf above, heated towel rail, second towel rail with mirrored cabinet above. Obscure glazed sash window to front aspect.

Outside A short distance away from the house and approached across a gated driveway (which itself provides parking for a vehicle) is a large tandem Garage measuring 34'8 x 12'7. This is of timber construction with four windows, rear entrance door, power and lighting.

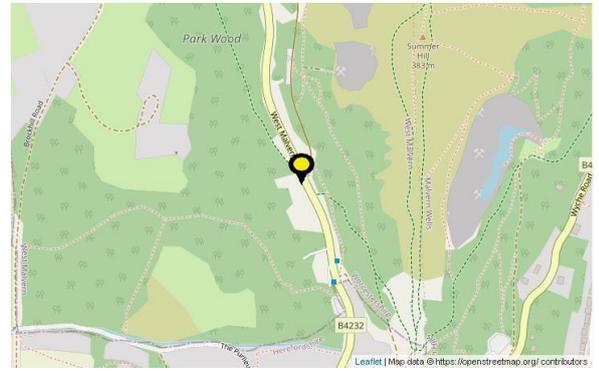
There are two separate pedestrian gates that open onto pathways providing further access to the house itself. One of these leads to a courtyard lying to the side of the main residence and off which is an annexed two storey outbuilding comprising a fuel store, storeroom, tool shed, workshop and at lower level two basement rooms/cellars.

When Monellan was first constructed and in the years that followed it is clear that significant investment went into the creation, design and layout of the gardens which for most of the last century provided a glorious setting. They were laid out to a series of west facing terraced lawns (one of which was a former tennis court with summer house) well stocked flower and shrub borders, banks of rhododendrons, mature specimen trees, raised flagstone seating areas and stone walls together with woodland. Sadly these have been neglected and now need a buyer with imagination and commitment to restore them to their original state. The grounds extend to almost two acres or thereabouts.



Directions

From the agent's offices in Great Malvern proceed along Wells Road (A449) for a very short distance before taking a fork to the right onto Wyche Road (towards Colwall). Continue along this route uphill to the top of the hills where after passing through the Wyche Cutting in Herefordshire turn right onto West Malvern Road. Follow this route for approximately half a mile where the property will be seen on the left hand side (tucked away behind a high evergreen hedge). Viewers are advised to park before they get to the house in front of the garage where there is a gated driveway enclosed by railings.



Services

We have been advised that mains gas, electricity, water are connected to the property. Drainage is to a private system. 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 "G"

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 (48).



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.



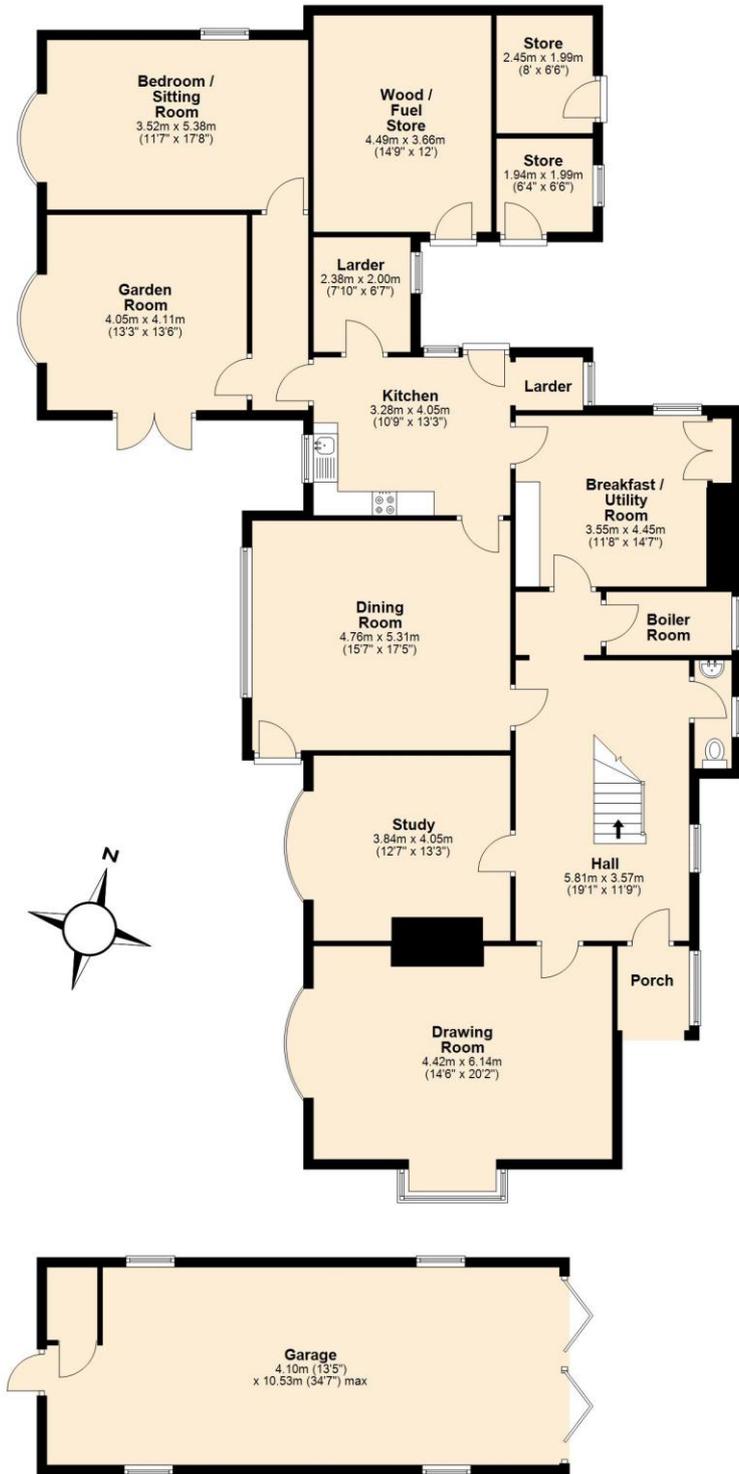
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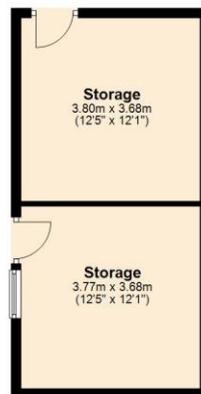
Ground Floor

Approx. 208.4 sq. metres (2243.4 sq. feet)



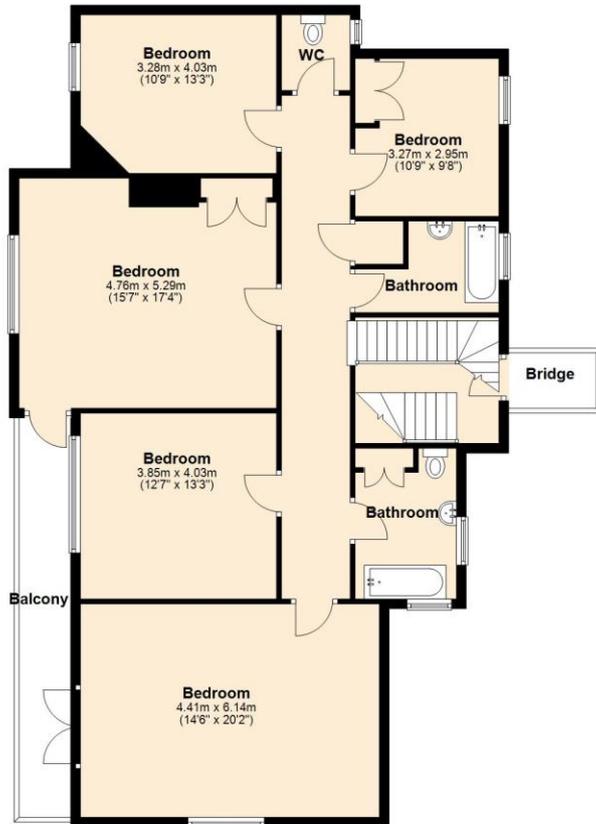
Basement

Approx. 28.2 sq. metres (303.8 sq. feet)



First Floor

Approx. 132.0 sq. metres (1421.1 sq. feet)



For information and illustrative purposes only. Not to scale. All dimensions, positions 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 can be given. Total area measurements do not include garages and other outbuildings (unless specified) Copyright Encort Ltd
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