

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DECEPTIVELY SPACIOUS AND EXTENDED FIVE BEDROOM DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER ROAD AND BENEFITTING FROM SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION SET OVER TWO FLOORS IN EXCESS OF 2600 SQUARE FOOT INCLUDING THE GARAGE AND STORE. EPC RATING "C".**

## The Rowan - Guide Price £800,000

6A Blackmore Road, Malvern, WR14 1QX

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# The Rowan

## Location & Description

The property enjoys a convenient location less than a mile from the cultural and historic town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Even closer at hand, less than five minutes away on foot there are more local amenities including shops, a corner stores and bakery. Transport facilities are excellent. There is a regular local bus service running through the area as well as Malvern Link railway station which is only about fifteen minutes on foot. Junction 7 of the M5 motorway at Worcester is about eight miles.

Educational needs are well catered for. The property is within the catchment area of a number of highly regarded local primary schools and Dyson Perrins Secondary. In Malvern itself are Malvern College and Malvern St James Girls School.

For those who have a dog or simply enjoy walking, Malvern Link common is only ten minutes walk away and the network of paths and bridleways that criss-cross the Malvern Hills are a few minutes by car.

## Property Description

6A Blackmore Road is a 1950's detached property situated within this convenient and much sought after road. The property has undergone a programme of extensions by the current owners making this a sizeable property in excess of 2400 square foot and offering flexible and versatile rooms set over two floors but with the hub of the house being a fantastic 'L' shaped living, dining kitchen set to the rear of the property overlooking the formal garden.

The property is conveniently set back from the road behind a lawned foregarden with beautiful planted beds incorporating specimen trees with a brick walled perimeter to front. To either side is off road parking for a number of vehicles with the right hand driveway giving access to the attached single garage. From the right hand driveway a blocked paved driveway leads through the shrub beds to the hardwood front door with obscured double glazed inset set under a pitched roof style storm porch with ceiling light point and wooden supports. From the aspects of the front garden glimpses of the Malvern Hills can be enjoyed while the front door opens to the accommodation benefitting from gas central heating and double glazing and comprising in more detail of:

### Reception Hallway 3.25m (10ft 6in) x 2.92m (9ft 5in)

Being a welcoming room in the centre of the house where an open wooden returning staircase rises to first floor with a useful understairs storage cupboard. A parquet wooden floor flows throughout this area and through into the dining room (described later). A wooden door also opens through into the formal sitting room, dining/living kitchen and further door opens through to

## Cloakroom

Fitted with a modern white low level WC and vanity wash hand basin with mixer tap and cupboard under. Ceiling light point, wall mounted chrome heated towel rail.

### Music Room/Lounge 4.31m (13ft 11in) x 4.08m (13ft 2in)

Having a southerly aspect through the double glazed window to front aspect and further double glazed window to side. A versatile and spacious room with ceiling light point, radiator and continued beautiful parquet flooring. There is an open fire set into a tile fire surround with mantle and hearth.

### Sitting Room 6.02m (19ft 5in) x 3.69m (11ft 11in)

Having dual aspect windows flooding this room with natural light and incorporating a double glazed window to front and two double glazed windows to either side of the feature fireplace with cast iron grate and wooden surround with a wooden mantel and tiled hearth. Exposed wood floor boards on display along with two radiators, two ceiling light points and wall light points. Double glazed wooden door with double glazed windows to either side opens through to

### Living/Dining Kitchen 6.79m (21ft 11in) maximum x 6.30m (20ft 4in) maximum

Being an 'L' shape. This is a fantastic space positioned to the rear of the property offering an open plan living dining kitchen area, opening to and overlooking the rear garden. This area is divided into two main areas comprising in more detail of:

### Kitchen 6.79m (21ft 11in) x 5.63m (18ft 2in)

A generous space fitted with a range of Shaker style drawer and cupboard base units with wooden worktop over and inset into which under a double glazed window overlooking the rear garden is a stainless steel sink with mixer tap over. There is space and connection point for american style fridge freezer, as well as space for a range cooker with stainless steel extractor over and tiled splashbacks. In the centre of this space is a wonderful island incorporating breakfast bar of wooden worktop with additional cupboards and drawers under and three light points over. Space for wine cooler. Inset ceiling spotlights, door to study and utility room (described later), double glazed wooden bi-folding doors open to the rear patio. A Karndean floor flows throughout this area and through into





#### **Living/Dining Room 3.61m (11ft 8in) x 6.30m (20ft 4in)**

Being open to the kitchen and flooded with natural light through the double glazed bi-folding doors and further double glazed windows to two sides and a wonderful double glazed roof lantern. Inset ceiling spotlights continue through from the kitchen area and there are two radiators as well as feature fireplace with tiled hearth and wooden mantel. From this area access can be gained into the main sitting room creating a wonderful area for entertaining.

#### **Utility 2.63m (8ft 6in) x 2.35m (7ft 7in)**

Having double glazed wooden stable style pedestrian door to front aspect leading out onto the driveway. Further double glazed window to front, additional worktop and cupboard space. Stainless steel sink unit with mixer tap and drainer. Space and connection point for washing machine and further kitchen white goods. Ceiling light point, radiator, tiled floor and wall mounted boiler.

#### **Study 3.04m (9ft 10in) x 2.71m (8ft 9in)**

A flexible and versatile space with double glazed window overlooking the rear garden, ceiling light point, radiator, oak flooring.

#### **First floor landing**

A double glazed window to front, ceiling light point, loft access point with pulldown ladder and being part boarded. Oak veneered doors opening through to

#### **Master Bedroom 3.82m (12ft 4in) x 4.73m (15ft 3in) (minimum to wardrobes)**

Positioned to the rear of the property and having fantastic views across the Severn Valley through the double glazed wooden doors with juliet styled balcony and further double glazed window to rear. Ceiling light point, radiator. To one wall there are fitted wardrobes with hanging and shelf space and additional cupboards over. Door opens through to

#### **En-suite**

Yet to be finished but has all the plumbing in for an en-suite shower room. Double glazed skylight to rear, ceiling mounted extractor fan and wall mounted chrome heated towel rail. This could alternatively be used as a dressing room.

#### **Bedroom 2 4.28m (13ft 10in) x 3.77m (12ft 2in)**

Positioned to the front of the property and being a good sized double bedroom with double glazed window to front and side and giving glimpses of the Malvern Hills. Ceiling light point, radiator.

#### **Bedroom 3 2.22m (7ft 2in) x 3.69m (11ft 11in)**

A further double bedroom, positioned to the front of the property with double glazed windows, ceiling light point and radiator.

#### **Bedroom 4 3.69m (11ft 11in) x 3.72m (12ft)**

A double bedroom with dual aspect double glazed windows and views through the rear to the Severn Valley. Ceiling light point, radiator.

#### **Bedroom 5 2.61m (8ft 5in) x 3.77m (12ft 2in)**

The last of the double bedrooms with double glazed window to side, ceiling light point, radiator.

#### **Family Bathroom**

Fitted with a modern white suite consisting of a low level WC, pedestal wash hand basin with mixer tap and oval shaped bath with mixer tap. Corner shower enclosure with thermostatic controlled rainfall shower over. Inset ceiling spotlights, ceiling mounted extractor fan, walls and floor finished in complimentary tiling. Chrome wall mounted heated towel rail and double glazed window to rear.

#### **Outside to the rear**

A paved patio area extends away from the rear of the property making for a wonderful seating area where the pleasures of this setting can be enjoyed. This in turn leads to the lawned garden with shaped planted beds displaying a colourful and vibrant range of plants and shrubs. The garden is interspersed with mature specimen trees and there is a hedged and fenced perimeter with gated pedestrian access to the front. To one side of the property is a further paved patio area with beautiful ornamental pond with fountain and waterfall feature. Power socket. The garden further benefits from a wooden gazebo, outside light points, gated pedestrian access to front, outside water tap and

#### **Brick built store 1.24m (4ft) x 2.89m (9ft 4in)**

Connected to the rear of the garage and accessed via a pedestrian door from garden with windows to either side. Good storage space.

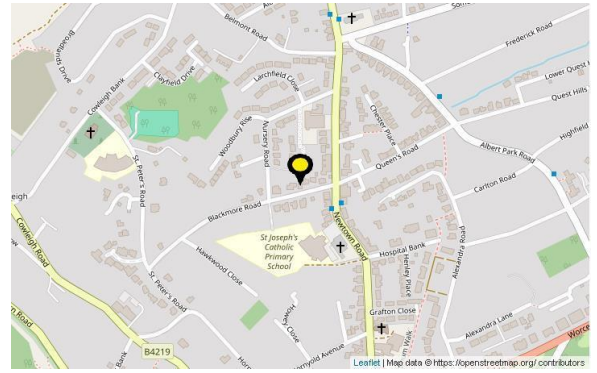
#### **Single Garage 4.83m (15ft 7in) x 2.89m (9ft 4in)**

Attached to the property under a pitched tiled roof with up and over door to front, glazed window to side, light and power.



## Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile, at Link Top, turn left at a set of traffic lights (signed Leigh Sinton). The road forks in three directions. Take the middle fork along Hornyold Road following this route uphill where it bears to the right. Ignore the first turn to the right (Hornyold Avenue) and instead continue uphill where, as the road bears to the left, turn right into St Peters Road. After 100 yards bear sharp right into Blackmore Road where the property will be seen on the left 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.

## 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

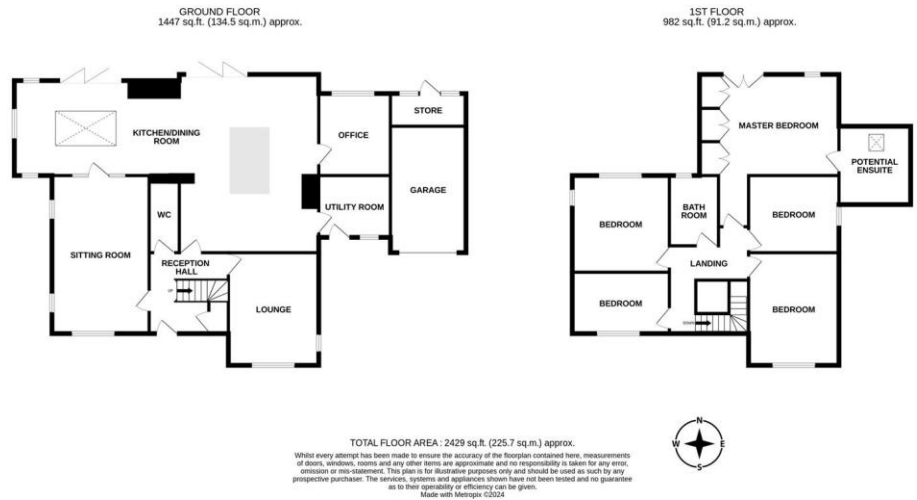
## Council Tax

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 C (69).



## 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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

