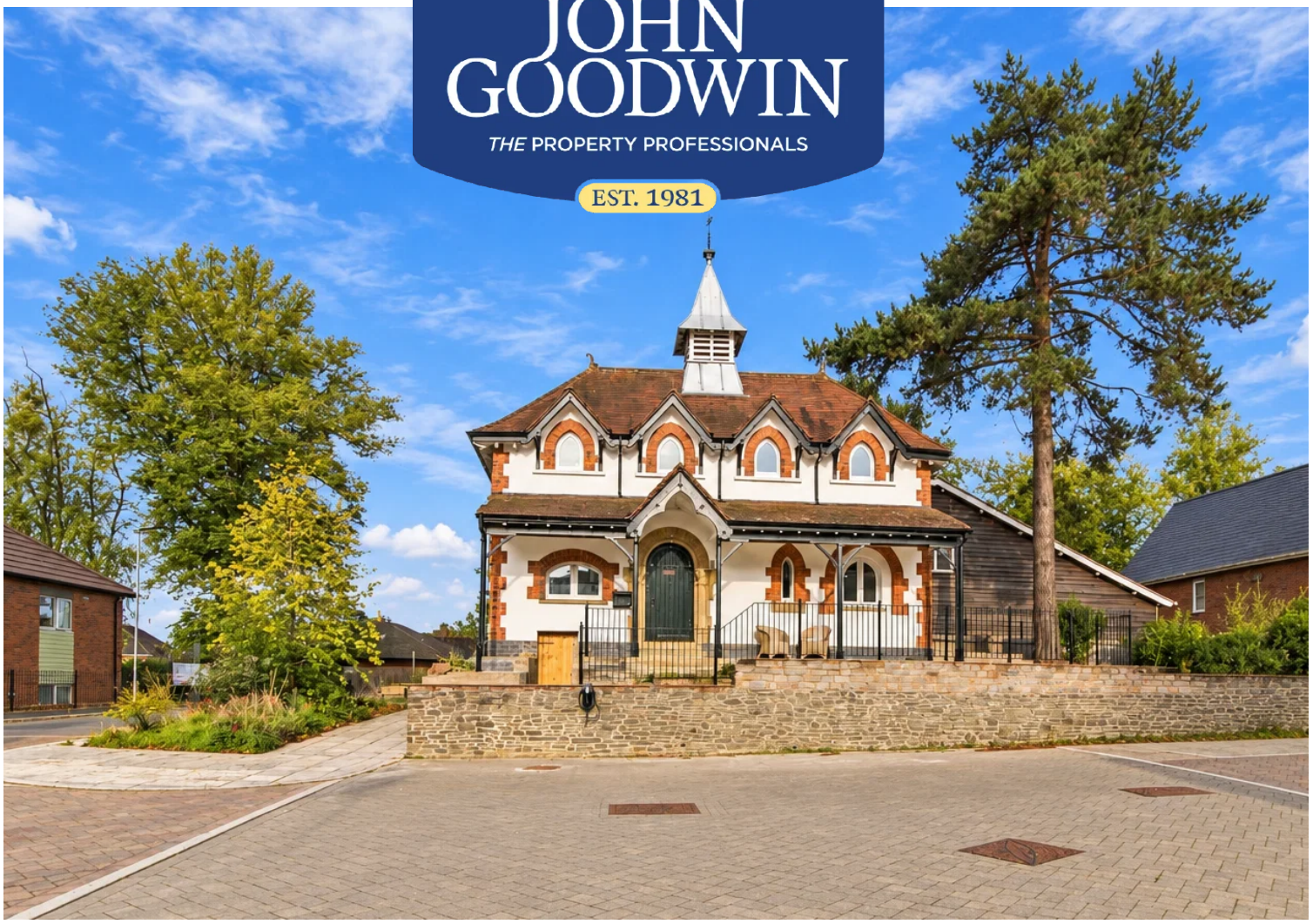
JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









The Tank House, Walwyn Road, Colwall, WR13 6RP

Guide Price: £350,000

Conveniently Situated In The Heart Of The Sought After Village Of Colwall An Individual Detached Grade II Listed Property Newly Converted With Accommodation Comprising A Living/Dining Room With French Windows To The Garden, Fitted Kitchen, Two Bedrooms, Shower Room, Attractive Veranda, Terrace And Private Garden, External Cellar/ Storage And EV Charger. EPC C

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

The Tank House occupies a highly convenient position in the heart of the village, within easy walking distance of an excellent range of local amenities.

This most attractive and distinctive home boasts a fascinating history, having originally formed part of the former Schweppes Malvern Water bottling works, built in 1892. The building is a replica of the historic Pump House at Holy Well on the Malvern Hills, constructed in 1843 and inspired by the spa architecture of Baden-Baden. In 1987, Coca-Cola Enterprises acquired the bottling works, which continued in operation until its closure in October 2010. The Tank House was subsequently awarded Grade II listed status in February 2011, recognising its architectural and historical significance. The property offers a purchaser a unique opportunity to own a historic building.

Thoughtfully converted to create an individual home, the property retains many of its original character features, including elegant arched windows, a covered entrance porch, and a charming veranda, all of which reflect its unique heritage.











Approached via stone steps behind a traditional stone wall with wrought iron railings, the impressive arched timber entrance door opens into a contemporary fitted kitchen, a light and spacious living room with a dedicated dining area, where French doors open onto the garden terrace, creating a seamless connection between the indoor and outdoor living spaces.

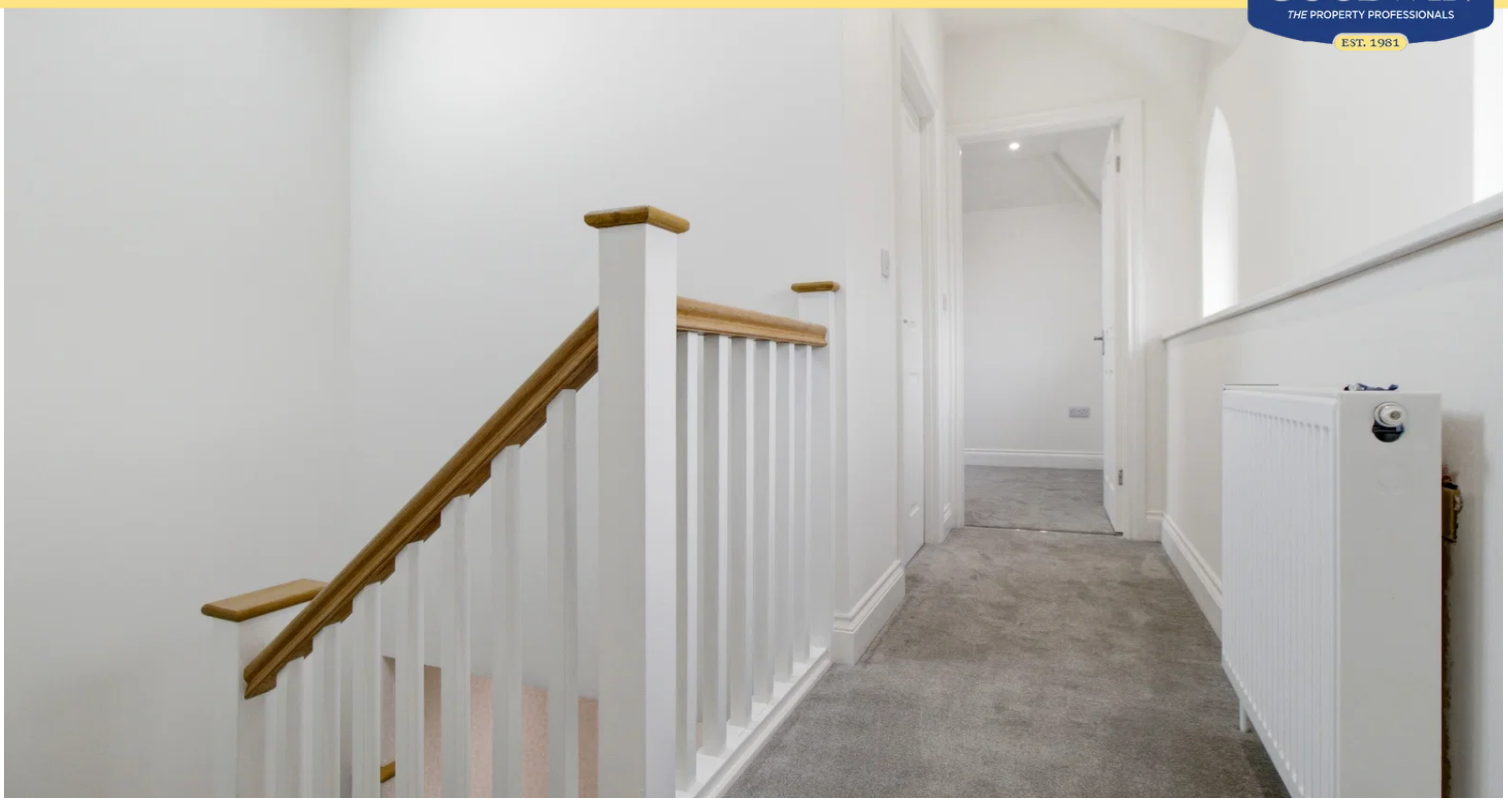
Stairs rise to the first floor, where there are two bedrooms and a stylish shower room. The principal rooms enjoy delightful views towards the Malvern Hills, further enhancing the property's appeal.

Outside, the gardens have been thoughtfully designed to provide a variety of seating areas, including the attractive front veranda, paved and decked terraces to the side, and a garden with mature shrubs and planting. A useful cellar/store with power connected is accessed externally via a staircase and provides valuable additional storage/ bicycle store. There is an EV charging point connected.

Living/Dining Room - 6.25m x 2.87m (20'6" x 9'5") - With original arched wooden entrance door. Two front aspect arched double glazed windows and French windows opening out to the garden. Wood effect flooring. Radiator. Downlights. Staircase to first floor with useful understairs storage cupboard. Door to:

Kitchen - 2.87m x 2.08m (9'5" x 6'10") - With two front aspect double glazed windows. Contemporary fitted kitchen comprising wall and base units with laminate countertops. Stainless steel sink unit with mixer tap. Integrated appliances to include electric oven with induction hob and extractor over, larder fridge and washer/dryer. Downlights.

Landing - With two front aspect double glazed windows. Velux roof light. Radiator. Hatch to roof space.



Bedroom 1 - 2.9m x 2.87m (9'6" x 9'5") - With front aspect double glazed window and Velux roof light. Radiator. Downlights.

Bedroom 2 - 2.87m x 2.03m (9'5" x 6'8") - With front aspect double glazed window. Further low window with deep sill. Downlights.

Shower Room - Suite comprising WC, vanity unit with wash hand basin and mixer tap. Shower cubicle with mixer shower. Chrome ladder radiator. Extractor fan.

Outside - To the front of the property stone steps lead up to the front door and to a covered veranda. A paved terrace extends to the side of the property with an area of garden beyond. There is external access to cellar/ storage. External cupboard housing new gas boiler. Outside tap. EV charging point.

Cellar/ Basement Store - 2.49m x 2.03m (8'2" x 6'8") power connected.

Directions From the agent's Colwall office turn left and proceed up Walwyn Road. Turn right just before the village shop (Provisions) into Primeswell Close. Tank House will then be found on the left hand side.







Services

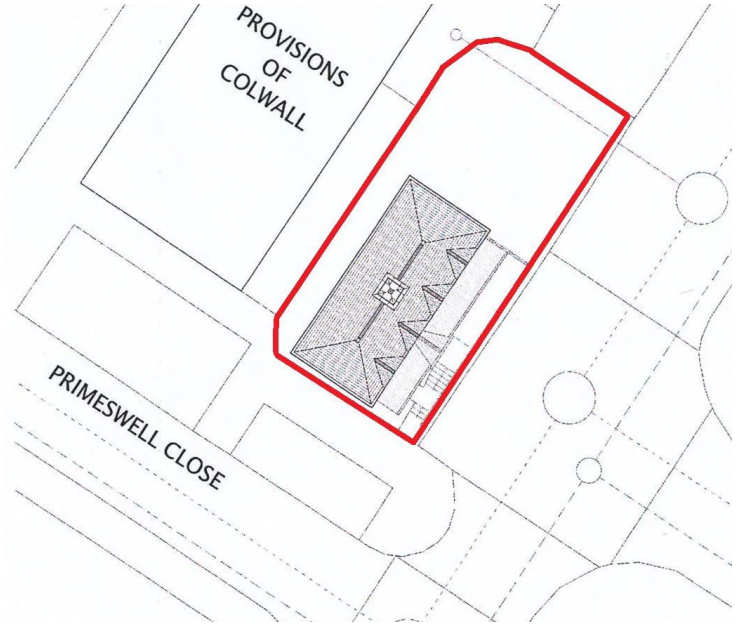
We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

Freehold
We are advised (subject to legal verification) 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 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.



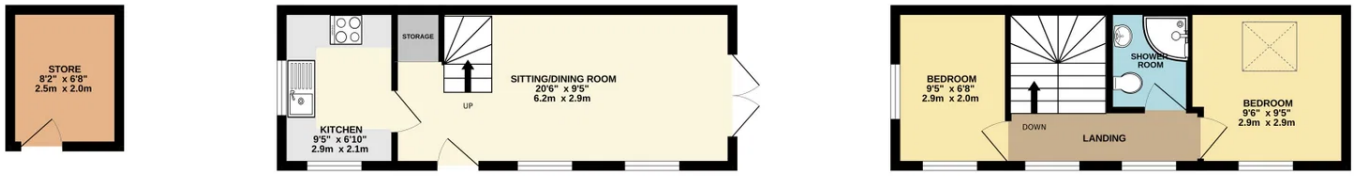


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CELLAR
54 sq.ft. (5.1 sq.m.) approx.

GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.

1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

Yet to be assessed by Herefordshire Council.

EPC

The EPC rating for this property is C (76).

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.