

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A QUAIN TWO BEDROOMED SEMI-DETACHED COTTAGE SITUATED IN A SUPERB ELEVATED POSITION AFFORDING FINE AND FAR REACHING PANORAMIC VIEWS ACROSS THE SEVERN VALLEY. EPC RATING "D". NO CHAIN.**

## 1 Fern Cottage - Guide Price £220,000

Holywell Road, Malvern, Worcestershire, WR14 4LF

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# 1 Fern Cottage

## Location & Description

The property enjoys a lovely setting on the Eastern slopes of the Malvern Hills approximately two miles south of the bustling centre of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

For those who require good transport communications, the property is handily placed just seven miles from Upton where there is direct access on to the M50 motorway. There is a mainline railway station about two miles distance providing links to London Paddington, Birmingham and The Midlands, Hereford and South Wales.

The house is ideally situated for some of the most highly regarded primary and secondary school education, notably The Chase High School and for anyone who enjoys the outdoor life, Fern Cottage is only a few minutes walk from the open slopes of the Malvern Hills and about one and half miles from Malvern Common.

## Property Description

1 Fern Cottage is situated on the easterly slopes of the Malvern Hills and from its elevated setting affords panoramic and far reaching views across the Severn Valley to Bredon Hill and the Cotswold Escarpment beyond.

The property is accessed from Holywell Road via a shared gravelled and stepped pathway, shared with two other properties and giving access to the pedestrian gate where further steps lead up to the gravelled terrace with raised beds to side making for a wonderful seating area where the pleasures of the setting can be enjoyed as well as the superb views on offer.

The living accommodation which is set over two floors benefits from gas central heating, double glazing and solar voltaic cells which provide an approximately quarterly figure of around £70 plus any saving on the general electricity used by the property.

1 Fern Cottage is accessed via a multi-glazed wooden front door leading to the entrance porch, with glazed window to side, quarry tiled floor and hardwood front door opening through to:

### Sitting Room 3.07m (9ft 11in) x 3.30m (10ft 8in)

Situated to the front of the property and enjoying a view through the double glazed window. A focal point of this room is the open fireplace with feature surround and tiled back. Ceiling light point, decorative picture rail, radiator. Exposed wood flooring and entrance leading through to

### Dining Room 2.71m (8ft 9in) x 3.51m (11ft 4in)

Having stairs rising to first floor with useful understairs storage cupboard with additional storage units to side. Double glazed window to rear overlooking a small courtyard. Radiator, exposed ceiling timbers. Useful shelving. Wall light point and entrance leading through to





### **Inner Hallway/Utility Space 1.83m (5ft 11in) x 1.63m (5ft 3in)**

Glazed window to side, butcher's block styled wooden worktop with space and connection point for washing machine under and space for fridge freezer to side. Ceiling light point. Door to bathroom. Entrance through to

### **Kitchen 3.10m (10ft) x 2.87m (9ft 3in)**

Fitted with a range of wooden Shaker style drawer and cupboard base units with butcher's block style wooden worktop over. There is a four ring Bosch induction **HOB** with **SINGLE OVEN** under. Stainless steel sink unit with mixer tap and drainer. Glazed window to side, tiled splashback, radiator, tiled floor. Ceiling light point. New wall mounted Worcester boiler (2024). UPVC double glazed stable door giving access to the front terrace and enjoying the views.

### **Bathroom**

Fitted with a white low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Tiled splashbacks, glazed window to rear. Wall mounted heated towel rail. Ceiling light point. Ceiling mounted extractor fan.

### **First Floor Landing**

Having doors opening through to:

### **Bedroom 1 3.04m (9ft 10in) x 3.28m (10ft 7in)**

Positioned to the front of the property and enjoying the superb views through the double glazed window. Ceiling light point, radiator, loft access point.

### **Bedroom 2 1.94m (6ft 3in) x 3.28m (10ft 7in)**

Double glazed window to side, ceiling light point, loft access point. Radiator. Exposed wood floor boards. Useful recess currently used as a wardrobe with shelf over and cupboard to side.

### **Outside**

The majority of the garden is positioned to the front of the property taking in the superb views on offer via a gravelled terrace with raised bed to side. Here the superb views can be enjoyed and steps lead up to the additional garden which is positioned to the left hand side of the house and a pedestrian gate leads to steps leading up through the sloped garden to a further flat patio area at the top, along with **SHED**. The garden is enclosed by a fenced and hedged perimeter.

### **Agents Note**

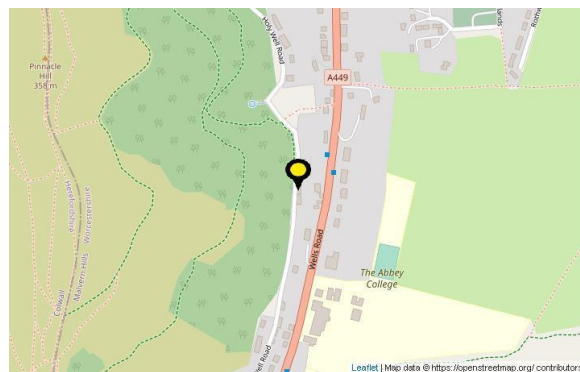
The property has solar panels which are owned and the vendor have informed us that they generate approximately about £70 per quarter.





## Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury for 3.1 miles after which turn right uphill onto Holywell Road. Follow this road for a further 0.2 miles where the pathway to the property will be found on the left hand side as indicated by the Agents For Sale board.



## 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.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is (D) 59.



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