



**A Well Appointed Cottage Situated On The Upper Slopes Of The Malvern Hills Enjoying Fine Views Across The Herefordshire Countryside. Benefitting From Two Reception Rooms, Kitchen, Two Bedrooms, Landing/Office Space And A Modern Shower Room. Outside Is A Terraced Garden To The Rear And Patio To The Front Aspect. Gas Central Heating Throughout. Available With No Onwards Chain.**

**EPC - D**

## Ingleside - Guide Price £265,000

Upper Colwall, Herefordshire, WR13 6DH



# Ingleside

## Location & Description

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

A Well-Appointed Hillside Cottage with Exceptional Countryside Views

Occupying a delightful elevated position on the upper slopes of the Malvern Hills, this well maintained cottage enjoys far-reaching views to the front aspect across the picturesque Herefordshire countryside. The property combines traditional charm with superb access from Upper Colwall onto the Malvern Hills.

The accommodation includes two reception rooms, a well-equipped kitchen, two bedrooms, a versatile landing/office space, and a modern shower room.

Outside, the property features a paved rear courtyard leading to terraced rear garden with shared access via the neighbours garden, together with a front patio perfectly placed to take advantage of the superb outlook.

Additional benefits include gas central heating.

This attractive home is offered to the market with no onward chain and represents a wonderful opportunity for those seeking a peaceful permanent residence, weekend retreat, or investment property in an outstanding hillside location.

The accommodation with approximate dimensions is as follows:

### **Sitting Room 4.16m (13ft 5in) x 3.07m (9ft 11in)**

Entering via a single glazed wooden door into a sitting room with ceiling light point. Double glazed bay window to the front aspect. A cast iron fireplace with tiled hearth and wooden mantle piece. Radiator. Carpet. Door into...

### **Hallway**

With carpet and stair case to the first floor. Single glazed window to the side aspect. Open through into Dining room.

### **Dining Room 4.13m (13ft 4in) x 3.49m (11ft 3in)**

Double glazed window to the side aspect. Single glazed window to the rear aspect. Ceiling light point. Under stairs alcove. Carpet. Glass door into...

### **Kitchen 3.18m (10ft 3in) x 2.30m (7ft 5in)**

With three spot down lights. Double glazed windows to the read and side aspect. A double glazed door to the side access and garden. Base units with a wooden worktop and inset stainless steel sink and drainer unit with a tiled





backsplash. Free standing gas cooker and four ring gas hob. Free standing Washing machine. Space for fridge freezer. Radiator. Vinyl flooring.

#### **Landing/Study Area 3.49m (11ft 3in) x 2.61m (8ft 5in)**

A generous landing that is currently being used as an office space with two ceiling points. Radiator. Carpet. Access into the roof space. Doors to bedrooms and shower room.

#### **Bedroom One 4.18m (13ft 6in) x 3.04m (9ft 10in)**

A double bedroom to the front aspect with ceiling light point. Single glazed sash window. Radiator. Carpet.

#### **Bedroom Two 3.30m (10ft 8in) x 2.35m (7ft 7in)**

Double glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

#### **Shower Room**

With three spot lights. A walk in double shower with over head mains power shower and a tiled surround. Low level toilet. Ceramic sink. Two obscure glass single glazed windows to the side aspect. Two chrome towel rails. Door into boiler cupboard housing 'Worcester Bosch combination boiler' and shelving.

#### **Garden and Outside**

To the rear is a paved patio before a well stocked terraced garden with shared access via the neighbouring garden. Steps up through the terraces with far reaching views from the highest point.

There is a paved side access leading to the front where there is a paved patio with room for two chairs to enjoy the view. Steps down to a wrought iron gate to the road side.

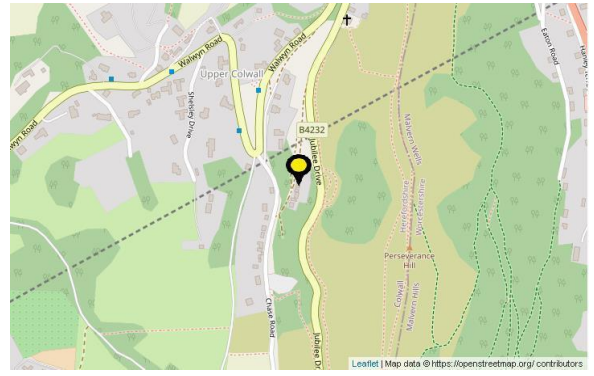


## Directions

From the Agent's Colwall office, proceed along Walwyn Road towards Malvern. At the 2nd "S" bend turn right into Chase Road and then immediately onto Mount Pleasant. The property will then be found on the right hand side..



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## 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 has a flying 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.

## Viewing

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

## Council Tax

COUNCIL TAX BAND "C"

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 (56).



TOTAL FLOOR AREA: 709 sq ft. (65.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors etc may differ from the approximate and no responsibility is taken for any error. Information is for guidance only. It is the responsibility of the prospective purchaser to verify all measurements and details of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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