



**AN ATTRACTIVE TWO BEDROOM SEMI-DETACHED PERIOD HOME OCCUPYING AN ELEVATED POSITION WITH BEAUTIFUL VIEWS OVER WORCESTERSHIRE AND BEYOND. RECENT IMPROVEMENTS THROUGHOUT INCLUDING NEW KITCHEN, HEATING SYSTEM, LANDSCAPED GARDEN, CONVENIENTLY PLACED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND THE MALVERN HILLS. NO ONWARD CHAIN EPC "D"**

**Aliwall Cottages - Guide Price £240,000**

13 Old Hollow, Malvern, Worcestershire, WR14 4NP



# Aliwall Cottages, 13 Old Hollow

## Location & Description

The property is well placed for good local amenities at Link Top where there are shops, a bus service and church. Close by is Northleigh Primary school in St Peter's Road and there are many walks to be enjoyed across the Malvern Hills. The centre of Great Malvern is within one mile and offers a wider range of shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket.

Malvern as well as being famous for its range of hills is also renowned for its tourist attractions to include the theatre complex with concert hall and cinema and there are many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club. The property has easy access to the hills with hours of walking and access to public footpaths and bridleways on the doorstep.

Transport communications are excellent with two mainline railway stations at Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and all parts of the country within easy commuting time.

Educational needs are well catered for with primary schools in the area together with Dyson Perrins secondary school in Yates Hay Road.

## Property Description

13 Old Hollow occupies one of the best elevated positions in Malvern with fabulous views over the Worcestershire countryside and beyond. The current owners have made some significant improvements to the property whilst retaining much of its original period Victorian charm dating back to the mid 1800's, which include the likes of a new kitchen, heating system and a completely landscaped rear garden providing breath-taking views over Worcestershire and beyond. The property enjoys light filled and flowing accommodation throughout.

13 Old Hollow is set back and elevated from the road behind a walled, lawned foregarden with a patio area to the front to enjoy the views. There is a path leading to the rear garden and also provides access to the

## Entrance Porch

Mat well, space for coat hooks, ceiling light fitting, double glazed window to the side, obscured stable door opening to the

## Sitting Room 3.38m (10ft 11in) x 4.00m (12ft 11in)

### maximum

Vinyl flooring, radiator, wood burning stove on a raised hearth. Built-in cupboards to alcove, double glazed window to the front with a view and a wooden door opening to the





### **Kitchen Diner 3.72m (12ft) x 3.41m (11ft) (max point)**

Vinyl floor over quarry tiles, understairs storage area, recently fitted kitchen with a range of base and eye level units and wood effect worktop over. Butlers sink with double glazed window to the rear. Built in OVEN with ceramic HOBS over. Space for washing machine (available by separate negotiation), partially tiled walls and fridge freezer (also available by separate negotiation). Space for dining table, extractor fan, new Worcester Bosch boiler, radiator. A rear hallway gives access to door to garden, stairs to first floor, ceiling light fitting, heated towel rail and door to the



### **Bathroom**

Tiled floor and tiled walls. Close coupled WC, heated towel rail, pedestal wash hand basin, ceiling light fitting, extractor fan, panelled bath with electric shower connected and obscured double glazed window to the side.

### **First Floor**

#### **Landing**

Loft access point, double glazed window to side, doors to both bedrooms, carpet, thermostat, ceiling light fitting.

#### **Bedroom 1 3.72m (12ft) x 3.38m (10ft 11in)**

Floorboards, double glazed window to the front with beautiful views over the Worcestershire countryside, radiator, pendant light fitting.

#### **Bedroom 2 3.72m (12ft) x 2.53m (8ft 2in) (max point)**

Floorboards, radiator, pendant light fitting, double glazed window with a view onto the garden.

### **Outside**

The garden has been completely landscaped and renovated hillside garden with steps and gravel border leading to the top. The garden boasts two level decked areas both of which enjoy a marvellous view and ideal for alfresco dining. One of the decked areas enjoys a raised planted bed with the likes of blueberry and raspberry bushes. There is a well maintained lawn section with sleeper borders.



