

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



POSITIONED IN A COMMANDING LOCATION ON THE ELEVATED WESTERLY SLOPES OF THE MALVERN HILLS THIS DETACHED PROPERTY AFFORDS MAGNIFICENT VIEWS ACROSS THE UNDULATING HEREFORDSHIRE COUNTRYSIDE AND OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IN NEED OF REFURBISHMENT AND UPDATING BUT WITH WONDERFUL POTENTIAL TO MAKE A FABULOUS FAMILY HOME. EPC E. NO CHAIN

Wansfell - Guide Price £625,000

West Malvern Road, Malvern, WR14 4EL

3 2 1



Wansfell

Location & Description

This is an ideal opportunity to purchase a charming detached house situated on the upper western slopes of the Malvern Hills served by a bus route and being within approximately one and a half miles from the village of Colwall, which has local shops, inns, schools and a mainline railway station.

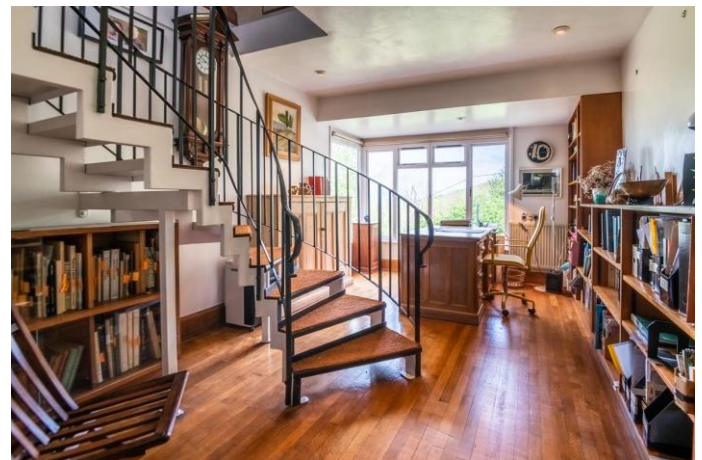
The centre of Great Malvern is about two miles distant and has a wider range of shops, post office, restaurants and Waitrose supermarket. Malvern, as well as being famous for its range of hills, is also renowned for its theatre complex with concert hall and cinema, together with having sporting facilities of the Splash Leisure Centre and Manor Park sports club.

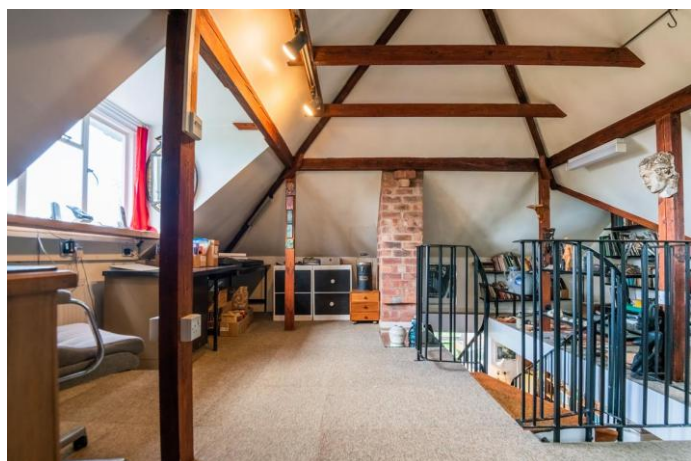
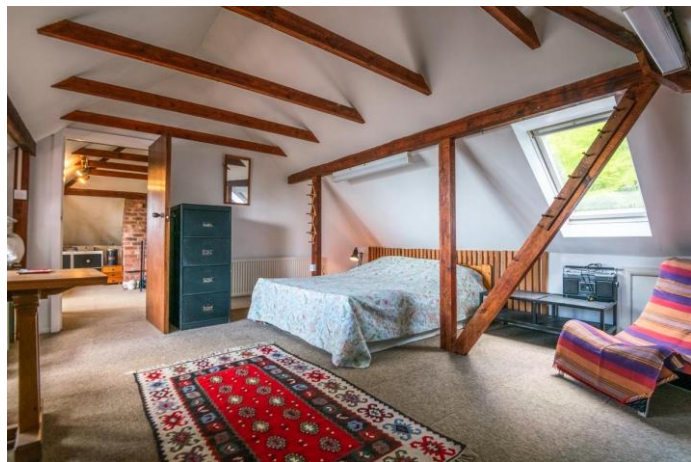
Transport communications are excellent with two mainline railway stations at both Malvern and Colwall providing access to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant and brings the Midlands and most parts of the country within a convenient commuting time.

Property Description

Wansfell is a wonderfully located detached home situated within this commanding and elevated position on the westerly slopes of the Malvern Hills and providing far reaching and panoramic views across the Herefordshire landscape to the Hay Bluff and the Black Mountains beyond. The property is set in generous and established grounds and are one of the property's key selling points offering maturity throughout.

Initially the property is accessed via a driveway meandering down through the landscaped sloped foregarden and giving access to the detached single GARAGE. The pedestrian path with steps continues through the planted beds arriving at the front paved terrace where there is gated pedestrian access to rear and the glazed double front door opens through to the living accommodation which is in excess of 2100 sq. ft. offering versatile and flexible accommodation designed around the fabulous views on offer. This property does offer huge potential and scope for further development and updating and would make for a fine home once complete. On entering the property through the Entrance Porch the initial hallway welcomes you into this marvellous home. An opening, along with beautiful engineered wood flooring, flows through to the Dining Space which is a flexible area with glazed bay window to front with northerly views along the Malvern Hills and out across the westerly aspect. From here a spiral staircase rises to the first floor and further double doors open





through to the Dining Kitchen complete with a Utility Area, Side Lobby and Pantry. One of the main focal areas of this property is the wonderful Living Room positioned to the west aspect of the house and enjoying splendid views through the glazed bay window and further window to side. The beautiful wood flooring flows throughout this area and is flooded with natural light. Completing this floor is the Master Bedroom being a generous double with fitted wardrobes and dual aspect windows taking in the glorious views, serviced by the Family Bathroom, as well as a further Bedroom with En-Suite Shower Room and built-in wardrobe.

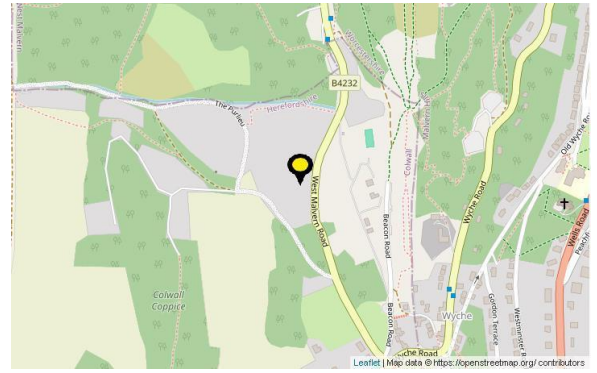
To the first floor is a mezzanine area accessed via the spiral staircase and enjoys a Velux window to front with views to the Malvern Hills and a glazed dormer window taking in the fabulous vistas. This, along with the adjoining bedroom, which is a good sized double, create a wonderful Master Suite, as the bedroom has a glazed dormer window with views and double glazed skylight to front up to the hills, are good sized double bedrooms.

Outside

Opening from the bay window in the living room is a decked seating area enjoying the beautiful westerly vistas and steps lead down to a further paved terrace with lawn to side. The pedestrian steps lead through the sloped main rear garden interspersed with lawn areas and shaped beds planted with a wide variety of mature shrubs and specimen trees. This is truly a fabulous garden where one could get lost and displaying colour and vibrance throughout the year. Its west facing aspect means that the property enjoys wonderful sunsets and natural light flooding into all aspects of not only the house but also the garden. Within the grounds it further benefits from a SUMMERHOUSE, two SHEDS and outside water tap.

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After approximately quarter of a mile from the centre of Great Malvern take the first turn to the right (signed Colwall) into Wyche Road. Follow this road to the top of and through the Wyche Cutting. Then almost immediately take the second turning on the right into West Malvern Road B4232 proceed for approximately 0.25 of a mile after which the property will be found on the left 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.

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 Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "G"

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 E (44).



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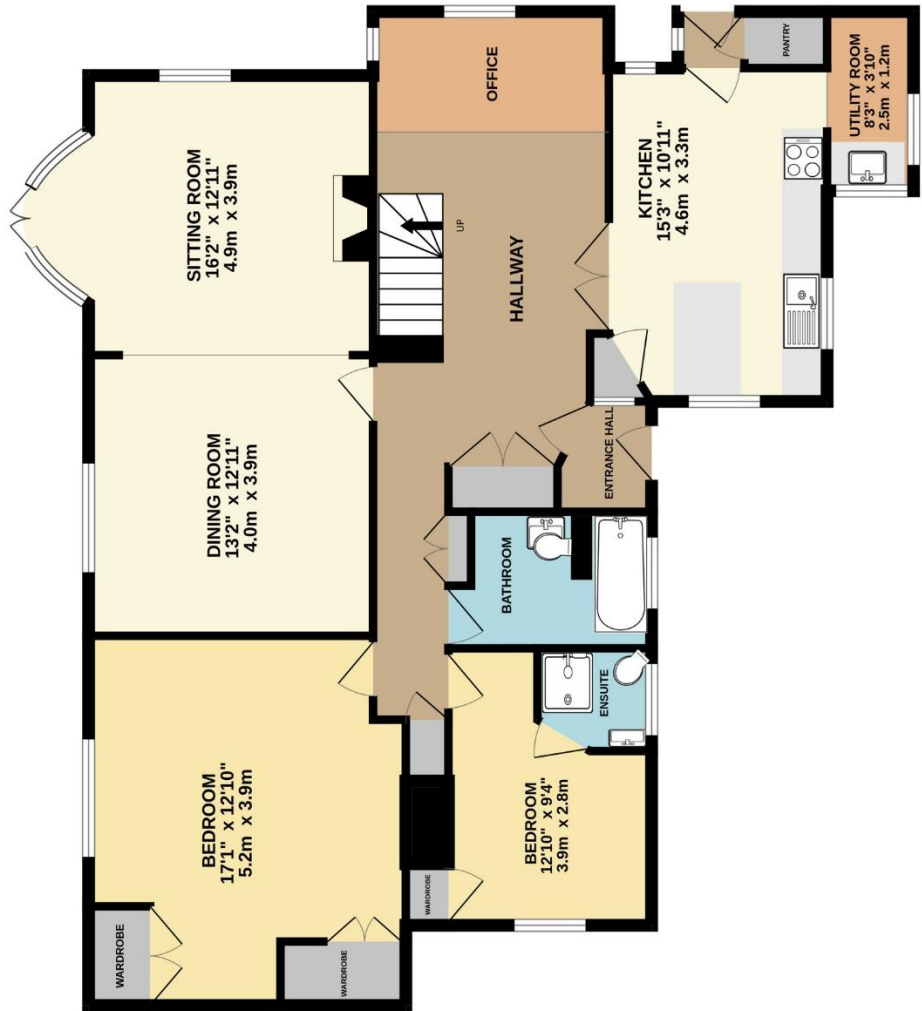
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

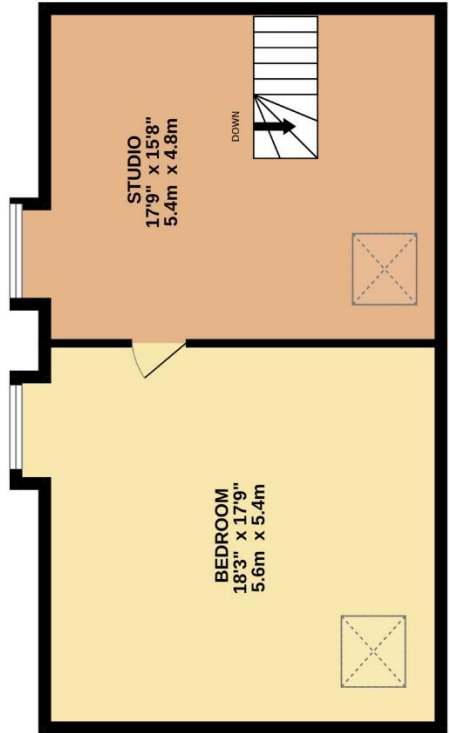
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



GROUND FLOOR



1ST FLOOR



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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