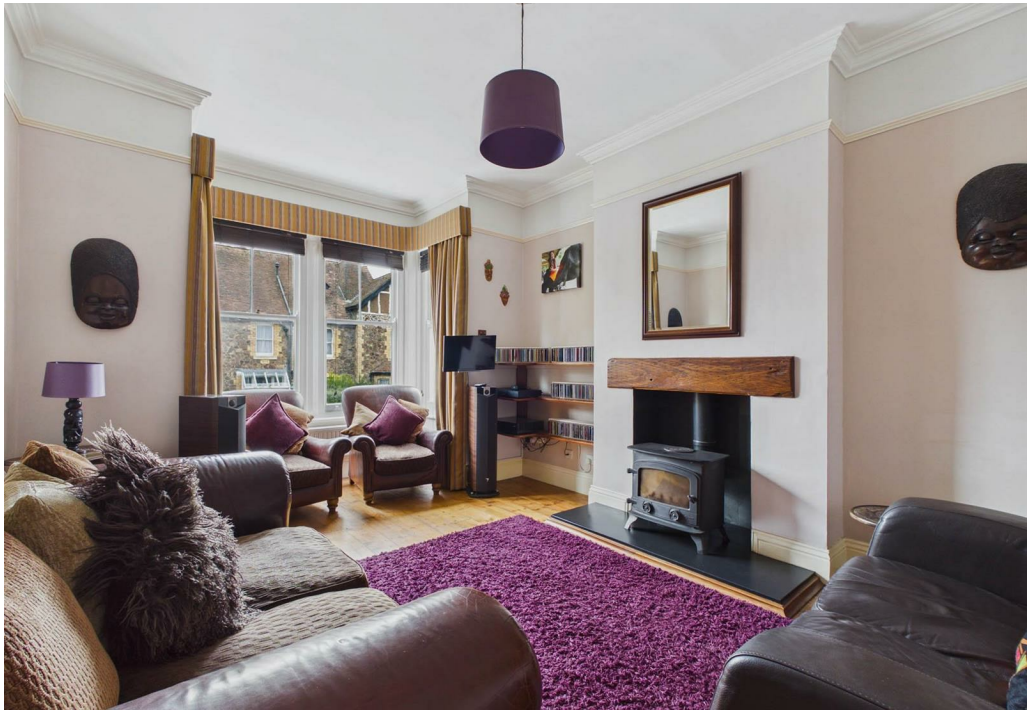


37, Hornyold Road, Malvern, WR14 1QH

Allan Morris estate agents

MAYFAIR OFFICE GROUP

Hornyold Road, Malvern, WR14 1QH



A very handsome and substantial Victorian semi-detached property, found in one of the most sought-after residential locations in Malvern, with accommodation arranged over four floors and enjoying a view of the Malvern Hills to the rear. The property is situated in a central location, close to all the facilities and transport links that Malvern, and particularly Link Top, has to offer, with easy access to Malvern Link railway station and the local hospital, as well as a variety of primary schools. The accommodation is arranged over four floors and comprises an entrance porch, entrance hall, sitting room, dining room, breakfast room and kitchen, together with ground-floor accommodation that could be used as an additional bedroom or as a workspace/home office. To the first floor is a landing, three double bedrooms, the master bedroom with dressing room and ensuite bathroom, as well as a small storeroom and family shower room. To the top floor is a large, open, loft-style bedroom with an ensuite bathroom, as well as a further bedroom with a balcony which enjoys a view towards the Malvern Hills to the rear. Outside, the property has a frontage that provides parking for three cars, with access to the lower ground floor, which is arranged into three rooms: a garage, workshop and utility room with cloakroom. This area has potential for development into further accommodation, subject to the necessary consents. At the rear, the property has a pleasant and enclosed garden which also enjoys views of the Hills. We highly recommend viewing this substantial property to appreciate the position, accommodation and potential on offer.

ENTRANCE PORCH
Wooden front door with side-facing glazed window, decorative tiled flooring and internal door with glazed panelled surrounds, opening to:

ENTRANCE HALLWAY
With staircase to first floor, decorative wooden panelling, stripped wood floorboards, door leading to lower ground floor and doors opening to:

SITTING ROOM
Large sash bay window to the front aspect overlooking the frontage, feature high ceilings with decorative coving and picture rail, exposed wooden floorboards, feature fireplace with slate hearth, wooden mantel over and cast-iron wood-burning stove, television point.

DINING ROOM
Front-facing with two large sash windows, fireplace with wooden mantel surround and inset electric fire, wooden flooring, feature high ceilings and built-in storage cupboard.

BREAKFAST ROOM
Rear-facing with sash window, door to rear hallway, archway opening to kitchen, built-in storage cupboard and feature high ceilings.

KITCHEN
Dual aspect with side-facing window and glazed double doors opening to rear terrace. Contemporary Shaker-style kitchen with wooden worktops and a large central island unit with a wood-block finish, incorporating a ceramic 1½ bowl sink and drainer, breakfast bar and integrated dishwasher. Integrated electric double oven, integrated five-ring gas hob with extractor hood over, integrated fridge/freezer and large tall storage cupboard. Feature high ceilings continue.

REAR HALLWAY
With side-facing back door opening to the garden and door opening to:

OFFICE/ANNEX ACCOMMODATION
The rear extension to the house is currently set up as a therapy suite but has a variety of potential uses, including additional accommodation or workspace. Side-facing with two double-glazed windows overlooking the rear garden, wood-effect flooring, power and lighting, inset basin and storage, electric radiator, extractor fan and access to loft space. Door opening to:

CLOAKROOM
Rear-facing obscured double-glazed window, low-level WC, bidet, wash basin and extractor fan.

FIRST FLOOR LANDING
With wooden spindle balustrade, staircase continuing to the second floor and doors opening to:

FAMILY SHOWER ROOM
Rear-facing with obscured window, corner shower cubicle with electric shower unit, wash basin on a cabinet, extractor fan, low-level WC, stripped wooden floorboards and tiled walls.

BEDROOM ONE
Rear-facing with sash window overlooking the garden and enjoying a fine view towards the Malvern Hills. Curved wall leading to a walk-in wardrobe/dressing room with purpose-built fitted storage, shelving and hanging rails, with wooden flooring. Additional door opening to:

EN SUITE BATHROOM
With sash window with obscured secondary double glazing, double-ended Jacuzzi bath, low-level WC, wash basin with storage below, tiled floor and walls and extractor fan.

BEDROOM TWO
Front-facing with dual sash windows, built-in storage cupboard and exposed wooden floorboards.

BEDROOM THREE
Front-facing with sash window and built-in storage cupboard.

DRESSING ROOM
Side-facing sash window with obscured secondary glazing, built-in cupboard housing the hot water tank and space for additional storage.

SECOND FLOOR - LANDING
Doors to;

BEDROOM FOUR
Impressively large and light room with front-facing dormer-style window and side-facing dormer-style window, enjoying fine views. Additional Velux roof window, built-in storage cupboard, exposed ceiling beams, stripped wooden floorboards, television point, access to loft space and additional eaves storage. Door opening to:

ENSUITE BATHROOM
Side-facing Velux roof window, double-ended claw-foot bath with mixer tap and shower attachment over, low-level WC, wash basin, heated towel rail, tiled floor, panelling to walls and extractor fan.

BEDROOM FIVE
Rear-facing with small window and door opening to a balcony, which enjoys a far-reaching view of the Malvern Hills. The balcony forms part of a former fire escape. Exposed timbers and brickwork, feature fireplace.

LOWER GROUND FLOOR
The lower ground floor is arranged into three separate spaces, with a central hallway from which the stairs lead into the ground floor and houses the gas central heating boiler. To the front of the property is an integral garage with wooden doors, power and lighting. There is a separate storeroom/workshop, also to the front of the property, with separate pedestrian access, power and lighting. To the rear is a utility room with power, lighting and water supply, together with a cloakroom with low-level WC.
The lower ground floor has a multitude of uses and further development potential, subject to the necessary building regulations and consents.

OUTSIDE

REAR GARDEN
Enclosed by stone walling with gated side access. The garden is initially laid to a decked seating area which overlooks the garden and enjoys a view of the Malvern Hills. The remainder of the garden is laid to lawn with well-stocked flowering borders and a further seating area. Outside light and a wood store.

FRONTAGE AND DRIVEWAY
The property has a tarmac driveway providing parking for two to three cars, with steps leading up to the front door and gated side access to the rear. There is also garage access to the lower ground floor, as well as a separate pedestrian door.

DIRECTIONS
From Great Malvern town centre, leave in a northerly direction along the Worcester Road. At the traffic lights, turn left and then take the second turning on the left onto Hornyold Road. Follow Hornyold Road until the road starts to incline up the hill, and the property will be found on the left-hand side. For more details or to arrange a viewing appointment, please call our Malvern office on (01684) 561411.

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ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

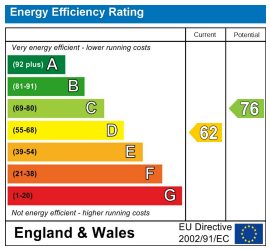
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £675,000



EPC



Material Information Report

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(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;

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