

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DELIGHTFULLY POSITIONED THREE BEDROOMED PERIOD DETACHED COTTAGE SITUATED IN AN ELEVATED POSITION WITH FINE VIEWS FROM THE FRONT ASPECT. ENTRANCE PORCH, LIVING ROOM, LOUNGE, DINING ROOM, KITCHEN AND BATHROOM AS WELL AS A BEAUTIFUL TERRACED GARDEN.  
ENERGY RATING D - NO CHAIN**

## Old Hollow - Guide Price £300,000

135 Old Hollow, Malvern, WR14 4NW



# 135 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.

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

135 Old Hollow is a period detached property situated in a wonderful elevated position affording fine and far reaching views from the front across Bluebell Bank to the Severn Valley beyond. It was originally two quarrymans cottages that have now been made into one house.

Accessed from Old Hollow a shared flight of steps lead up to a fork where the private steps to 135 Old Hollow continue up to the right, terminating at a level lawned garden with further path leading to the front door that opens to the well presented accommodation that benefits from gas central heating and double glazing.

The front garden is mainly laid to lawn with rose and planted beds including a lovely Magnolia tree. The garden is enclosed by a fenced and hedge perimeter and the front doors opens to the living accommodation which comprises in more detail:

## Entrance Porch

Double, double glazed UPVC front doors, double glazed windows to front and side. Tiled floor and wooden front door opening to

## Sitting Room 3.38m (10ft 11in) x 3.72m (12ft)

A lovely dual aspect room, flooded with natural light through double glazed windows to front and side. Ceiling light point, radiator. Feature fireplace and pine door to

## Kitchen 3.38m (10ft 11in) x 3.72m (12ft)

A generous breakfast kitchen fitted with a range of drawer and cupboard base units with roll edge worktop over set into which is a one and half bowl stainless steel sink unit with mixer tap and drainer, set under a double glazed window looking up to the rear garden. Double glazed windows to side. A quarry tiled floor flows throughout this area and there is undercounter space and plumbing for washing





machine. Bush Range **COOKER** with stainless steel splashback and canopy extractor over. Ceiling light point, wall mounted extractor fan and radiator. Tiled splashbacks. The kitchen is conveniently open through a feature archway to

#### **Dining Room 3.41m (11ft) x 3.69m (11ft 11in)**

Double glazed window to side, glazed wooden door to rear giving access to the garden. Stairs to first floor with useful understairs recess. Ceiling light point. Wood effect laminate flooring and glazed wooden door to

#### **Lounge 3.38m (10ft 11in) x 4.47m (14ft 5in) max into bay**

A versatile and flexible room enjoying double glazed patio doors to the front that open to the front lawn and offering fine views across the Severn Valley and Bluebell Bank. A wide double glazed bay window to the side floods this room with lovely natural light. Feature fireplace with gas fire and wooden mantle, radiator, wood effect laminate flooring and ceiling light point.

First Floor

#### **Landing**

Access to loft space, ceiling light point, radiator and doors to

#### **Bedroom 1 3.41m (11ft) x 3.72m (12ft)**

Positioned to the front of the house and enjoying a double glazed window overlooking Bluebell Bank and taking in the fine views. Ceiling light point, recessed wardrobe and wooden floorboards. Radiator.

#### **Bedroom 2 3.41m (11ft) x 3.75m (12ft 1in)**

Also positioned to the front of the property and enjoying views through a double glazed window. Ceiling light point, radiator. A further double bedroom with exposed floorboards.

#### **Bedroom 3 2.51m (8ft 1in) x 3.72m (12ft)**

A further well-proportioned room which could be a double bedroom with double glazed window to side. Overstairs storage cupboard, ceiling light point and radiator.

#### **Bathroom**

Fitted with Victorian style pedestal wash hand basin and panelled bath with electric shower over. Obscure double glazed window to side, ceiling light point, wall mounted extractor fan, tiled splashbacks and wood floor. Airing cupboard housing a wall mounted boiler with useful shelving and cupboard over.

#### **Separate WC**

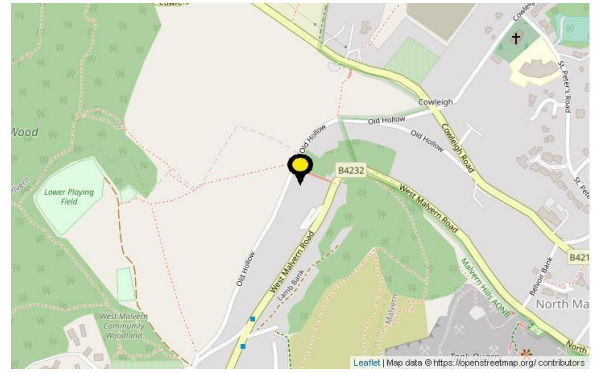
Obscure double glazed window to side, low level WC, ceiling light point and wood flooring.

#### **Outside**

To the rear of the property is a terraced garden which can be accessed from the right of the house or via a pedestrian door from the dining room. This leads to a small paved patio area with steps leading up through the planted sloped garden to a lawn tier with further mature planted beds and a **GREENHOUSE**. The garden is enclosed by a walled, fenced and hedged perimeter. To the rear of the property there is a useful storage shed and outside water tap.

## Directions

From Great Malvern proceed north along the A449 towards Worcester for a short distance. Turn left signposted to Bromyard into North Malvern Road. Take the first turning on the right into Cowleigh Road. Continue along this road and on seeing a sharp right hand downhill bend proceed straight on into Old Hollow. Continue to the T Junction and turn left, continuing uphill on Old Hollow where the property can be found on the right hand side as indicated by the agents For Sale board.



## Services

We have been advised that mains gas, electricity, water and drainage 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 formally 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 "D"

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(63).



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.



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