



## Rock Cottage 74 North Malvern Road Malvern, WR14 4LX

Located in a popular residential area and within walking distance to the Malvern Hills and local amenities of Great Malvern to include restaurants, pubs, train station and theater. This characterful three-bedroom detached cottage boasts stunning views as well as characterful and charming accommodation arranged across three floors.

The accommodation briefly comprises an Open Plan Living Dining Room with open fire, Kitchen and Bathroom to the Ground Floor. To the First Floor are two Double Bedrooms and to the Lower Ground Floor is a further Bedroom and an additional Living Space with a door out to the generous rear Garden.

This property further benefits from a newly installed gas fired central heating boiler, along with tandem parking for two vehicles. Offered for sale with no onward chain.

**Price Guide £400,000**

# Rock Cottage 74 North Malvern Road

Malvern, WR14 4LX



## Open Porch

Open porch with single glazed windows to both side aspects and entrance door.

## Open Plan Living Dining Room

11'8" x 22'10" (3.58 x 6.96)

Entrance door opens into the bright and spacious Open Plan Living Dining Room.

## Living Area

With wood flooring throughout, a particular feature of the Living Area is the open fire set into exposed stone. Double glazed sash window to the front aspect and single glazed window to the side aspect overlooking the beautifully maintained Garden. Radiator

## Dining Area

With the continuation of the wood flooring and plenty of room for a dining table, stairs rise with decorative balustrade to the First Floor Landing. Radiator, double glazed sash window to the front aspect and opening to the Kitchen.

## Kitchen

7'2" x 13'9" (2.19 x 4.20)

Fitted with a range of base and eye level gloss fronted units with working surfaces and wood upstand. Single electric oven with four ring induction hob and extractor above and single stainless steel sink unit with mixer tap. Integrated dishwasher, washing machine and fridge freezer, double glazed obscured window to the side aspect and single glazed timber framed window to the front aspect. Wooden door provides access to the front of the property and parking. Wooded door opens to the secondary hall way, with single glazed circular window to the side aspect, fitted laundry cupboard and steps rising to the Bathroom.

## First Floor Landing

Stairs rise to the First Floor Landing with doors to Bedroom One and Bedroom Two.

## Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with tiled splashback and panel bath with mains shower over and tiled splashback. Tiled flooring, radiator, extractor fan, shaver socket and door to storage cupboard. Double glazed obscured window to the side aspect and double glazed window to the side aspect.

## Bedroom One

13'6" x 11'0" (4.13 x 3.36)

Spacious double Bedroom with door to the fitted wardrobe housing shelving and hanging rail. Single glazed window to the side aspect over looking the Garden and double glazed sash window to the front aspect providing views towards the Malvern Hills. Radiator.

## Bedroom Two

9'4" x 9'7" (2.87 x 2.94)

Door to a fitted wardrobe with hanging rail and shelving and doors to a generous storage cupboard over the stairs housing the Worcester Bosch combination boiler. Radiator and double glazed window to the front aspect providing views towards the Malvern Hills.

## Lower Ground

From the Open Plan Living Dining Room, door opens to the Lower Ground Floor, stepping down to a versatile area, currently used as an additional Living Area with doors to a small cupboard housing the consumer unit and gas meter.

## Living Area

8'8" x 11'3" 8'10" x 11'6" (2.65 x 3.44 2.70 x 3.51)

A spacious area with exposed beams and double glazed Velux window to ceiling,

balustrade and stairs lead down to an additional living space with opening to Bedroom Three, double glazed window to the side aspect, radiator and recess with shelving. A particular feature of this room is the exposed stone wall with part glazed door opens to the Garden.

## Bedroom Three

11'6" x 9'3" (3.51 x 2.83)

Stepping down to Bedroom Three, with radiator and double glazed window to the side aspect providing views of the Garden and patio.

## Outside

The front of the property is laid to stone for ease of maintenance with parking for two vehicles and open porch to the entrance door. A shared paved pathway leads to the gated side access.

To the rear of the property is a substation paved patio area with steps leading down to the generous lawned garden. The garden is enclosed by timber fencing with numerous shrubs, raised bed and timber shed. From the patio area there is gated side access and a large timber shed with power and lighting, paved pathway leading to the additional gated side access with wood store. Further raised decked seating area and brick built raised beds, and water feature with water with a variety of mature trees and shrubs.

## Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmund will not be held responsible for any inaccurate information.

## Disclosure

Denny & Salmund has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmund they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	