Denny & Salmond

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Residential Sales & Letting Agents

Well Cottage Evendine Lane

, WR13 6DT

Well Cottage is a charming Grade II listed beamed cottage in need of updating and sits on a substantial plot of approx. 1.7acres comprising an orchard, coppice, stream, substantial vegetable garden numerous outbuildings, garage and gated paddock. The accommodation of Well Cottage comprises, Utility Store Room, Kitchen Breakfast room, Living Room with an Inglenook Fireplace and Bathroom. Whilst to the first floor are three bedrooms. With majority double glazing, gas central heating and parking for two vehicles.

Well Cottage is not just a property; it is a chance to own a piece of history in a serene and sought-after location, providing ample outdoor space for gardening, recreation, or simply enjoying the tranquillity of nature. Whether you are looking for a family home or a peaceful retreat, this cottage on Evendine Lane is a rare find that should not be missed.

Guide Price £400,000

Well Cottage Evendine Lane

WR13 6DT

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Well Cottage, originally a thatch Cottage, was officially listed as a Grade II building by Historic England on September 19, 1984, confirming its historic and architectural significance. While the specific history of the cottage itself is not detailed, its location on Evendine Lane is notable for its connection to the Evendine Spring, a historic water source that supplied nearby properties, and the Malvern water industry which flourished in the Victorian era. The area also has historical ties to quarrying and worker housing. The area around Evendine Lane was also associated with local industries, including the Pyx Granite Company. This company built houses for its workers, which were located near a public water spout on 'The Tump'.

Utility Store Room

35'1" x 8'2" (10.7m x 2.5m)

From the rear garden the door opens into the large Utility Store Room. With windows to the rear and side aspects, power, lighting and tiled flooring. Space and plumbing for a washing machine and space for further appliances.

Kitchen Breakfast Room

13'9" x 10'2" (4.2m x 3.1m)

The Kitchen Breakfast Room is fitted with a range of eye and base level units with working surfaces and tiled splashback. Stainless steel double sink unit with drainer and mixer tap, slot in gas cooker and double glazed windows to the front and side aspects. Radiator, tiled flooring and door to the Living Room.

Living Room

14'9" x 14'1" (4.5m x 4.3m)

This characterful room with exposed beams benefits from an Inglenook fireplace with a multi fuel burner inset with a shaped tiled hearth and wooden mantle above. Two double glazed windows to the front aspect and a window to the rear aspect. Radiator, door to Inner Hallway and stairs rise to the First Floor.

Inner Hallway

From the Living Room door leads to the Inner Hallway. With stairs rising to Bedroom Three and door to Bathroom. Wall mounted Worcester boiler.

Bathroom

The Bathroom is fitted with a white suite comprising low flush WC, panel bath with shower attachment and vanity unit with sink inset and cupboards below. Partially tiled walls, window to front aspect and radiator.

First Floor

From the Living Room, stairs rise to the First Floor with doors off to Bedroom One & Bedroom Two.

Bedroom One

15'1" x 10'5" (4.6m x 3.2m)

With exposed beams to ceiling and wooden floor boards. Slight head restriction, double glazed window to the front aspect and radiator. Door to Bedroom Three.

Bedroom Two

11'1" x 11'1" (3.4m x 3.4m)

Exposed beams to ceiling, slight head restriction, double glazed window to the side aspect and radiator.

Bedroom Three

10'2" x 9'6" (3.1m x 2.9m)

Double glazed window to the side aspect, radiator and door to a further set of stairs leading down to the Inner Hall. Door to Airing Cupboard housing water tank and slatted shelving for storage.

Outside

Well Cottage sits on a plot of approx. 1.7acres, which is divided into areas.

Driveway parking for two vehicles to the side of the property with gated access leading to the rear. At the rear of the property is a substantial vegetable garden, poly tunnel and paved seating area and pathway which leads to the side and front of the property. Gated access leads to the lane. Numerous outbuildings, although in poor condition, are currently used for storage. From the Vegetable Garden, gated access leads across the stream to the orchard with an abundance of apple, pear and cherry trees leading on to the Coppice, all encompassed by hedging. Access to the Paddock can be gained from the rear garden or gated access from the lane. The paddock is surrounded by hedging and boarders the stream.

Council Tax Band

We understand that this property is council tax band E.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

Services

We believe the property is connected to mains gas and water however there is a septic tank for the sewerage.

Disclosure

Denny & Salmond 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 & Salmond 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

Well Cottage
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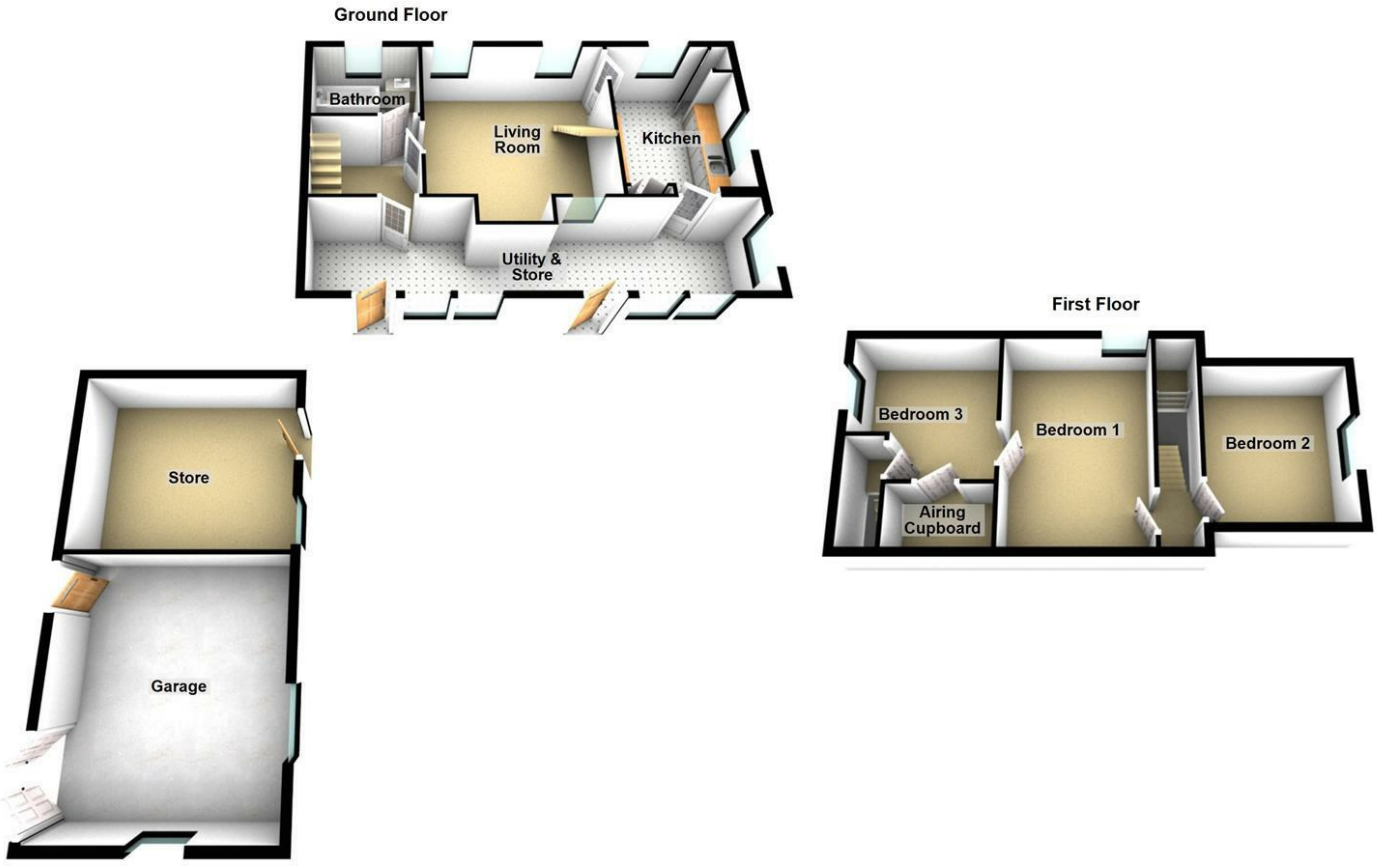
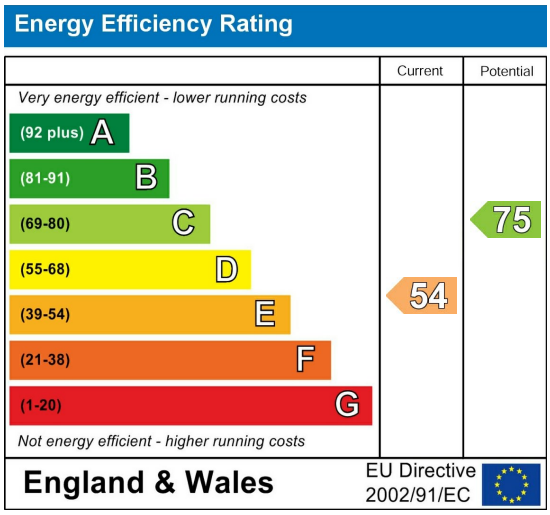
Floor Plan



Well Cottage, Evedine Lane, Colwall



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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