



## Stubb Oak Old Orchard Lane

Malvern, WR13 6HU

Dating back to 1897 this beautifully presented refurbished detached bungalow in a semi rural location on the edge of Colwall village, is within easy access to local primary school, amenities and Colwall train station. In brief the accommodation comprises Reception Hall, Sitting Room, Bathroom, Shower Room, Open Plan Kitchen Family Dining Room and Three Double bedrooms. The property further benefits from double glazing throughout, parking for numerous vehicles, gas central heating and stunning views over open country side. Offered for sale with no onward chain.

**Guide Price £650,000**

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## Reception Hall

12'4" x 8'0" (3.77 x 2.44)

Part glazed UPVC entrance door opens to the Reception Hall. Doors off to the Bathroom and Sitting Room. Space and plumbing for a washing machine and space for a further appliance. Dual aspect double glazed windows to the front and side aspect and a double glazed window to the Sitting Room. Radiator.

## Sitting Room

19'8" x 11'5" (6m x 3.5m)

Solid oak door opens to the Sitting Room with decorative pendant lighting to ceiling, two radiators and a feature tiled wall with a wood burner electric unit. Double glazed window to the side aspect and double glazed window to the Reception Hall. Door to the Kitchen area and doors to Bedroom Two and Bedroom Three.

## Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with tiled splashback, panel bath with glazed screen, mains shower over and aqua boarding to walls. Double glazed obscured window to the front aspect, radiator and extractor fan.

## Open Plan Kitchen Family Dining Room

20'4" x 13'5" (6.22m x 4.10m)

From the Sitting Room, solid oak door opens to the spacious and bright Open Plan Kitchen Family Dining Room.

## Kitchen Area

11'3" x 7'4" (3.45m x 2.25m)

Fitted with a range of base and eye level gloss fronted units with working surfaces and fully tiled splashback. Single electric oven with four ring induction hob and extractor above. Single stainless steel sink unit with drainer and 'Swan' neck mixer tap. Space and for two undercounter appliances and space and plumbing for a slim line dishwasher.

## Family Dining Area

The Family Dining Area, has plenty of room for a table and soft furnishings, perfect for entertaining. With wood flooring, radiators and two decorative pendant lights. Velux windows and triple-fold doors opening out to the adjoining Patio and garden beyond with views to the extensive fields and Malvern Hills beyond.

## Inner Hall

Continuation of the wood flooring and solid Oak doors to Bedroom One and Shower Room.

## Bedroom One

11'7" x 9'10" (3.55m x 3.01m)

Solid Oak doors open to this Spacious and Light room with dual aspect windows to the rear and side aspects, overlooking the surrounding. Door to a large walk-in wardrobe currently housing shelving and hanging rail and door to additional storage. Radiator.

## Shower Room

Fitted with a white suite comprising pedestal wash hand basin with tiled splashback, corner shower cubicle with mains shower over and aqua boarding to walls. Radiator, towel rail, extractor fan and double glazed obscured window to the side aspect.

## Bedroom Two

14'7" x 11'6" (4.45m x 3.52m)

From the Sitting Room solid Oak doors open to Bedroom Two, with tall ceilings,

radiator and double glazed window to the side aspect overlooking fields. Access to loft space via hatch.

## Bedroom Three

12'5" x 11'6" (3.80m x 3.51m)

From the Sitting Room Solid Oak door opens to Bedroom Three with double glazed window to the side aspect overlooking fields. Radiator.

## Outside

The fore garden is predominantly laid to lawn with paved parking for two vehicles and a paved pathway leading to the entrance door. There is additional parking to the rear of the property for numerous vehicles with gated access to the rear garden. Gated access leads to the Side Garden which is laid to lawn with a post and rail fence boundary.

The Rear Garden is encompassed by post and rail fencing and surrounded by fields, the rear garden is laid to lawn with a large paved seating area adjoining the property with outside water and lighting.

## 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 & Salmond will not be held responsible for any inaccurate information.

## Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## 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.

## Money Laundering Regulations

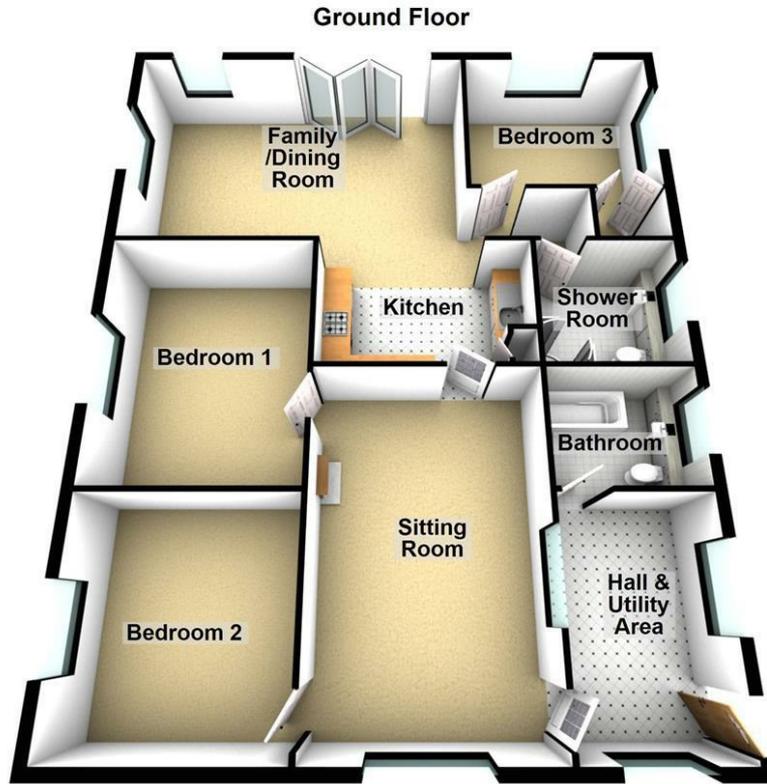
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

## Agents Note

A parcel of land to the side of the property is available by separate negotiation. Further information can be provided by Denny & Salmond.



# Floor Plan



Stubb Oak, Old Orchard Lane, Colwall

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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