



## Beacon Cottage, 69A Court Road

Malvern, WR14 3ED

Situated within walking distance of the many amenities that Barnard's Green has to offer such as shops, pubs, cafes and transport links. This unique detached Cottage has accommodation briefly comprising Entrance Hall, Living Room, Kitchen Dining Room and Cloakroom. Whilst to the First Floor are two Bedrooms and Bathroom. This property further benefits from gas central heating, double glazing and enclosed enclosed rear Garden with views over open playing fields. Offered for sale with no onward chain. EPC awaited.

**Guide Price £295,000**

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### Entrance Hall

Part glazed entrance door opens to the Entrance Hall with stairs rising to the First Floor Landing, wood flooring, spotlighting and doors to the Kitchen Dining Room, Living Room and Cloakroom.

### Living Room

10'8" x 12'11" (widening to 16'11") (3.26 x 3.94 (widening to 5.16))

Wooden door opens into the Living Room with a continuation of the wood flooring. A particular feature of this room is the log burning stove with tiled hearth, wooden mantle and red brick surround. Double glazed window to the front aspect providing views of the Malvern Hills and double glazed window to the side aspect. Spotlighting and radiator.

### Kitchen Dining Room

Spacious and light Kitchen with walkthrough to the Dining Area.

### Kitchen

11'11" x 9'6" (3.64 x 2.90)

Fitted with a range of cream fronted base and eye level units with wood working surfaces. Ceramic sink unit with drainer and 'Swan' neck mixer tap, single electric oven with four ring gas hob, tiled splashback and extractor above. Space and plumbing for a washing machine and space for additional appliances. Wall mounted combination boiler and double glazed window to the rear aspect providing views over the playing fields. Part glazed door to the Garden, spotlighting, radiator and tiled flooring.

### Dining Area

6'11" x 6'5" (2.11 x 1.98)

Continuation of the tiled flooring, a walkway leads to the Dining area with double glazed window to ceiling. Space for a dining table, radiator and wall mounted consumer unit.

### Cloakroom

Fitted with a white suite comprising low flush WC, floating wash hand basin with mixer tap extractor fan, panelling to walls and spotlight.

### First Floor Landing

Stairs rise to the First Floor Landing with double glazed obscured window to the front aspect, doors to all rooms and access to loft space via hatch.

### Bedroom One

8'8" x 13'10" (2.66 x 4.22)

A light room with the restricted head height, double glazed window to the front aspect providing views of the Malvern Hills and double glazed window to ceiling. Radiator, spotlighting and additional storage to bulkhead of stairs with hanging rail.

### Bedroom Two

10'6" x 8'4" (3.22 x 2.55)

With restricted head height and double glazed window to the rear aspect providing views over playing fields to Bredon Hill. Radiator and spotlighting.

### Bathroom

With restricted headlight and paneling to walls, the Bathroom is fitted with a white suite comprising low flush WC, pedestal wash and basin with mixer tap, bath with mixer tap and double glazed obscured window to the rear aspect., Spotlighting, extractor fan and tile effect flooring.

### Outside

To the front of the property is parking for one vehicle with an open porch to the Entrance Door, access to the garage and pathway leading to the side access.

To the rear of the property is laid to stone for ease of maintenance with an outside tap and a pathway leading to the side access. The Garden is encompassed by timber fencing and mature shrub and hedge filled beds, with a gate to the playing fields.

### Garage

16'5" x 8'2" (5.02 x 2.51)

With double doors, power and lighting.

### Council Tax Band

As this property is currently ran as an Airbnb it is exempt from council tax, should the purchaser wish to have this property as their main resident they would need to contact Malvern Hills District council direct to get this amended. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### 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.

### 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

This property is currently ran as a successful Air B&B, located close to local amenities and a short drive to the Malvern Hills and Three Counties Show Ground.



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.

