



**Sunnyside , Malvern, WR13 6DH**

**Offers Over £315,000**

A charming, detached, character property in a quiet position with few neighbours, located directly on the upper Western slopes of the Malvern Hills. The house and garden have immediate access onto the hills and a lovely view over the Herefordshire countryside. The property offers flexibility as a family home plus it has previously been a successful holiday let. Offering well presented accommodation comprising:- reception hall, sitting room with view, log burner and double doors to dining room, fitted kitchen overlooking courtyard, rear lobby with cloakroom, three bedrooms to the first floor, bathroom with large corner bath, separate WC. The courtyard has steps to the rear garden which has level terracing to take advantage of the panoramic views, fruit trees and soft fruit cages and direct access onto the hills.

Viewing recommended to appreciate the location and views this property offers.



# **Sunnyside, Upper Colwall, Malvern, WR13 6DH**

uPVC double glazed front door opens to:

## **RECEPTION HALL**

With stairs to the first floor, radiator, central heating thermostat. Doors to:-



## **SITTING ROOM**

Front aspect double glazed window with far reaching views across countryside to Hay Bluff, double radiator under, stripped wood floor, chimney breast with log burner and slate hearth, French doors to dining room.

## **DINING ROOM**

Rear aspect double glazed window, double radiator, quarry tiled floor, door to understairs cupboard, glazed door to kitchen.



## **KITCHEN**

Side aspect double glazed windows, velux roof light, double radiator, wall mounted gas central heating boiler. Fitted kitchen units including one and a half bowl single drainer sink unit, four ring electric hob with oven under, space for fridge freezer, space and plumbing for washing machine and dishwasher, extractor fan. Opening to:

## **REAR LOBBY**

With half double glazed door to courtyard, double radiator, hanging for coats, door to:



## **WC**

With WC, wash basin, extractor fan.

## **LANDING**

With rear aspect double glazed window overlooking the garden and doors to:



## **BEDROOM TWO**

Rear aspect double glazed window looking up the garden, radiator, loft access.

## **BATHROOM**

Velux skylight, large corner bath with taps to middle with glass screen and electric shower over, wash basin with illuminated mirror, heated towel rail, extractor fan.



## **SEPARATE WC**

With light tube, WC, wash basin with cupboard under, radiator, extractor fan.

## **BEDROOM ONE**

Front aspect double glazed window with lovely views across countryside towards Hay Bluff, radiator.

## **BEDROOM THREE**

Front aspect double glazed window with lovely views across countryside to Hay Bluff, radiator.

## OUTSIDE

At the front of the house is an area suitable for a garden bench to admire the outlook. A path leads along the side of the property to the rear courtyard which would get the morning sun. Steps lead up to level terraced areas of garden suitable for taking full advantage of the amazing views over the house and towards the Herefordshire countryside and Hay Bluff, with a backdrop of fruit trees and an area suitable for growing soft fruit. A further path leads to the gate to the hills.



## DIRECTIONS

From the office proceed along wells road and bear left into Wyche Road in the direction of Colwall. Go through the Wyche Cutting and go down the hill, passing the old church on the right hand side. In the sharp right bend, go left onto Chasse Road. Turn left again after a short distance onto the track which leads up to Sunnyside and neighbouring properties. Parking can be found on the track opposite the house.





Allan Morris

Approximate total area<sup>(1)</sup>

72.8 m<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## EPC

## Material Information Report

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: E51 Potential: B82

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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