



Allan Morris
estate agents

**Stone Hall, Stone Drive, Colwall, Herefordshire,
WR13 6QJ**

 **MAYFAIR**
OFFICE GROUP

Stone Drive, Colwall, WR13 6QJ

A historic detached period property built in 1880 and situated in the heart of the sought-after village of Colwall within walking distance of village facilities and railway station. Stone Hall offers over 3000 square feet of versatile accommodation. The property is currently part residential and part commercial with the ground floor configured as versatile office space with four rooms, hallway, kitchen area and two cloakrooms. The two upper floors are residential space, with two reception rooms, breakfast kitchen and bathroom with a spacious landing area, three bedrooms, independent rear access, and balcony with a view of the Malvern Hills. The property has private garden space and a gated driveway with detached double garage. This is an interesting opportunity for a property with dual use as it stands, or conversion into a full residential property (subject to planning), or with numerous options for conversion into 2 or 4 luxury flats and/or further development to the site. It was built by the Ballard Family, the engineers who were commissioned to build the railway tunnel connecting Malvern to Colwall. The name, Stone Hall, derives from the legendary Colwall Stone in front of the property which, folklore has, was thrown from the Malvern Hills by a giant who lived there! The location of the centre of Colwall is hugely appealing as it is a short walk to the railway station, doctors, and all village facilities. An internal inspection is highly recommended to appreciate the position and potential that the property has to offer.



LOCATION - COLWALL

Situated in the much sought-after village of Colwall, which offers a convenience store, hotel, post office, doctors, pharmacy, café, butchers, hairdresser and inn. A railway station with direct lines to Birmingham (one hour) and London Paddington (2.5 hours) makes it a great commuter location. The Elms and The Downs are two highly regarded prep schools in the village, The Downs feeds into Malvern College. Just 2 miles away is the thriving spa town of Malvern. The area is well positioned for access to Worcester and Birmingham, with easy access to the motorway network. Ledbury, a typical Herefordshire market town is also close by with many independent shops and The Feathers Hotel. The Malvern Hills, designated an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. Great Malvern is also a renowned cultural centre with an excellent theatre and cinema and has several excellent state and private schools. Furthermore, Malvern has good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

GROUND FLOOR - ENTRANCE

Double wooden doors open to the hallway, side facing double glazed window, staircase to first floor with spindle banister, under stairs storage cupboard.

INNER HALLWAY - LIBRARY

Fitted bookshelves, doors to:

RECEPTION ROOM ONE 14'2" x 13'8" (4.33m x 4.19m)

Dual aspect with front facing double doors and a rear facing double glazed window, fitted shelving besides fireplace.

RECEPTION ROOM TWO 14'9" x 13'8" (4.51m x 4.18m)

Dual aspect with front facing sash window and a side facing double French doors open to the garden patio area. Sealed fireplace, fitted shelving, door to office.

OFFICE / RECEPTION ROOM THREE 14'8" x 13'6" (4.48m x 4.14m)

Side facing double glazed window, fitted storage, door to boiler room which has a floor mounted gas boiler and fitted shelving.

MIDDLE HALL 15'9" x 6'9" (4.82m x 2.07m)

Side facing window, door to the office and doors to rear hallway with side facing uPVC door to driveway area.

STUDIO/RECEPTION ROOM FOUR 20'6" x 11'9" (6.26m x 3.60m)

Rear and side facing windows, door to Office, door to:

REAR HALLWAY 7'6" x 4'1" (2.29m x 1.26m)

Side facing obscured window and door to garden.

INNER HALLWAY

Floor mounted boiler, door to WC, door to Kitchen area. WC has rear facing window, low level WC, wash basin.

KITCHEN AREA 10'9" x 5'2" (3.28m x 1.60m)

Two side facing double glazed windows, sink and drainer unit, plumbing for washing machine, fitted cabinets and worktops, door to:

TOILET

With Low level WC, wash basin and extractor fan.

FIRST FLOOR - LANDING 24'7" x 6'9" (7.50m x 2.08m)

Lovely open landing with split level feature and staircase rising to the second floor. Doors to:

SITTING ROOM 14'7" x 14'2" (4.46m x 4.33m)

Dual aspect with front facing double doors opening to the balcony with views to the Malvern Hills, fireplace with a living flame gas fire, rear facing window, television point.

DINING ROOM 15'1" x 14'0" (4.62m x 4.29m)

Side facing double glazed window, fireplace with tiled hearth, serving hatch to the kitchen.

BEDROOM ONE 15'2" x 14'1" (4.63m x 4.30m)

Front facing double glazed window, period fireplace, fitted bedroom furniture and storage.

LOWER LANDING 12'8" x 6'9" (3.87m x 2.08m)

Rear facing window and door to the rear porch, under stairs storage.

BREAKFAST KITCHEN 13'6" x 11'10" (4.13m x 3.62m)

Two side facing double glazed windows, rear facing window, range of wooden eye and base level units, worktop with inset one and a half sink and drainer unit, space for cooker with extractor hood over, space for dishwasher, space for further appliances and breakfast table.

BATHROOM 8'5" x 6'11" (2.57m x 2.13m)

Rear facing with two obscured windows, panel bath with shower attachments over, low level WC, wash basin, tiled walls.

REAR PORCH 7'5" x 5'11" (2.27m x 1.82m)

Glazed double doors open to rear terrace, side facing windows.

SECOND FLOOR - LANDING

Two side facing double glazed windows, built in storage cupboard, doors to:

BEDROOM TWO 18'9" x 11'6" max (5.73m x 3.52m max)

Side facing double glazed window, irregular shape with built in wardrobes and low level storage, fireplace and feature high ceiling.

BEDROOM THREE 11'9" x 10'11" (3.59m x 3.34m)

Side facing double glazed window, period fireplace, recessed storage/

OUTSIDE

The property is surrounded by gardens to the side and rear with a gated

driveway at the side for several vehicles. Enclosed by high hedging for privacy, the garden is laid to sections of lawn and seating to one side with a walled courtyard garden at the rear, laid to slab with a built-in barbeque area. The gated driveway leads to a double garage, with twin up and over doors, power, light and side door. There is also a staircase to the rear giving access to the first floor accommodation/apartment.

ADDITIONAL INFORMATION

TENURE: We have been advised (subject to legal verification) that the property is Freehold.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as furniture, 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: Herefordshire District Council; at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC

SCHOOLS INFORMATION: Local Education Authority: Herefordshire LA: 01432 260927

DIRECTIONS

From the Allan Morris office in Great Malvern proceed across Belle Vue Terrace onto the Wells Road. Take the first right onto the Wyche Road and continue uphill and through the Wyche cutting. Continue downhill onto the Walwyn Road and into the village of Colwall. Take the turning on the right into Stone Drive and the property is right in front of you.

VIEWING STRICTLY BY APPOINTMENT

For a viewing appointment, please call our Great Malvern office on 01684 561411

ASKING PRICE

£875,000



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Approximate total area⁽¹⁾

283.56 m²

Reduced headroom

1.72 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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