



Allan Morris
estate agents

**Bluebell Cottage, Rhydd Close,
Malvern, WR14 3RB**

 **MAYFAIR**
OFFICE GROUP

Rhydd Close, Malvern, WR14 3RB

Nestled on the edge of Barnards Green, this immaculate detached five bedroom home overlooks Malvern Hills Trust land and has panoramic views along the Malvern Hills. The versatile accommodation extends to over 3000 sq ft comprises: entrance porch, hall, sitting room, large sun room, study, dining room, breakfast room fitted kitchen, utility, two cloakrooms, large ground floor double bedroom with fitted wardrobes and large en-suite, four first floor double bedrooms, two with en-suites, large store room/home office, main bathroom. The property sits in a lovely plot of 0.45 acres, accessed from a long gated driveway which leads to a double garage, workshop and long motorcycle/mower garage. The mature gardens include west facing views over common land and along the Malvern Hills. For sale with no onward chain, viewing is a must to appreciate the size, condition and location of home on offer.



CANOPY PORCH

Recessed downlighters, obscure glass, double glazed door with matching full height window to side leading to:

ENTRANCE PORCH

Recessed ceiling downlighters, coving, radiator behind decorative cover, glazed doors to dining room and study, archway to:

INNER HALL

Recessed ceiling downlighters, smoke alarm, coving, double glazed glass door to rear garden patio with views of the Malvern Hills, three radiators sat behind decorative covers, stairs to first floor, continuous wood plank effect flooring, door to bedroom, glazed doors to breakfast room and sitting room.

SITTING ROOM 20'8" max into bay x 15'8" (6.32m max into bay x 4.78m)

Rear aspect double glazed window with stunning panoramic views over the common and along the length of the Malvern Hills, recessed ceiling down lighters, coving, feature media wall with space for large TV and soundbar with living flame effect log fire below and lit display shelving and storage to side, radiators, double glazed doors to:

GARDEN ROOM 17'1" x 13'8" (5.23m x 4.19m)

uPVC double glazed windows to three sides, four double glazed roof lights with electric opening and blinds, double glazed double French doors to garden patio with space for table and chairs and outside dining, recessed ceiling spotlights and ceramic tiled floor with underfloor heating.

DINING ROOM 14'11" x 9'8" (4.55m x 2.95m)

Dual aspect with front and side facing double glazed windows, two ceiling light points, coving, two radiators.

STUDY 9'7" x 8'5" (2.94m x 2.57m)

Front aspect double glazed window overlooking gardens and fruit trees, three ceiling light points, coving, fitted office furniture, radiator.

BREAKFAST ROOM 13'10" x 10'11" (4.24m x 3.34m)

Rear aspect double glazed window with views over the garden and over common land and along the length of the Malvern Hills, ceiling light point, recessed ceiling downlighters, coving, radiator, ceramic tiled floor, wide arch to:

FITTED KITCHEN 16'2" x 9'7" (4.94m x 2.94m)

Dual aspect with rear and side-facing double glazed window overlooking the gardens, recessed ceiling down lighters, two ceiling light points, fitted kitchen comprising of a matching range of floor and wall mounted cream units and a silestone work surface, inset one and a half bowl sink unit with drainage grooves to side and mixer taps over, integral dishwasher, integral electric induction hob with discrete extractor over, integral double oven, integrated under drawer fridge, continued ceramic tiled floor from the breakfast room, glazed door to:

UTILITY 10'4" x 9'7" (3.15m x 2.94m)

Side aspect double glazed window, ceiling light point, range of fitted units to match kitchen and a stone effect work surface, stainless steel single drainer sink unit with mixer tap over, Harvey water softener, space for tall American style fridge freezer, space and plumbing for automatic washing machine, space for further appliances, floor mounted Worcester gas boiler, radiator, continued ceramic tiled floor, obscure glass double glazed door to:

REAR HALL

Obscure glass double glazed window to side, obscure glass double glazed door to gardens, recessed ceiling downlighters, space for tumble dryer, a stone effect work surface with storage cupboard to side, radiator, continue tiled flooring, door to:

CLOAKROOM

Obscure glass double glazed window to side, recessed ceiling downlighters, modern white suite comprising: wash hand basin with storage below and tiled splashback, push flush WC, continued tiled flooring.

SECOND CLOAK ROOM

Accessed from main hall, ceiling light point, extractor, coving, modern white suite comprising: wash hand basin with storage below, hidden cistern push flush WC, radiator, ceramic tiled floor.

GROUND FLOOR DOUBLE BEDROOM 15'7" x 12'5" (4.77m x 3.79m)

Side aspect double glazed window, recessed ceiling downlighters, coving, extensive range of fitted full height wardrobes to include hanging rails and shelving, central cupboard with space and wiring for TV, radiator, obscure glass panel door to:

ENSUITE 8'9" x 8'7" (2.69m x 2.64m)

Recessed ceiling downlighters, extractor, four-piece white suite comprising: large walk-in shower cubicle with rainfall and body showers, wash hand-basin with extensive range of storage cupboards and drawers below large mirrored storage cabinet over hidden cistern push flush WC and further range of bathroom storage, heated towel rail, wood plank effect flooring and recessed fitted sensory floor lights.

FIRST FLOOR LANDING

First floor landing, recessed ceiling downlighters, smoke alarm, coving, doors to:

BEDROOM TWO 14'2" plus door recess x 11'2" (4.33m plus door recess x 3.42m)

Side aspect, doubled glazed window, ceiling light point, coving, wide range of fitted bedroom furniture to include: wardrobes, drawers and storage cabinet. Door to:

ENSUITE 8'5" x 7'11" (2.59m x 2.42m)

Side aspect of obscure glass double glazed window, recessed ceiling downlighters, extractor, coving, white suite comprising: corner shower unit, wash hand basin with storage below, cistern push flush WC further range of bathroom storage with lit mirror over, radiator.

BEDROOM THREE 14'3" plus door recess x 11'6" (4.35m plus door recess x 3.53m)

Side aspect double glazed window, ceiling light point, coving, wide range of bedroom furniture to include: wardrobes, drawers and storage cabinets, radiator, door to:

ENSUITE 8'3" x 5'8" (2.53m x 1.75m)

Side aspect obscure glass double glazed window, ceiling light point, extractor, coving, white suite comprising: corner shower cubicle, pedestal wash hand base with tiled splashback, hidden cistern push flush WC, radiator.

BEDROOM FOUR 13'10" x 12'0" (4.24m x 3.67m)

Rear aspect double glazed window with stunning panoramic views over common land and the gardens to the Malvern Hills in the distance, ceiling light point, coving, range of fitted bedroom furniture to include: wardrobes and drawers, door to:

WALK IN WARDROBE/STORAGE/HOME OFFICE 22'10" x 9'7" (6.96m x 2.94m)

Double glazed velux roof lights to front and rear aspect with views to the rear over the Malvern Hills, large open room with storage to both eaves offering huge potential for a range of uses.

BEDROOM FIVE 10'11" x 10'1" (3.34m x 3.09m)

Rear aspect double glazed window with beautiful views over the rear garden and common land and along the length of the Malvern Hills, ceiling light point, coving, built-in double wardrobe with storage drawers below, radiator door to:

WALK-IN STORE ROOM 9'7" max x 7'6" (2.94m max x 2.31m)

Recessed ceiling downlighters, access to further eaves storage, ideal as an easy access storage room for Christmas decorations etc or with potential for further use.

MAIN BATHROOM 11'10" x 9'7" (3.62m x 2.94m)

Side aspect obscure glass double glazed window, recessed ceiling downlighters, four piece white suite comprising: large double ended bath with central mixer tap and shower over,

corner shower cubicle, pedestal wash hand basin, push flush WC radiator, large built-in airing cupboard with slated shelving.

DOUBLE GARAGE 16'9" x 16'9" (5.13m x 5.11m)

Double width electric remotely operated panel door, power points, ceiling light points, painted concrete floor, double glazed door to:

WORKSHOP

Rear aspect double glazed window overlooking, accessed from garage or via secure door from garden, ceiling light point, power points.

MOTORCYCLE GARAGE/MOWER STORE 23'5" x 4'6" (7.15m x 1.39m)

Long open garage accessed from either end via secure doors previously used for motorcycle and mower storage

GARDENS

Bluebell Cottage sits in a mature landscaped garden of 0.45 acres. It is accessed via a pair of electric gates from Rhydd Close which open to a long bloc pave driveway flanked by mature flower and shrub beds that opens to a spacious parking area with plenty of space to turn and with the garages opening onto it. The first part of the garden that sits between the garaging and the house includes a sheltered seating area to enjoy the morning sun, lawn with fruit trees, an area with raised beds and a green house, two timber garden stores and space for clothes drying close to the utility. The majority of the garden is south and west facing with a number of seating areas with space for table and chairs and outside dining, formal lawns, mature trees and shrubs, cabana, and to the west fabulous panoramic views over common land to enjoy the sunsets along the Malvern Hills. There is direct access onto the common making it easy to walk into Barnards Green or take dogs for a walk with out need to cross roads.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street and to the traffic island at Barnards Green. Take the third exit in the direction of Upton and go past the duck pond and the Bluebell Inn on the right hand side. Take the next right turn into Bluebell Close and take the first turning right into Rhydd Close. The access to Bluebell Cottage is via the pillared gateway on the right hand side as indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

ADDITIONAL INFORMATION

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 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: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £850,000



Ground Floor Building 1



Floor 1 Building 1



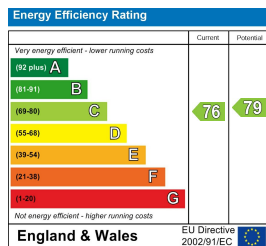
Ground Floor Building 2

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



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;





