



46 Wyche Road, Malvern, WR14 4EG

£500,000

A beautifully renovated, detached cottage in an elevated position with panoramic views over the Severn Vale and access to the Malvern Hills just round the corner. Comprising: dining room and sitting room with log burners, breakfast room with bespoke storage cupboards, well appointed, refitted kitchen, garden room and cloakroom, three double bedrooms and a characterful, refitted bathroom. The garden room opens to a low maintenance garden which is backed by sculptural rock face and inset lighting. Offering attractive seating areas and potential for parking. The front of the house has a flagstone terrace with glorious views. Parking is available within the boundary of the property or at the bottom of the drive. We strongly recommend early viewing to appreciate the quality of this lovely home.



Sycamore Cottage, 46, Wyche Road, Malvern, Worcestershire, WR14 4EG

ENTRANCE

Approached over shared tarmac driveway to gate and flagstone frontage with a stable door opening to:

DINING ROOM 12'11" x 11'8" (3.94m x 3.58m)

Front aspect, double glazed window with wood shutters and excellent views, traditional style radiator under, fireplace with beamed mantle and log burner, wood effect flooring, oak staircase to first floor. Doorway to Breakfast Room. Latch and braced door to:-

SITTING ROOM 12'11" x 10'1" (3.94m x 3.08m)

Front aspect, double glazed window with wood shutters and excellent views, traditional radiator under, fireplace with beamed mantle and log burner, wood floor.

BREAKFAST ROOM 11'8" x 8'11" (3.56m x 2.72m)

Wall of bespoke fitted, storage cupboards with area under designed for dog crate/ bed, central heating thermostat, under floor heating. Open to:-

KITCHEN 10'9" x 8'11" (3.28m x 2.72m)

Side aspect double glazed windows. Refitted, well appointed kitchen with units to eye and base level in contrasting colours with under lighting and oak work surface. Including Rangemaster cooker with gas and electric ovens, five ring hob and Rangemaster extractor fan, one and a 1/2 bowl, single drainer, ceramic sink unit. Built in dishwasher, washing machine, Bosch fridge/freezer and wine fridge, corner cupboards with carousels, under floor heating, wall mounted TV, wood effect flooring.

GARDEN ROOM 11'5" x 8'0" (3.5m x 2.44m)

Rear and side facing double glazed windows, rear facing double glazed French doors, twin velux double glazed ceiling windows, traditional style radiator. Door to:-

CLOAKROOM 7'2" x 2'1" (2.2m x 0.65m)

Side aspect, opaque, double glazed window, wc, wash basin, heated towel rail.

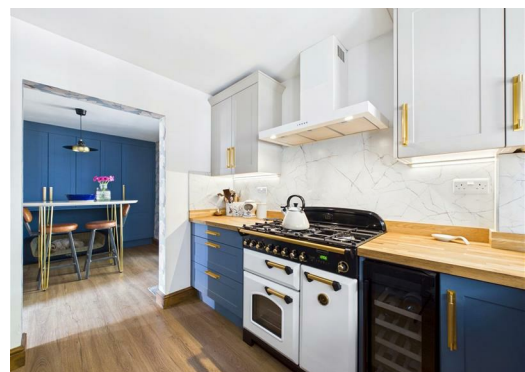
FIRST FLOOR

BEDROOM ONE

Front aspect, double glazed window with wood shutters and excellent views, traditional style radiator, fitted wardrobes and drawers to one wall, decorative fireplace.

BEDROOM TWO

Front aspect, double glazed window with wood shutters and excellent views, traditional style radiator, fitted double wardrobe and drawers, decorative fireplace.



BEDROOM THREE 11'8" max x 8'10" (3.58m max x 2.7m)

Two rear aspect, double glazed windows, traditional style radiator, loft access.

BATHROOM

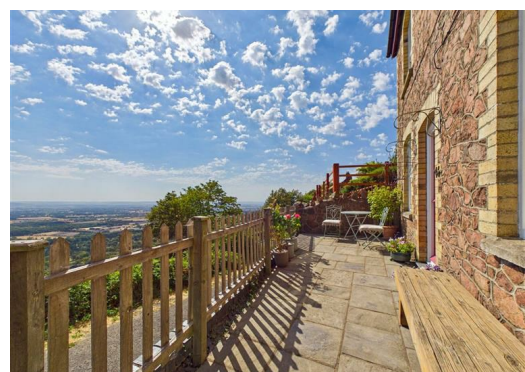
Side aspect, opaque double glazed window traditional radiator under, large tiled, shower with rainfall and adjustable showers, antique dresser adapted for contemporary wash basin with mixer tap and granite work surface, WC, ball and claw double ended bath with freestanding taps, panelled walls, extractor fan.

GARDENS AND PARKING

To the front, a drive leads to the property and parking can be available within the boundary of the property. At the front of the house is a flagstone terrace with exceptional views across the Severn Vale, with picket fencing. At the rear of the property, an enclosed, low maintenance garden within an sculptural rock face offers areas for sitting out and al fresco dining, with inset planting, small trees and shrubs and garden lighting.

DIRECTIONS

From our office in Great Malvern proceed along the Wells Road, continuing past Warwick House on the left and taking the next turning on the right into Wyche Road signposted Colwall. Continue up the road and the property can be found above the road accessible via a shared driveway. For viewings please park on the road. An area to turn round can be found immediately after the Wyche Cutting.





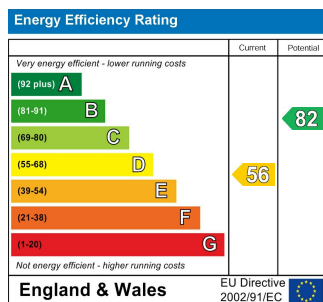
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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:

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.



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