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166 West Malvern Road, Malvern, WR14 4NQ

Price Guide £550,000

A unique and versatile Victorian detached house with large rolling gardens, which is beautifully presented. The property is currently divided, with the lower ground floor being a self contained annexe which the owners let out as holiday accommodation. In brief, the accommodation comprises: Ground floor, large breakfast kitchen, living/dining room, sun room/utility area, further sitting room with log burner. To the first floor are two double bedrooms and the family bathroom. The annexe on the lower ground floor consist of a breakfast kitchen, shower room, lounge/dining room, two bedrooms and outside seating area. We strongly recommend internal viewing to appreciate how much is on offer with this lovely home. Please telephone us on 01684 561411 to arrange a viewing or for further information.

Ryecroft House, 166, West Malvern Road, Malvern, WR14 4NQ

HALL/LANDING
With radiator, coat hooks, built-in cupboard with shelving and stairs leading up and down.

BREAKFAST KITCHEN
Good sized room with side facing double glazed window and two high level front facing windows, fully fitted with a matching range of wall and base units, solid wood work tops, Rangemaster gas cooker, cooker hood over, inset ceramic double sink unit, wine rack, radiator, space for American style fridge freezer, radiator.

LIVING/DINING ROOM
With side facing double glazed window and rear facing window, door through to hall, small recessed feature fireplace with wooden shelf, views up to the Hills.

SITTING ROOM
With front and rear facing double glazed windows offering views both up to the Hills and over rolling countryside, log burner, shelving and twin ceiling lights.

SUN ROOM/UTILITY ROOM
uPVC roof and side and rear facing double glazed windows, plumbing for washing machine and tumble dryer, ceramic tiles and uPVC half double glazed door to patio.

FIRST FLOOR - LANDING
Front facing double glazed window, built-in storage cupboard, access to loft space, power point, doors radiating off, door to boiler cupboard housing the Vaillant central heating boiler and slat shelving.

BEDROOM TWO
Front and side facing double glazed windows, feature fireplace, radiator.

BEDROOM ONE
Front and side facing double glazed window, radiator, Cast Iron fireplace.

BATHROOM
Beautifully fitted in keeping with the period of the property, double glazed windows, half panelled walls, claw foot bath with shower over, close coupled WC, hand basin fitted into vanity unit, period style radiator with towel rail.

LOWER FLOOR
Stairs down and leading to the:

BREAKFAST KITCHEN
With fitted with range of matching cupboard and wall units, inset bowl and a half stainless steel sink unit, inset ceramic hob with electric cooker under, space for under counter fridge, radiator, ceramic tiled floor and built-in seating area, deep built-in cupboards with coat hooks.

SHOWER ROOM
Glazed corner shower unit, pedestal hand basin, towel rail radiator, close coupled WC, ceramic tiled floor, downlights, extractor unit, shelving.

LIVING ROOM
Side facing double glazed window, radiator, downlighters, inset fireplace, high level cupboard housing electric meters, space for table and chairs, door to:

INNER HALLWAY
Two steps from living space with built-in cupboard with shelving, doors to bedrooms, radiator and door to the rear garden and steps to the front.

BEDROOM
The larger of the two bedrooms with side facing double glazed window with views over the garden, radiator.

BEDROOM
Rear facing double glazed doors opening onto seating area with views to the side, radiator and shelf.

EXTERNALLY
The spacious grounds are mainly situated to the side and rear of the property and are laid to lawn offering a wide variety of mature shaped beds planted with glorious flora interspersed with specimen trees. There are natural areas and a large raspberry patch. To the top of the garden there is pedestrian access to the front and a level area with outside structures: covered deccked area with electric points, electric overhead heater and log burner and log store, second covered area with electric, a wooden shed and bike store with racking. There is a natural spring which feeds into a pond and then travels underground coming out in Lower Road. In front of the lower ground floor annex is its own patio/seating area.
There is no formal parking but the owners never have a problem being able to park.

DIRECTIONS
From the office of Allan Morris proceed along Worcester Road in the direction of Malvern Link and take the second left onto North Malvern Road and proceed up the hill where the road becomes West Malvern Road on the sharp bend left. Proceed a short distance further up, passing the old Lamb Public House on the left and the bungalows on the right. The property can be found on the right hand side shortly thereafter. For any further information or to book a viewing appointment, please call the Malvern office on 01684 561411.

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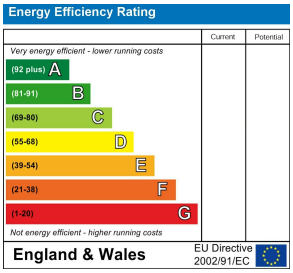
EPC Material Information Report



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