



Owls Nook Lower Dingle, Malvern, WR14 4BQ

£400,000

A beautifully presented, semi detached, three double bedroom home with parking situated on the Western slopes of the hills with direct access to hill walks and far reaching views to Hay Bluff. The characterful accommodation comprises; hall, sitting room with log burner and doors to seating area to enjoy the views, dining room open plan to kitchen, large utility/boot room, ground floor shower room, two first floor double bedrooms and refitted bathroom, large second floor double bedroom with views and additional space. Further benefits include; timber framed summerhouse/home office, gas central heating, double glazing, parking, garden with view. Viewing highly recommended to appreciate the charm, secluded location and outlook of home on offer.



Owls Nook, Lower Dingle, Malvern, Worcestershire, WR14 4BQ

Obscure glass, double glazed door to:

HALL

Stairs to first floor, stripped pine doors to:

SITTING ROOM 13'0" x 12'0" (3.98m x 3.66m)

Front aspect double glazed square bay window, with double glazed French doors to front garden seating area to enjoy the views, radiator, wood burner on tiled hearth, stripped wooden floor boards, alcove shelving.

DINING ROOM 12'0" max x 10'1" (3.66m max x 3.09m)

Side aspect double glazed window, original built in crockery cupboard to chimney recess, gas fired wood burner on tiled hearth (currently disconnected), built in under stairs storage cupboard, radiator, stripped wooden floor boards. open plan to:

KITCHEN 11'10" x 7'10" (3.63m x 2.41m)

Side aspect double glazed window, bespoke kitchen comprising of a solid wood floor mounted units, one and a half bowl sink unit, wood block work surfaces, Smeg range style gas and electric cooker, space for slimline dishwasher, space for tall fridge freezer, radiator, wall mounted Worcester boiler, tile effect flooring, wall mounted shelving. Door to:

UTILITY 8'5" x 9'2" (2.59m x 2.81m)

Side aspect double glazed window and door to side garden, clear double glazed roof, space and plumbing for washing machine, space and plumbing for further appliance, wall mounted shelving and cupboards, radiator, continued tile effect flooring from kitchen, work surface, wall mounted cupboards, shelving, door to:

SHOWER ROOM

Double glazed rooflight, white suite comprising: shower cubicle with Mira shower, pedestal wash basin, WC, heated towel rail, continued tile effect flooring, heated towel rail.

LANDING

Side aspect double glazed window, radiator, doors and stairs to second floor, doors to:

BEDROOM ONE 11'11" max x 10'5" (3.64m max x 3.19m)

Front aspect double glazed window overlooking Malvern Hills Trust land, with fabulous Westerly views over Herefordshire to the Welsh border and the Black mountains, decorative cast iron fire surround with tiled hearth, wood effect flooring.

BEDROOM TWO 11'10" x 7'11" (3.63m x 2.43m)

Side aspect double glazed and rear aspect windows, double radiator.



BATHROOM 8'2" x 6'11" (2.51m x 2.13m)

Side aspect obscure glass double glazed window, extractor, refitted white suite comprising: free standing bath, large, walk in shower enclosure with rainfall and adjustable shower, wash basin with fitted rustic style cupboard, WC, heated towel rail, tiled flooring.

STAIRS UP TO:

BEDROOM THREE 14'7" x 11'3" (4.47m x 3.45m)

Front and rear windows, double glazed velux roof light with fitted black out blinds, large side aspect double glazed dormer window with views over Herefordshire to the West and up to the Malverns to the East. Radiator, eaves storage. NB this light and airy room can be used in a variety of ways due to its large layout. Separate area (2.36M X 1.95M) with front aspect double glazed velux window suitable for storage or single bed.

SUMMERHOUSE/HOME OFFICE

Timber framed insulated summerhouse/home office with power and light, double glazed windows to front and side, twin double doors to front balconied decked area with view.

OUTSIDE

The property is accessed via a track from West Malvern Road. Drive at front with stone chipped parking area for one car. Gate into front garden with path to front door and seating area overlooking the view. Steps up to lawn and to summerhouse. Path to the rear to give access to the utility and covered storage area at the side.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed along and then turn left into North Malvern Road, carry on along as this road becomes West Malvern Road. Continue on this road for some distance around the Hills, continuing after the turning for Park Road on the right until seeing a sign on the right hand side for the Brewers Arms. If driving it is best to park in this area on the road. For viewing follow the path down going past the Brewers Arms and continuing to Lower Dingle where Owls Nook can be found on the left hand side.





Approximate total area⁽¹⁾
93.3 m²
Reduced headroom
4.1 m²

(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.

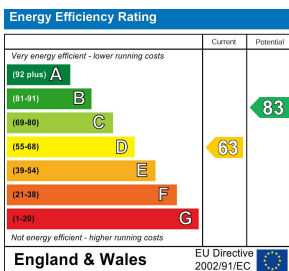
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D63 Potential: B83

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



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