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Yew Cottage, 229 West Malvern Road, Malvern, WR14 4BE Price Guide £465,000

An immaculately presented, three bedroom cottage, with far reaching views to the fore and direct access onto the Malvern Hills to the rear. This beautiful home has been been sympathetically improved and providing accommodation comprising of: porch, lounge diner, inner hall, dual aspect breakfast kitchen, conservatory, utility/cloakroom, dual aspect main bedroom with built in wardrobes, two further bedrooms, bathroom. Further benefits include: gas central heating, bloc pave driveway and terraced rear garden with direct access onto the Malvern Hills. For sale with no onward chain, viewing is a must to appreciate the condition and outlook of this stunning home.

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MAYFAIR OFFICE GROUP

Yew Cottage, 229, West Malvern Road, Malvern, WR14 4BE

ENTRANCE PORCH
Timber framed entrance porch accessed via twin glazed doors to the front, ceiling light point, glazed door to:

LOUNGE DINER 20'7" x 9'5" (6.28m x 2.88m)
Twin front aspect windows with far reaching views over Herefordshire to the Brecon Beacons, recessed ceiling downlighters, feature period fireplace, two radiators, glazed stable style door to:

INNER HALL
Recessed ceiling downlighters, smoke alarm, radiator, stairs to first floor with understairs storage cupboard, doors to:

BREAKFAST KITCHEN 14'3" + recess x 11'8" (4.35m + recess x 3.56m)
Dual aspect with side and rear facing double glazed windows, recessed ceiling downlighters, extractor, fitted kitchen comprising of a range of floor and wall mounted maple effect units under a dark granite effect work top, stainless steel circular sink unit with mixer tap over, integral dishwasher, stainless steel range style cooker with gas hob and three electric ovens, wall mounted extractor over, , matching island unit with integral fridge, matching dresser with integral freezer and second integral fridge, radiator, Travertine tiled floor, double glazed doors to:

CONSERVATORY 12'3" x 10'5" (3.74m x 3.19m)
Wooden framed double glazed conservatory built on dwarf wall, ceiling light point, double glazed double doors to rear garden patio, radiator, wood plank effect floor.

UTILITY/CLOAKROOM 7'2" x 5'6" (2.19m x 1.70m)
Side and rear facing obscure glass windows, recessed ceiling downlighters, fitted wall and floor storage units under a solid wood work top, Belfast style sink unit with mixer taps over, space and plumbing for washing machine, wall mounted Worcester boiler, push flush WC, radiator, stone effect flooring.

LANDING
Recessed ceiling downlighters, smoke alarm, access to roof space, wall light point, radiator, doors to:

MAIN BEDROOM 14'1" x 11'8" (4.31m x 3.57m)
Dual aspect with twin rear facing double glazed windows overlooking the rear garden and additional side aspect double glazed window, recessed ceiling downlighters, large built-in double wardrobe with hanging rail and shelf, radiator.

BEDROOM TWO 9'5" x 9'5" (2.89m x 2.88m)
Rear aspect window with far reaching views over Herefordshire to the Brecon Beacons beyond, recessed ceiling down lighters, radiator.

BEDROOM THREE 9'4" x 9'3" (2.86m x 2.84m)
Rear aspect window with far reaching views over Herefordshire to Hay Bluff and the Black Mountains, recessed ceiling down lighters, radiator.

BATHROOM 8'5" x 5'5" (2.58m x 1.67m)
Side aspect obscure glass double glazed window, rear aspect double glazed roof light, recessed ceiling downlighters, white suite comprising: panel bath with Mira sports shower over, pedestal wash hand basin with shave socket to side, push flush WC, radiator.

FRONT GARDEN
Accessed via a wide driveway from West Malvern Road which leads to a block paved driveway with parking for two to three cars, lawn area to the side, mature flower and shrub bushes to the front of the property, gated access leads to the rear garden. From the front garden there are fantastic views across Herefordshire to Hay Bluff and the Brecon Beacons in the distance.

REAR GARDEN
Accessed either from the conservatory or the gated access to the side of the property, paved patio with space for table and chairs and outside dining. The majority of the garden is laid to level terraces, steps leading up from the first between mature flower and shrub beds to a stone chip pathway which leads up to a level lawn terrace, mature tree and mature shrubs to the side, a set of steps then lead up to the rear terrace which is mostly laid to paving to provide an outdoor seating and dining area to catch the evening sun, direct access via steps onto Malvern Hills Trust land and access to the Malvern Hills.

DIRECTIONS
From Great Malvern, proceed north along the Worcester Road and take the second left onto North Malvern Road. This road becomes West Malvern Road on the left hand bend. Follow the road continuously up the hill and through the village. Yew Cottage, No 229 can be found on the left after passing the Elim College and before the Brewers Arms public house. For more details or to book a viewing appointment, please call our Great Malvern office on 01684 561411.

WHAT THREE WORDS: flickers.deflation.icicles

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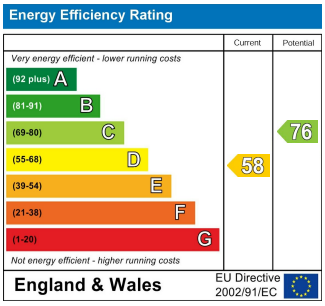
Material Information Report



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

FIXTURES AND FITTINGS: Items referred to in these particulars are included in the sale price, also including within the sale price are the carpets, curtains and blinds. 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: C

ENERGY PERFORMANCE RATINGS: Current: D58 Potential: C76

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

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