



125 Court Road, Malvern, WR14 3EF

£339,950

A RARE OPPORTUNITY TO PURCHASE A SEMI-DETACHED THATCHED COTTAGE IN A CONVENIENT LOCATION FOR SCHOOLS, SHOPS IN GREAT MALVERN & BARNARD'S GREEN, A MAINLINE RAILWAY STATION AND ACCESS TO HILLS & COMMON LAND NEARBY, WITH PRIME VIEWS OF THE MALVERN HILLS.



Lapwood Cottage, 125, Court Road, Malvern, WR14 3EF

A Grade II Listed semi-detached thatched cottage which is tastefully presented and offers character accommodation with original timber framing and beamed ceilings and comprises:- reception hall, two reception rooms, refitted kitchen in 2019, utility room, refitted wetroom in 2018, three bedrooms. Outside there is a small garden at the rear and a delightful south facing garden with a lovely view of the hills, lawn and mature trees and shrubs, a summer house, veg garden and double garage with off road parking for two cars. The property benefits from gas central heating from a Worcester Bosch boiler under guarantee until 2025 and the thatch was renewed 16 years ago with the ridge replaced in 2018.

RECEPTION HALL 8'2" x 13'10" (2.50m x 4.22m)

Stable door opens to reception hall with stairs to first floor, small under stairs cupboard, double radiator, central heating thermostat, panel for underfloor heating in wetroom. Doors to:

WETROOM 17'4" min x 4'9" (5.3m min x 1.45m)

With rear aspect opaque glass window, Tadelakt waterproof walls and ceiling, rainfall 'Euphoria' shower system with hand held shower, wide wash basin with soft close drawers under and de-misting mirror with integral light over, close coupled WC, radiator incorporating chrome heated towel rail, tiled floor with electric underfloor heating, dressing area with mirror and shelving.

SITTING ROOM 11'1" x 11'6" (3.40m x 3.51m)

Three front aspect windows, brick recessed fireplace with gas Living Flame stove, double radiator. Door to:

DINING ROOM 12'2" x 10'2" (3.72m x 3.12m)

Front aspect window, double radiator under, telephone point, oak floor. Door to:

KITCHEN 13'6" x 6'11" (4.13m x 2.12m)

Rear aspect stable door, rear aspect window, refitted kitchen units (2019) with ceramic sink with Minerva composite stone worksurface and upstand, integrated dishwasher, fridge and induction hob with 'Slide and Glide' electric oven under, corner cupboard with carousel, tall larder cupboard, ladder style radiator, second staircase to first floor Bedroom Two.

LANDING

Landing area with shelves and door to:



BEDROOM TWO 17'8" x 9'5" to cupboards (5.39m x 2.88m to cupboards)

Front aspect window, double radiator, built-in eaves cupboards to one wall creating large amount of storage space plus low level access door to Bedroom One.

Main landing with doors to:

BEDROOM ONE 17'1" x 12'2" (5.21m x 3.71m)

Front aspect window, double radiator.

BEDROOM THREE 9'2" x 8'1" (2.80m x 2.47m)

Front aspect window, double radiator.

OUTSIDE

At the rear, a gravelled yard with outside tap, timber bicycle store, gate to front, Door to:

UTILITY ROOM 10'8" x 5'2" (3.26m x 1.60m)

Rear aspect window, light and power, plumbing for washing machine, space for fridge freezer, Worcester Bosch Greenstar gas central heating boiler installed in 2015.

GARDENS

To the front of the cottage there is a gravelled area with raised shrub beds, tap, light, steps up to a curved brick sun terrace, lawn, well stocked flower and shrub borders, mature trees and a lovely view of the hills. There is a path to the vegetable garden and summerhouse (3.5m x 2.3m) which has light and power, glazed French doors and windows to two sides, plus a new roof in 2017. Path to door to:

DOUBLE GARAGE 16'4" x 15'5" (5m x 4.7m)

Side aspect window, light and power, front aspect up and over door, with off road parking to the fore.





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

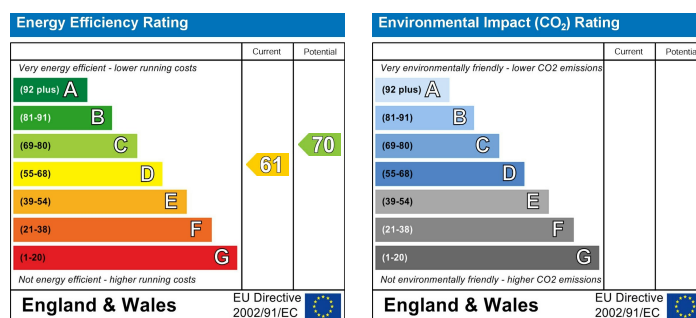
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D61 Potential: C70. (June 2014. Lighting has since been improved)

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 82270



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