



## **Bush Cottage, Old Colwall, WR13 6HH**

Located in a quiet rural position this well presented detached cottage offers splendid views across open farmland towards the Malvern Hills. In brief the superior accommodation comprises reception hall, cloakroom, breakfast kitchen, dining room and living room with wood burner. To the first floor are three good sized bedrooms and bathrooms. The gardens are of a manageable size and encompass the cottage along with ample driveway parking and two brick built stores. Further benefits include double glazing and LPG central heating. Sorry not suitable for pets.

- Detached Cottage
- Idyllic Rural Position
- Lovely Open Views
- Three Bedrooms
- Living Room & Dining Room
- Breakfast Kitchen
- Manageable Cottage Gardens
- Driveway Parking
- LPG Central Heating

**£1,000 Per calendar month**

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## Reception Hall

A multi paned entrance door leads into the Reception Hall with tiled flooring, radiator, staircase rising to the First Floor Landing with cupboard and cloaks recess under. Wall mounted room stat, doors to Dining Room, Breakfast Kitchen and:

## Cloakroom

Fitted with a low level WC, vanity wash hand basin with cupboard under, tiled floor and radiator.

## Breakfast Kitchen 5.48m x 3.29m (18'0" x 10'10")

Fitted with a range of cream fronted base and eye level units with working surfaces over, stainless steel sink unit and tiled splash backs. Electric double oven and hob, extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, tiled flooring, radiator, space for breakfast table and double glazed multi paned windows to side and rear aspects taking full advantage of the views across open countryside and the Malvern Hills beyond.

## Dining Room 3.76m x 3.20m (12'4" x 10'6")

Multi paned double glazed windows to front and side aspects, oak flooring, radiator and open access into:

## Living Room 4.66m x 5.39m (15'3" x 17'8")

Multi paned double glazed windows to front and side aspects, oak flooring, radiator, wood burning stove inset to chimney breast with slate and brick hearth, TV point and part glazed door to front.

## First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with panelled doors to all rooms and hatch to loft storage area.

## Bedroom One 5.36m x 3.56m (17'7" x 11'8")

Multi paned double glazed window to side aspect with a splendid view over the adjoining fields. Radiator and walk in wardrobe.

## Bedroom Two 4.97m x 3.26m (16'4" x 10'8")

Multi paned double glazed window to rear with a view to the Malverns. Radiator.

## Bedroom Three 2.64m x 3.37m (8'8" x 11'1")

Multi paned double glazed window to side, radiator.

## Bathroom

Fitted with a white suite comprising panelled bath, shower cubicle housing 'Mira Sport' electric shower within, low level WC and vanity wash hand basin with cupboard under. Part tiling to walls, heated towel rail and double glazed window to side.

## Outside

From the lane a wooden five bar gate provides access onto the gravelled driveway which provides ample off road parking. There is a brick built shed which provides good storage.

The attractive cottage gardens encompass Bush Cottage, being primarily laid to lawn with well stocked borders and enclosed by mature hedging. Within the garden is a further brick built former piggery offering additional storage.

Bush Cottage has LPG central heating, bore hole water and septic tank drainage.

## Directions

From our Malvern office proceed on the A449 towards Ledbury bearing right on Wyche Road as signposted Colwall. Proceed ahead and continue into the village of Colwall. Proceed ahead, through the village taking the right hand turn as signposted Colwall Church. At the end of the road bear right at the T junction. Continue for one mile and turn right into the No Through Road, proceed ahead as signposted Bush Farm and Bush Cottage will be located on the left.

## Rent

Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced. Unless otherwise specified rent is exclusive of all out goings.

## Council Tax

We understand that this property is council tax band D. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Tenancy

The tenancy agreement will be set up on an initial 6 months period.

Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy)

Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the tenancy agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified rent is exclusive of all out goings.

Renewal tenancy agreements are charged at £25.00 plus VAT. Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

