



The Coach House 70 Cowleigh Road, Malvern, WR14 1QN £375,000

Work From Home in Malvern!! Situated at the end of private driveway, enjoying a quiet position with mature well stocked gardens, this detached Victorian coach house has so much to offer. Requiring some refurbishment but with great potential to extend subject to planning permission. The property comprises a large open plan living room with dining area, kitchen and utility cloakroom whilst to the first floor there are three double bedrooms and bathroom. What this unique property really can offer is the opportunity to work from home, having a substantial detached, fully insulated studio with its own cloakroom and kitchenette. Within walking distance of the town, The Coach House benefits from views towards Worcester and nearby access onto the Malvern Hills.

Entrance Hall

A upvc entrance door leads into the Entrance Hall with tiled floor, radiator and doors to:

Utility Cloakroom 8'2" x 5'10" (2.51m x 1.78m)

Wash hand basin with cupboard below, low level WC, plumbing for washing machine, tiled flooring, radiator and window to side.

Kitchen 12'10" x 7'10" (3.92m x 2.40m)

Comprehensively fitted with a range of pine fronted base and eye level units with work surface over, one and a half bowl sink unit and tiled splash backs. Under unit lighting, Electrolux oven and grill with four ring Bosch gas hob with extractor hood over. Plumbing for dishwasher, radiator, telephone point, wall mounted Ideal gas central heating boiler, double glazed window and door leading to the side garden.

Open Plan Living Room and Dining Area 23'1" x 22'5" (7.06m x 6.85)

Maximum Measurements.

A generous open plan area with windows to three elevations creating a light and airy living area, living flame coal effect stove set upon a granite hearth, TV point, four radiators and double glazed French doors leading to the lawned garden.

A wooden, open tread staircase rises to the First Floor Landing.

First Floor Landing

With doors to all rooms, access to loft space and Airing cupboard with lagged tank and shelving.

Bedroom One 14'6" x 11'5" (4.42m x 3.48m)

Double glazed window to front, velux and radiator.

Bedroom Two 12'5" (excl wardrobes) x 11'8" (3.81m (excl wardrobes) x 3.56m)

Double glazed window to rear taking full advantage of views towards Worcester, radiator and built in wardrobes with dressing table.

Bedroom Three 16'5" x 8'0" (5.01m x 2.44m)

Double glazed windows to front and rear elevations, radiator and hatch to loft space.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with Triton shower over and glass screen. Pedestal wash hand basin and low level WC. Extensive wall tiling, velux and radiator.

Outside

Approached from Cowleigh Road down a private gravelled drive way is a covered carport directly ahead and gated access onto the gravelled parking and turning area.

The gardens are well stocked with a wide variety of colourful and fragrant shrubs and flowers including wisteria, viburnum, roses, productive apple tree and herbs to name just a few. A winding gardeners path meanders through the well stocked beds to the Detached Home Office.

To the rear of the house is a lawned garden with seating and barbecue area which is sheltered and enjoys a high degree of privacy.

Home Office 21'5" x 16'6" (6.54m x 5.05m)

The perfect working from home space, fully insulated and ready for a variety of uses and with natural light from three sky lights.

The current owner had operated a successful hair salon from the Studio and is fitted with heating, lighting, power points and climate control unit. With some simple adaptations this fantastic space could house a variety of businesses or even become a granny or teenage annexe!

In addition to the studio space is a cloakroom with low level WC and basin and a utility kitchenette with plumbing for washing machine, power points, window and loft storage space.

Directions

Proceed on the A449 towards Worcester bearing left into North Malvern Road and then right into Cowleigh Road. Proceed ahead and the driveway for No70 will be located on the right as indicated by the Agents for sale board.

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via 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.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

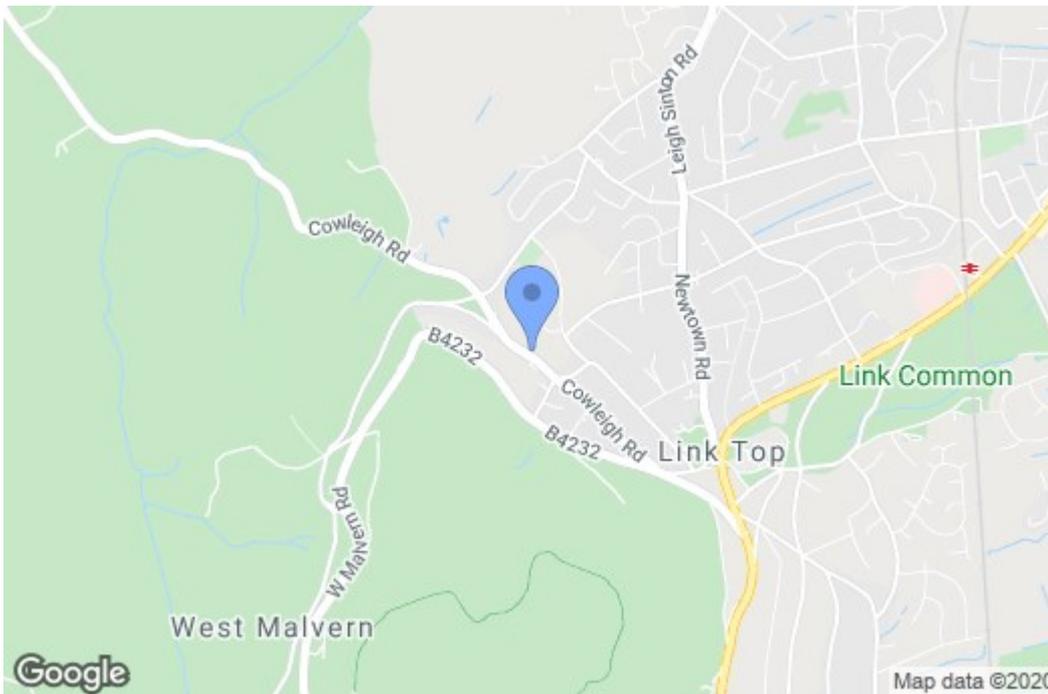
Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

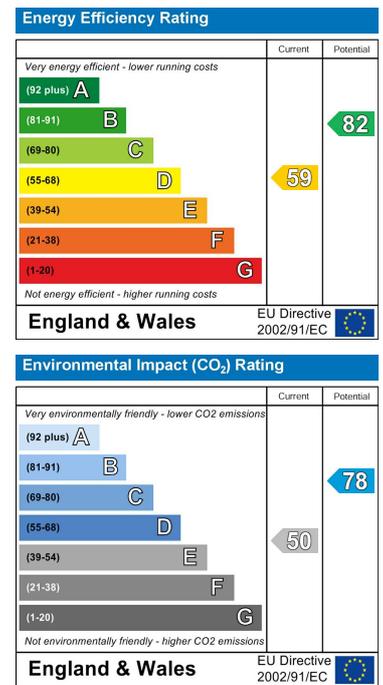
Floor Plan



Area Map



Energy Efficiency Graph



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