

Beacon Cottage British Camp Road

Malvern, WR13 6HR

Originally believed to date back to the late 1700s and once part of the Eastnor Estate, Beacon Cottage has been the subject of updating and refurbishment over recent years. The accommodation is generous, particularly at ground floor level, where a large open plan kitchen/breakfast room leading to a dining room and the sitting room along with a cloakroom with WC, utility room and a garden room. At first floor level there are three/four bedrooms, shower room and bathroom. The cottage boasts landscaped gardens and lovely views along with a large lawned paddock with fruit trees, which together with the main garden, amounts to over an acre of ground.

Guide Price £650,000

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Entrance Porch

A covered entrance porch, with courtesy light and studded Oak door leads to:

Kitchen/Breakfast Room

21'11" x 10'7" (6.69 x 3.23)

(narrowing to 8'7" minimum) This light and airy, open plan room provides a lovely entrance to the house on two levels with a flagstone floor. The kitchen is fitted with a range of fitted Magnet farmhouse style floor cupboards with drawers and Corian work surfaces with one and half bowl single drainer sink unit and swan neck mixer tap. Ornate fireplace with brick surround, tiled mantle and stone hearth supporting a wood burner (installed but not tested and more for ornamental use). Range cooker with two electric ovens and LPG gas hob. Three double glazed windows to front and rear aspects and three overhead Velux windows. Two wall light points and doors leading to utility room, sitting room and dining room and further door to:-

Cloakroom

10'5" x 5'2" (3.20 x 1.60)

Close coupled WC, wash basin, range of fitted floor and eye level cupboards with work surface over and window.

Utility Room

12'2" x 6'3" (3.72 x 1.91)

Single drainer sink unit with mixer tap, wall and eye level units and work surfaces over, space and plumbing for washing machine, tumble drier. Heated towel rail and double glazed window.

Sitting Room

21'7" x 17'9" (6.59 x 5.42)

Narrowing to 11'2" minimum.

A focal point of this room is an inglenook style fireplace with oak lintel and a raised stone hearth with inset wood burner. Three radiators, six wall light points, ceiling down lighting, attractive timber framed arched window in stone surround (set with in it is this surround there is a Tribolite fossil) Three ceiling timbers and two internal windows and sliding patio doors to:

Garden Room

31'1" x 5'8" (9.48 x 1.73)

As the name suggests this room has a very pleasant outlook via a bank of double glazed windows and doors overlooking and leading to the main external terrace and garden with views beyond toward the Herefordshire countryside. Heated towel rail, semi-vaulted and beamed ceiling. Open tread timber and wrought iron staircase leading to first floor and a door to:

Dining Room

18'1" x 12'6" (5.52 x 3.82)

With glazed doors leading from both the kitchen and garden room and further glazed doors and windows leading to the main terrace and garden. Being glazed to three sides, this room enjoys views over countryside. Tiled floor and radiator.

Boiler Room

11'5" x 5'8" (3.49 x 1.75)

Oil fired central heating boiler and door leading outside.

First Floor Landing

With access to roof space, doors to all rooms and the central heating thermostat.

Bedroom One

17'1" x 8'1" (5.21 x 2.48)

A lovely bright room with three double glazed windows and door leading outside sheltered patio/seating area. Wall light point and two radiators.

Shower Room

Fully tiled and having tiled shower cubicle, close coupled WC, radiator, pedestal wash basin, double glazed window and extractor fan.

Bedroom Two

11'4" x 10'7" (3.46 x 3.25)

The main feature of this room is an original timber framed wall which is believed to date back to the 1700s. Two double glazed windows with view over countryside and a further "porthole" window to front aspect. Radiator.

Bedroom Three

9'9" x 8'4" (2.99 x 2.56)

Radiator and double glazed window with view over countryside.

Bedroom Four / Office

10'2" x 6'1" (3.10 x 1.86)

A single bedroom which could also be utilised as a home office with a double glazed window to the rear aspect and radiator.

Bathroom

8'5" x 6'1" (2.58 x 1.86)

Being fully tiled and having panelled bath with shower over, pedestal wash basin and WC. Ceiling down lighting and access to roof space, heated towel rail and double glazed window. Airing cupboard with slatted shelving, hot water tank and immersion heater.

Outside

Stone pillared and gated entrance leads onto a gravel driveway with turning area and detached Oak framed double carport with office space above. There is parking for several vehicles.

Double Carport

19'5" x 17'3" (5.92 x 5.27)

Steps lead onto a raised brick terrace that runs along the full length of the house. At one end of the carport a timber stairwell leads up to a Studio/office room above.

Studio/Office

18'11" x 10'11" (5.79 x 3.35)

This room has a sloping ceiling with four double glazed Velux windows, leaded "porthole" window at one end. We have been advised that this office has access to WiFi/broadband, being separated from the main dwelling this addition makes a good home working environment.

Gardens

The main formal garden area sits to the West of the house. It's focal point being a large bricked terrace and seating area together with raised timber deck at the centre of which is an attractive, ornamental water feature and pond. From this spot one can enjoy the outlook across Herefordshire and some stunning sunsets.

The terrace is surrounded by well stocked, raised herbaceous and shrub borders, mature ornamental trees and climbers. A wide stepped pathway leads from the terrace to the side of the house up to the sheltered flagstone patio adjacent to the main bedroom. The remainder of the garden is mainly laid to sloping lawns, interspersed with stone pathways, mature shrubs and trees including five Silver Birch that run along the frontage with the main road. There is also a small "SUMMERHOUSE" (8'2" X 5'9") set in one corner of the garden. There is external security lighting and water supply.

Behind the cottage and carport a further set of steps lead up to the highest point where there is a large area of sloping lawned orchard. Located to the front, lower level of the garden is the private sewerage treatment plant, installed by the current owners in 2021.

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue for approximately three miles, passing The Malvern Hills Hotel/Restaurant on your right. After approximately quarter of a mile the driveway to Beacon Cottage can be found on the left hand side, identified by the agent's sale board.

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.

Council Tax Band

We understand that this property is council tax band F.

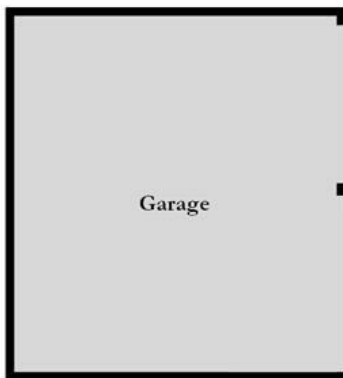
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Services

We have been advised by the current owners that the property benefits from oil fired central heating, a private drainage system and mains electric and water.



Floor Plan



Beacon Cottage
British Camp Road
Malvern
WR13 6HR

For information and illustrative purposes only.
 Not to scale
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