



## Link End Cottage 28 Farley Road Malvern, WR14 1NF

Link End Cottage is a charming property, with attractive gardens and is located in an established area of Malvern, close to amenities, train station and Malvern retail park. In brief the accommodation comprises; Entrance hall, sitting room, dining room, living room, kitchen, cloakroom and utility. To the first floor are four bedrooms, the master with a shower room en suite and a further family bathroom. The private gardens are predominantly to the front but boasting smaller side gardens. The property benefits from gas central heating, double glazing throughout, ample driveway parking and a double garage and workshop. Offered for sale with no onward chain. EPC Rating E52.

**£595,000**

# Link End Cottage 28 Farley Road

## Malvern, WR14 1NF



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### Entrance Hall

Hardwood door opens into the Entrance Hall. With tiled flooring, radiator, double glazed arch shaped window to the side aspect and archway leading to the stairs rising to the First Floor landing and doors off to the Sitting Room and Dining Room.

### Sitting Room

17'4" x 16'4" (5.3m x 5m)

A grand room with double glazed French doors opening out to the side garden, two further double glazed windows to the front aspect. Fireplace with "coal" effect gas fire and tiled hearth, dado rail and two radiators.

### Dining Room

17'0" x 10'2" (5.2m x 3.1m)

The Dining Room benefits from fitted wooden cupboards and drawers with shelving above, double glazed window to the front aspect and door to a useful under stairs storage cupboard used as a pantry, with shelving and light. A part glazed door opens in to the Living Room. Radiator and opening to the Kitchen.

### Living Room

17'0" x 11'1" (5.2m x 3.4m)

A light room with dual aspect double glazed windows to the front and bay window to the side aspect. Fireplace with wooden surround and hearth with "coal" effect gas fire. Two radiators.

### Kitchen

13'1" x 10'5" (4m x 3.2m)

Fitted with a range of cream eye and base level shaker style units and drawers with granite working surfaces above. Gas AGA, electric oven and four point induction hob, tiled splashback and extractor above. Two stainless steel under-counter sinks with mixer tap and integrated dishwasher. Double glazed windows to the side and rear aspects, tiled flooring and door to Side Lobby.

### Side Lobby

With the continuation of tiled flooring, radiator and doors to Cloakroom and Utility Room. Stable wooden door to the rear aspect.

### Cloakroom

Fitted with a white suite comprising low flush WC and vanity unit with sink inset and cupboards below. Obscured double glazed window to the rear aspect, radiator and continuation of tiled flooring.

### Utility Room

8'2" x 6'6" (2.5m x 2m)

Fitted with base level units with working surfaces above and tiled splashback. Stainless steel sink unit with drainer, space and plumbing for a washing machine and space for a further under-counter appliance. Double glazed windows to the side and rear aspects, radiator, space for a further tall appliance and wall mounted gas central heating boiler. Double doors opening to storage cupboard. Continuation of tiled flooring.

### First Floor

From the Entrance Hall, stairs rise to the First floor landing. With doors off to all Bedrooms, Bathroom and doors to airing cupboard housing water tank with slatted shelving above for storage. Velux window and radiator.

### Bedroom One

17'0" x 16'4" (5.2m x 5m)

Fitted with a range of wardrobes and drawers, door to shower room en-suite and door to walk-in wardrobe. Two radiators, ceiling and wall lighting and double glazed window to the front aspect.

### En-Suite Shower Room

17'0" x 4'11" (5.2m x 1.5m)

Stepping up into the En-Suite, with partially tiled walls and tiled flooring. Fitted with a white suite comprising, decorative pedestal wash hand basin with matching low flush WC and large walk-in shower with waterfall effect shower head with an additional attachment. "Ladder" style radiator, double glazed windows to the side and front aspects, spotlights to ceiling and an additional radiator.

### Bedroom Two

15'2" x 11'5" (4.64m x 3.5m)

A light and spacious room, fitted with a complete wall of wardrobes, vanity unit with sink inset and cupboards below. Double glazed windows to the front and side aspects. Radiator.

### Bedroom Three

12'6" x 10'2" (3.82m x 3.1m)

A generous size bedroom with double glazed window to the front aspect, access to roof space via hatch and drop down ladder. Radiator.

### Bedroom Four

11'10" narrowing to 8'10" x 10'5" (3.63m narrowing to 2.7m x 3.2m)

An "L" shaped bedroom with double glazed window to the side aspect, radiator.

### Bathroom

6'6" x 6'4" (2m x 1.95m)

Fitted with a corner bath and shower above, decorative pedestal wash hand basin and matching low flush WC. Fully tiled walls and flooring, "ladder" style radiator and double glazed window to the side aspect. Spotlights and extractor to ceiling.

### Workshop

11'1" x 7'2" (3.4m x 2.2m)

A convenient workshop attached to the rear of the Garage, with double glazed window to the rear aspect, power and light.

### Double Garage

17'4" x 17'0" (5.3m x 5.2m)

A generous size garage with electric door to the driveway parking and courtesy door to the side garden. Storage space in the eaves, power and light.

### Outside

A particular feature of this cottage are the magnificent gardens, predominantly to the front and side of the property. The generous fore-garden is mainly laid to lawn with mature shrub filled borders. A secluded seating area is nestled in the corner and an additional patio area adjoins the property. Gated access leads to the driveway parking and double Garage.

To the side of the property is a covered pergola with an additional raised patio seating area and lawned garden with stepping stones to the Workshop and Garage. A paved pathway wraps around the property providing access to both sides and the rear.

To the north side of the property you will find a timber shed and useful greenhouse with an additional private seating area.

### Council Tax Band

We understand that this property is council tax band E.

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.

### 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.

### Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

### Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/KZ4rBC3NM7c?si=Mk5LPV7u6ubZcUfb>



# Floor Plan



Link End Cottage, 28 Farley Road, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	