



## Priory Cottage, 80 Old Wyche Road, Malvern, WR14 4EP

£330,000

A CHARMING DETACHED COTTAGE HIGH ON THE SLOPES OF THE MALVERN HILLS, WITH PANORAMIC VIEWS, CURRENTLY RUN AS HOLIDAY ACCOMMODATION. IDEAL SECOND HOME BEING SOLD COMPLETE WITH CONTENTS.

Priory Cottage and garden has been refurbished by the current owners and now offers character accommodation comprising:- entrance with cloakroom, shower room, kitchen with appliances and extra storage, open to sitting room with view across the Severn Vale and inglenook fireplace with log burner, two double bedrooms, boot-room with heating, garage, part used as storage, part as craft room/utility. Lawned garden, deck and sun terrace, the Crow's Nest secluded seating area with views. Off road parking for two cars, double glazed, central heating from a boiler installed in 2018. Viewing recommended.





# Priory Cottage, 80, Old Wyche Road, Malvern, Worcestershire, WR14 4EP

## ENTRANCE

uPVC door with opaque glass inset windows, opens to:

## ENTRANCE HALL

With hatch to loft space, door to built-in cloaks cupboard with hanging rail, shelving and smart energy and water meters. Doors to:

## SHOWER ROOM 6'10" x 6'4" (2.10m x 1.94m)

Front aspect opaque double glazed window, double radiator under, corner shower enclosure with thermostatic shower, pedestal wash basin with mixer tap, close coupled WC, door to cupboard housing Worcester Bosch gas central heating boiler, installed in March 2018.

## KITCHEN 7'11" x 7'2" (2.43m x 2.20m)

Front aspect double glazed window, fitted units to one wall with built in electric oven and hob, extractor hood over, space for fridge (appliance included) circular sink unit with mixer tap, plate rack, three built in storage units to under stairs which slide out and provide shelving, double radiator, beamed ceiling, stairs to first floor and opens to:

## SITTING ROOM 11'5" max x 9'6" (3.48m max x 2.92m)

Front aspect bay double glazed window with excellent views across Malvern and the Severn Vale beyond, electric panel heater, further double radiator, stone faced inglenook fireplace with log burner and original bread oven, double glazed patio door to front terrace.

## FIRST FLOOR LANDING

With doors to:

## BEDROOM ONE 10'2" x 8'3" (3.12m x 2.52m )

Front aspect double glazed window with excellent views, double radiator, telephone point, vanity shelving.

## BEDROOM TWO 11'3" x 7'4" (3.44m x 2.25m)

Front aspect double glazed window with excellent views, double radiator, built in wardrobe with hanging and shelving.

## EXTERNAL BOOT ROOM 3'9" x 4'7" (1.16m x 1.4m)

With electric heater, fixed boot pegs and hanging rail, external water connection.





### **STUDIO/UTILITY 10'6" x 8'1" (3.22m x 2.48m)**

Formed by sectioning the garage off, with double glazed door to garden, side aspect double glazed window, space for appliances, wall mounted cupboard.

### **GARAGE 6'9" x 7'4" storage area (2.07m x 2.25m storage area)**

With up and over door, side aspect double glazed window, used for storage, fully boarded loft space.

### **OUTSIDE**

Gravelled off road parking for two vehicles to the fore and side of garage, lockable gate to garden with sensor light, wooden deck with log store positioned to take in the view over the garden and towards Severn Vale, brick built barbeque, patio adjacent to the house with distant views, external lighting. Steps to the side to the upper garden (The Crows Nest), secluded area ideal for bird watching, surrounded by mature shrubs and trees and with gravelled area, also enjoying the views. Lower lawned garden with hedged boundary and garden shed.

### **DIRECTIONS**

From the Allan Morris office in Great Malvern, proceed south towards Malvern Wells, turn right towards Colwall and proceed uphill towards the Wyche, before the Wyche cutting, immediately after the Wyche Pub on the right, turn a very sharp left into Old Wyche Road. The property is just on the left hand side.



TENURE: We understand the property to be freehold but this point should be confirmed by your solicitor.

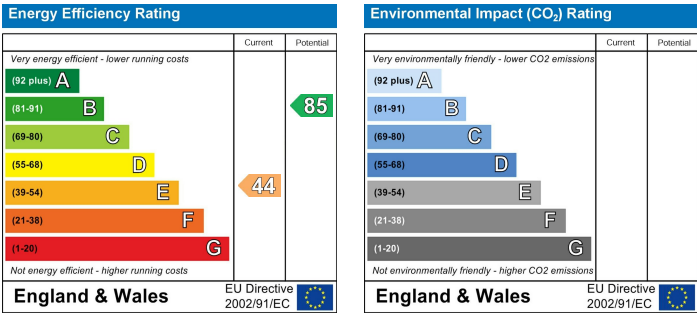
FIXTURES AND FITTINGS: The property is to be sold fully furnished and equipped ready for occupation or for immediate rental as a holiday let. Only personal items will be removed.

SERVICES: 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: B

ENERGY PERFORMANCE RATINGS: Current: E44 Potential: B85

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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