

**FOR SALE**

An imposing **DETACHED RESIDENCE** incorporating a productive Bed and Breakfast business prominently located in Malvern Wells within easy reach of the Three Counties Showground.



**'THE OLD COACH HOUSE, 208 WELLS ROAD, MALVERN WELLS,  
WORCESTER WR14 4HD**

By Direction of Mr & Mrs D.D Vale  
Viewing by Arrangement through the Selling Agents  
**OFFERS BASED ON £380,000**

**DIRECTIONS**

**From Great Malvern**

Proceed south out of Great Malvern along the A449 Wells Road. Entering the Wells after approximately 1 ½ miles The Old Coach House will clearly be seen up on the right hand side some one hundred yards before the garage, and directly opposite the junction with Green Lane.

**From the Showground**

Proceed west (towards the Hills) along the Hanley Road. Keep left at the junction into Green Lane, proceed up Green Lane, to its' junction with Wells Road and 'The Old Coach House' will be seen opposite.

## **THE OLD COACH HOUSE**

An individually appointed **DETACHED RESIDENCE** occupying a prominent location on the eastern escarpment of the Malvern Hills at Malvern Wells along the A449 some one and a half miles south of Great Malvern offering an opportunity to secure a spacious home with supplementary bed and breakfast income.

The Old Coach House is well placed to take advantage of a local area which attracts visitors and tourists throughout the year. The Three Counties Showground which hosts a full calendar of events throughout the year is but a short distance away as is Great Malvern- recently reported as the seventh most popular holiday destination in the country. Not only is the town itself a tourist attraction in it's own right but cyclists and walkers are drawn to the Malverns all year round. Just a little further a field there are the Jazz, Folk and Water Festivals at Upton- Upon-Severn and Cheltenham Races, all of which underpin the bed and breakfast aspect of the property. The Old Coach House can cater for six guests having **Three Double Rooms**, all with **En-Suite facilities**, together with an open dining area alongside the main reception.

Further accommodation at ground floor level includes the **Inner Reception** the **(owners) Lounge, Dining Room, Kitchen, Storeroom** and **Utility/Laundry Room**, whilst on the first floor are **Two (further) Double Bedrooms** again with **En Suite facilities**.

Sash windows- secondary glazed to guests' rooms retain the character of the building: **gas fired radiator central heating** is provided by an economical Worcester Highflow 400 Electronic combination boiler.

There is Forecourt Parking for four cars with additional easy roadway parking close-by. The property otherwise affords a wide pathway surround with drying/sitting out areas behind hedged screening.

The Wells is a small quiet but thriving community with the Language College, the A.D Daniels Renault Dealership Garage and Stores, Specialist Shops, Thai Restaurant and the Wells Club where guests are assured of a warm welcome.

Further background to this property can be obtained by visiting its' website [www.coachhousemalvern.co.uk](http://www.coachhousemalvern.co.uk).

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## **THE ACCOMMODATION**

### **CANOPY PORCH**

Incorporating outside light. Traditional and panelled front entrance door to Reception/Guests Dining Room

### **PRIMARY RECEPTION AREA**

Coloured tiled floor. Feature ceiling arch.

### **GUEST DINING AREA**

Sash window to front aspect. Decorative fire surround with pattern tiled inset and decorative mirror above mantelshelf. Two wall light points. Double panel radiator. Two thirteen-amp power points. Exposed beam. Woodstrip effect flooring.

### **INNER HALLWAY 17'6" x 7' (max)**

Central heating thermostat. Single panel radiator. Under stairs display/storage area with cloak rack. Two pendant lights. Staircase off. Doors to: -

### **FAMILY LOUNGE: 17' x 13'**

Bay window with sash openings and window boxes to side aspect. Feature fire surround, inset Woodburner (type) electric fire and raised hearth plinth. Two double panel radiators. T.V aerial point. Picture rail. Coved ceiling. Woodstrip laminate flooring.

### **FAMILY DINING ROOM: 13'2" x 12'**

Bay window with part glazed doors to side aspect. Feature fire surround to part tiled fireplace. Arched display recesses- one with fitted shelving. Long double panel radiator. Three wall light points. T.V point. Italian tiled floor. Through to: -

### **KITCHEN: 13'2" (max) x 12'6"**

Bay window with sash opening to side aspect. Part tiled walls. Range of units comprising: stainless steel single drainer sink unit in long roll edge pattern work surface with six drawers and four cupboards under. Further long matching roll edge work surface with three drawers and three cupboards under. Central corner matching roll edge work surface with inset 'five ring' gas hob unit with drawer and cupboard under. Unit housing the Diplomat Double Oven with storage cupboards above and beneath. Two double wall cupboards both with single taller wall cupboard adjacent. Double wall cupboard with glazed and leaded doors. Cooker hood with Extractor. Double panel radiator. Ceiling spotlight unit. Cooker point. Six thirteen-amp power points.

### **STOREROOM: 10'9" x 6'7"**

Obscure glazed window to side aspect. Recessed ceiling lighting. One thirteen-amp power point.

### **LAUNDRY/UTILITY ROOM: 15' x 7'**

Stainless steel single drainer sink unit with cupboards under. Long pattern roll edge work surface with space under (plumbing for automatic washing machine). Single panel radiator. Range of shelving. Three thirteen-amp power points. Worcester Highflow 400 Electronic gas fired boiler for central heating and domestic hot water. Window and obscure glazed door to rear.

### **FIRST FLOOR LANDING: 9' x 7'**

Double panel radiator. Three thirteen-amp power points. Decorative coving. Atrium Window. Doors to: -

**BEDROOM ONE: 10`7 x 10` (Double Room)**

Secondary glazed sash window to side aspect. Double built-in wardrobe. Double panel radiator. Telephone point. Five thirteen-amp power points. Light dimmer switch. Coved ceiling.

**EN-SUITE**

Sash window to rear aspect. Pattern ceramic tiling to panelled bath. Oval pedestal wash hand basin and close coupled low level W.C. Single panel radiator. Wall mirror. Striplight with shaver point. Towel rail. Triton shower unit with riser, attachment, curtain and rail. Extractor fan. Ceiling spotlight unit.

**BEDROOM TWO: 11`6 x 10`9 (Double Room)**

Secondary glazed sash window to side aspect. Double panel radiator. Overbed lights. Light dimmer switch. Five thirteen-amp power points. Coved ceiling.

**EN-SUITE**

Fully tiled shower cubicle with Triton shower unit, riser and attachment: folding shower door. Pedestal wash hand basin with tiled splashback. Wall mirror. Strip light with shaver point. Close coupled low level W.C. Single panel radiator. Towel rail. Ceiling spotlight unit. Extractor fan.

**BEDROOM THREE: 14`9 x 13` (Twin Room) (inc ensuite)**

Secondary glazed sash window to side aspect. Double panel radiator. Overbed lights. Pendant light. Dimmer switch. Three thirteen-amp power points.

**EN-SUITE**

Full tiling to quadrant shower cubicle with Triton shower, riser, attachment and sliding shower doors. Oval pedestal wash hand basin with tiled splash back, wall mirror and striplight with shaver point. Low level close coupled W.C. Towel rail. Single panel radiator. Extractor fan.

**BEDROOM FOUR: 12`9 x 10`9 (inc ensuite)**

Secondary glazed sash window to front aspect. Single panel radiator. Two thirteen-amp power points.

**EN-SUITE**

Low level W.C. Pedestal wash hand basin. Mirror. Striplight with shaver point. Single panel radiator.

**BEDROOM FIVE: 19`8 x 7`2**

Window to side aspect. Single panel radiator. Four thirteen-amp power points. Overbed light. Two pendant lights.

**EN-SUITE**

Sash window to rear aspect. Full tiling to quadrant shower cubicle with triton shower unit, riser, attachment and sliding shower doors. Oval pedestal wash hand basin with tiles splash back and mirror. Double panel radiator. Extractor fan. Ceiling spotlight unit. Low-level W.C.

## GENERAL

### TENURE:

The property is for sale Freehold.

### POSSESSION

Immediate Vacant Possession upon completion.

### SERVICES:

All mains services gas, electricity, water and drainage are laid and connected to the property.

### FIXTURES & FITTINGS

Carpets and other floor coverings are included in the sale.

### COUNCIL TAX:

Band ' ' with £ payable during the current Financial Year.

### LOCAL AUTHORITY:

Malvern Hills Council

### HIP

A Home Information Pack is available for perusal by any interested buyer.

### AGENTS NOTE:

Whilst these Particulars have been prepared in good faith, correctness is not guaranteed and should not be assumed. Descriptive passages are necessarily subjective. Particulars do not form part of any offer or contract, measurements are approximate and none of the services, systems or appliances have been tested. The property is sold without warranty either by the agents or the clients represented.

It is entirely incumbent upon any intending purchasers to satisfy themselves by their own or professional enquiry in all aspects of the property before a binding contract is entered into.

### FOLIO 6935



