



## Barnards Green Cottage Pound Common, Malvern, WR14 2SN Guide Price £400,000

Welcome to this charming detached house located on the picturesque Pound Common, Malvern. This property, built in 1890, boasts a traditional British charm with a touch of history.

Upon entering, you are greeted with a welcoming reception hall, leading to two spacious reception rooms and the breakfast kitchen. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property offers some scope for some updating and refurbishment, having been owned by the same family since 1991.

One of the standout features of this property is the views over Pound Common creating an almost 'village like' feel whilst being conveniently located close to the amenities of Barnards Green. Pretty gardens and driveway parking complete the package.

### **Reception Hall**

A brick and canopied Entrance Porch with outside light and quarry tiled step leads to the entrance door with decorative leaded glazed inset opening into the welcoming Reception Hall with attractive tiled flooring. Staircase rising to the first floor landing with stripped wood balustrade and under stairs storage cupboard. Dado rail, radiator, doors to the living room dining room and kitchen.

### **Living Room 14'11" x 13'0" (4.55 x 3.98)**

Sash windows to front and side elevations taking full advantage of views over Pound Common. Attractive open fireplace with marble surround with cast iron inset with decorative tiling. Picture rail, radiator, TV point.

### **Dining Room 15'1" x 12'2" (4.60 x 3.73)**

Wooden fire surround with cast iron inset and decorative tiling. Stripped wood cupboards and display shelving to chimney breast recesses, picture rail, double radiator and sash window window to front.

### **Kitchen 13'9" x 9'7" (4.20 x 2.93)**

The Kitchen is fitted with a range of wood fronted base and eye level units with work surface over, tiled splashback and stainless steel sink unit with mixer tap. Four burner gas hob, electric double oven, plumbing for washing machine and dishwasher and space for fridge freezer. Wall mounted Ferrolli gas central heating boiler, windows to sides and multi paned composite door leading to the rear garden.

Within the kitchen is a glass topped well with display lighting and chimney breast which would have formerly housed a range.

### **Cloakroom**

Fitted with a low level WC, pedestal wash hand basin, part tiling to walls and two obscure windows to rear.

### **First Floor Landing**

From the Reception Hall, the staircase rises to the First Floor Landing with radiator and doors to all three Bedrooms and Bathroom.

### **Bedroom One 13'3" x 14'11" (4.06 x 4.56)**

Sash window to front with far reaching views, radiator and open fireplace with painted wood surround, and cast iron inset.

### **Bedroom Two 13'0" x 14'11" (3.97 x 4.56)**

Sash windows to front and side elevations, radiator, vanity wash hand basin with storage cupboard below and glazed, fully tiled shower cubicle housing Mira 415 mains shower.

### **Bedroom Three 10'9" x 13'11" (3.28 x 4.25)**

Windows to side and rear elevations, double radiator and cast iron fire surround. Access to loft space.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Part tiling to walls, ceramic tiled floor, heated towel rail, radiator and obscure sash window to front.

### **Outside**

Approaching the front via a cast iron pedestrian gate and low wall with railings, a block paved pathway leads to the Canopy Entrance Porch. Gravel pathways lead to either side of the property and continue to the rear.

The fore-garden is primarily laid to lawn and planted with a variety of cottage garden plants, shrubs and fruit trees creating a pretty display. The lawn continues to the left side of the property leading to a walled rear garden with seating area, raised gravel border with further raised shrub borders creating a sense of shelter and privacy. There is a useful timber shed, outside water supply and lighting.

To the right side of the property is a gravelled parking area with gated access to the front and rear gardens.

### **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**

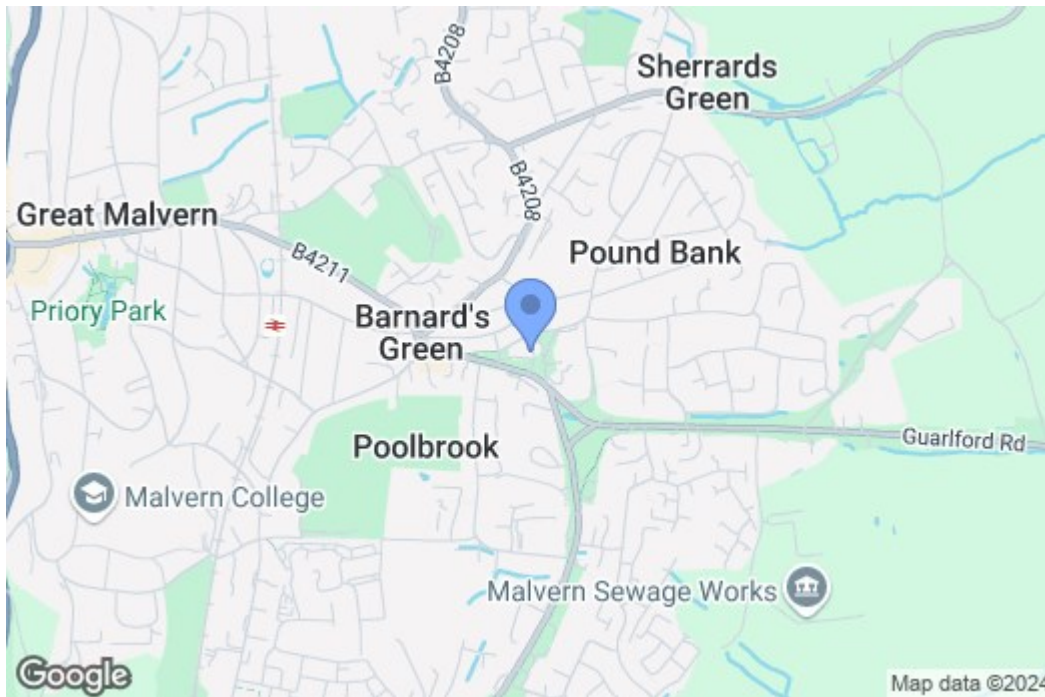
A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/wOl6015nZIY?si=SqAAih27ivf4nt9X>

# Floor Plan

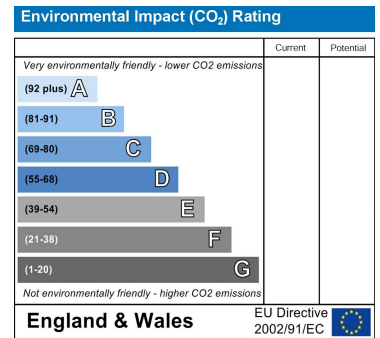
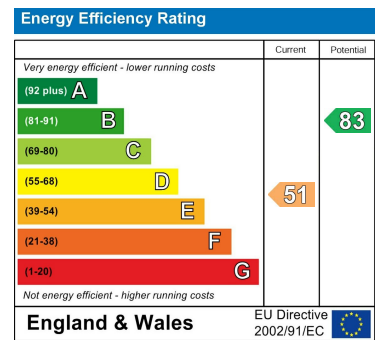


Barnard's Green Cottage, Pound Common, Malvern

# Area Map



# Energy Efficiency Graph



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.

