74, Guarlford Road, Malvern, WR14 3QT

Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

Guarlford Road, Malvern, WR14 3QT

A unique opportunity to purchase this characterful semi detached house, pre 1900, with what was originally a Forge, which has been in the same family for over 100 years. Steeped in palpable history, the Forge has more recently been used as a garage and a workshop and store - ideal for a car/motorbike enthusiast or hobbyist. In brief, the accommodation in the house comprises: Breakfast kitchen, dining room, living room, bathroom, cellar, three bedrooms and bathroom on first floor. The rear gardens are level and generous, with the plot totalling about 0.23acre. Currently there is fencing between the house and the gardens to the rear of the Forge, but the gardens are all on included. For further information or to take a look at this unusual home, please call us on 01684561411.

Approached over the Common to a large area of parking in front of the Old Forge and also directly by the house. Two spaces at the front belong to the adjoining semi (number 72). To enter the house, use the second door, which opens into the:

BREAKFAST KITCHEN
Side facing double glazed window, matching range of wall and base units, Worcester central heating boiler, inset stainless steel sink unit, ceramic hob with hood over, built-in Indesit oven and grill, high level cupboard housing the fuse board.

DINING ROOM
Side facing double glazed window, radiator, stairs to first floor and doors to the cellar, living room and external front door.

BATHROOM
Two obscure double glazed windows, close coupled WC, hand basin set into vanity unit with cupboards under, ladder style radiator, panelled bath with shower over and glazed screen, shelving and extractor unit.

LIVING ROOM
Front facing double glazed window looking onto the common, radiator, shelving, wooden fire surround with inset coal effect fire.

CELLAR
One room under the living room, light, work benches and small window.

FIRST FLOOR LANDING
With side facing double glazed window.

BEDROOM ONE
Front facing double glazed window overlooking the common, radiator, over-bed light pull and coat hooks.

BEDROOM 3 (walk through)
A walk through bedroom or office being of a good size, built-in wardrobe, side facing double glazed window and door to:

BEDROOM TWO
Rear facing double glazed windows, radiator, lovely views over the rear gardens.

OUTSIDE
To the immediate side and front of the house are level lawns and walkways and cast iron fencing and gate to the common. The rear garden has been beautifully planted over the years, but now needs a little bit of an overhaul. It is divided from the Forge with a fence, but the whole plot is being sold as one. The views up to the Hills are fabulous and there are just fields to the rear.
The garden to the side and rear of the workshops is approached via a path to the generous rear garden, which currently has a fence separating the rear from number 74's garden. It is level and essentially laid to lawn with access to the rear and offering views to the Hills. The walkway continues down to the bottom of the garden and there is a central hedge running part way down.

'THE OLD FORGE' (Garage and Workshop)
A building with immense character and charm, but in need of some attention which was originally a well used Forge. The right hand room has a corrugated and tiled roof with roof light, single glazed rear window, shelving, and small door to the other room.

The left hand building with a shed to the rear side has a double opening sliding doors, side and rear windows, beams, upper storage level, some restorative work required to the roof and door to the rear. There are some work benches and shelving.

PERTINENT INFORMATION
There is approved Planning Permission to convert the garage and workshop, The Forge, to a three bedroomed one storey living accommodation, but not to demolish. All information is visitible on the Malvern Hills District Council Planning site - Application Reference: M/26/00516/FUL.

DIRECTIONS
From the Malvern office of Allan Morris, proceed down Church Street, through the traffic lights to Barnards Green. Take the third turning on the left and proceed forwards through the shops onto the Guarlford Road. After the Bluebell Public House and just before the left hand turn to Hall Green, just opposite the stone trough on the left.

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

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains gas, 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: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

PRICE GUIDE: £380,000

Approximate total area(1)
150.2 m²

Reduced headroom
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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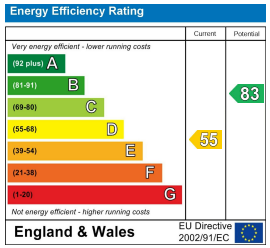

Material Information Report

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