

Wells Road



Malvern
Worcestershire

Wells Road

Malvern, Worcestershire, WR14 4HF

Approximate distances

- Great Malvern 2 miles
- Worcester 10.5 miles
- M5, Junction 7 11 miles



A substantial semi-detached period property currently providing both residential and business use (A1)

3-4 Reception rooms • Kitchen breakfast room
• 5-6 Bedrooms • 2 Bedroom Annex/Apartment
4 Business showrooms • Off road parking
Private gardens • Scope for redevelopment subject to
attaining the relevant planning permissions • In all
approx. 6445 sq ft (599 sq m)

Situation

Wells Road is situated in the highly regarded residential area of Malvern Wells in a prominent and elevated location enjoying superb views across Worcestershire. The location provides easy access to Great Malvern, national road and rail links.

Description

The property is a substantial semi-detached period property offering spacious and versatile accommodation with both residential and business use (A1) approached via a paved pathway accessing a private reception porch and separate access to the business premises.

The ground floor is predominately the business premises with four show rooms, one of which is currently being used as a post office with independent access, the three remaining rooms are all inter-linked with a staircase leading to a lower ground floor stock room. The private entrance porch provides access to a central stairwell, which provides additional access to the lower ground floor, first and second floors as well as a cloakroom and a rear access to the business premises.

On the first floor is the main living area comprising 3 reception rooms, a study, kitchen breakfast room, separate cloakroom and stairs leading up to the second floor. The second floor comprises five independently accessed bedrooms one of which has an en-suite and a large family bathroom.



On the lower ground floor in addition to the stock room is a self contained, independently accessed apartment comprising living room, kitchen, bathroom and two bedrooms.

There is a further lower ground floor accessed via the stock room comprising hall with doors to a further sitting room, large games room, wine cellar and 2 further store rooms. A double glazed conservatory accessing the rear garden.

Outside

The property benefits from extensive gardens which enjoy a high degree of privacy being predominately laid to lawn with numerous inset mature specimen trees, flower and shrub beds and borders, a large paved patio area and various outside storage areas.

Fixtures and fittings

All fixtures, fittings and furniture such as carpets, curtains, light fittings and garden ornaments are excluded from the sale. Some may be available by separate negotiation.

Tenure

We believe the property to be freehold. Agents note: Currently part of the property provides a Part Time Post Office which could continue subject to the purchaser applying to and being accepted as a suitable candidate by The Post Office.

Services

The property benefits from all mains services.

Directions

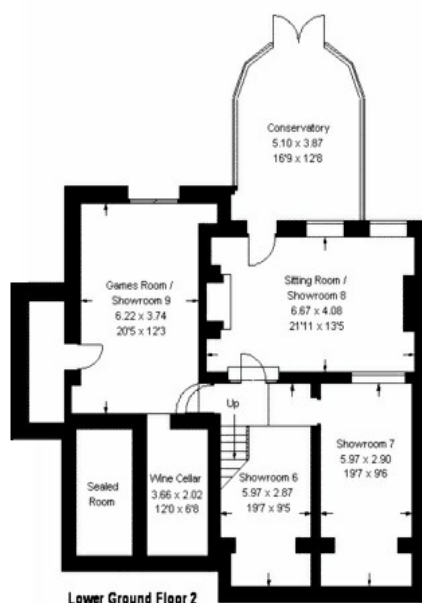
From Great Malvern proceed into Malvern Wells, where the property will be found on the left hand side.

Viewings

Strictly by appointment through selling agents; Fisher German LLP, tel. no. 01905 726220, worcester@fishergerman.co.uk



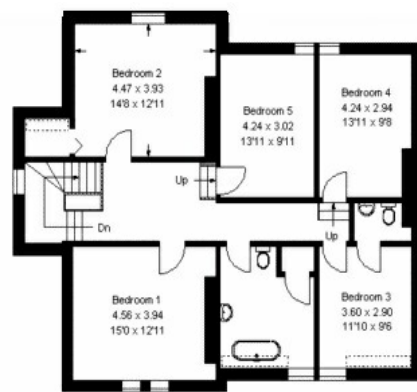
Approximate Gross Internal Area -
 Lower Ground Floor 2 > 137 sq m / 1474 sq ft
 Lower Ground Floor 1 > 120 sq m / 1291 sq ft
 Ground Floor > 117 sq m / 1259 sq ft
 First Floor > 114 sq m / 1227 sq ft
 Second Floor > 111 sq m / 1194 sq ft



Lower Ground Floor 2

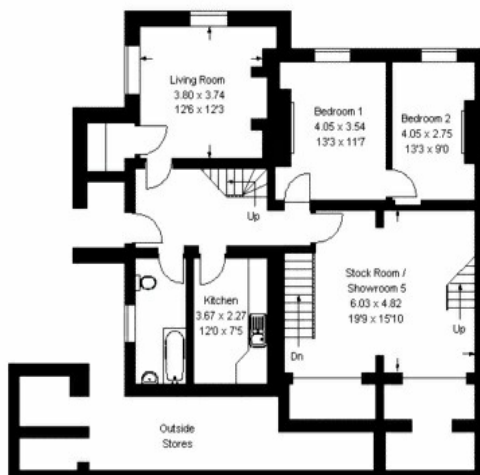


First Floor

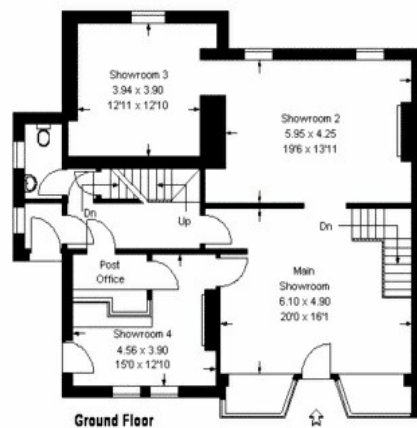


Second Floor

◻ = Reduced Headroom Below 1.50m / 5'0"



Lower Ground Floor 1



Ground Floor

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

108

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 582
 Building complexity (NDS level): 3
 Building emission rate (kgCO₂/m²): 76.62

Benchmarks

Buildings similar to this one could have ratings as follows:
 31 If newly built
 82 If typical of the existing stock