

Hornyold Road, Malvern, WR14
Offers in excess of £235,000, Freehold



An elegant and spacious four bedroom Victorian townhouse in the exclusive area of North Malvern, within close proximity of the town and the Malvern Hills. Part refurbished but with scope for further modernisation and improvement. Freehold, offered with NO ONWARD CHAIN.

The house itself is a spacious four bedroom townhouse split over three floors with a wealth of character and original features, being part of a larger Victorian villa. Impressive and unusual in style, ornamented with turrets and gargoyles, this residence has an air of grandeur whilst being easily maintained.





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Long Description

An elegant and spacious four bedroom Victorian townhouse in the exclusive area of North Malvern, within close proximity of the town and the Malvern Hills. Part refurbished but with scope for further modernisation and improvement. Freehold, offered with NO ONWARD CHAIN.

THE AREA

Malvern is a delightful town boasting shops including a Waitrose supermarket, a multitude of restaurants and cafes, a renowned theatre and cinema, swimming pools and parts facilities alongside excellent schools.

Set amidst the beautiful scenery of the Malvern Hills and surrounded by rolling countryside, this is deemed an Area of Outstanding Natural Beauty.

Malvern is close to the M50 and M5 motorways and has direct rail links to London and the Midlands from its picturesque Victorian Great Malvern station. Recently restored Malvern Link Station is approx. 1 mile from the property.

Hornyard Road is location in the desirable North Malvern, nestled at the foot of the Malvern Hills which are immediately accessible, yet is also within close proximity to the town centre with all its amenities. Malvern Spring Water, famous for its purity and its beneficial properties, can be collected at several different wells nearby.

THE PROPERTY

The house itself is a spacious four bedroom townhouse split over three floors with a wealth of character and original features, being part of a larger Victorian villa. Impressive and unusual in style, ornamented with turrets and gargoyles, this residence has an air of grandeur whilst being easily maintained.

To the front, the house has an archway with gated access to a pretty and secluded courtyard garden giving views to the hills, with steps up to:
Conservatory 3m x 2m approx.

With views towards the hills, double glazed door/windows, wall mounted light, entrance door to living room with sash windows with side;

Living room 5.69m x 4.22m

A Magnificent room with high coved ceiling, picture rail and ceiling light; decorative brick fireplace and wooden mantle; polished wooden floor; power and telephone points; central heating radiator and sliding doors through to:

Dining room/snug 4.24m x 3.78m MAX

Characterful brick inglenook fireplace with storage cupboard either side, polished wooden floor, stairs to first floor with ornate bannisters, ceiling light point, and entrance to:

Breakfast kitchen 4.37m x 2.30m MAX

A light and airy space with double glazed windows to side and rear, fitted kitchen with under lighting to wall units, stainless steel sink, extractor hood, gas hob, electric oven, dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, tiled splashbacks, terracotta tiled floor, central heating radiator and door to:

First floor

Landing

With ornate spiral staircase to second floor, and doors to:

Bedroom one (with en suite) 4.27m x 4.24m

a large and airy room, previously used as a day room, with magnificent views through picture windows to the front of the Malvern Hills and a vista of the Worcestershire countryside, an attractive fireplace

with tiled back and wooden mantle, ceiling light, polished wooden floor, radiator and door to:

En suite

White suite with bath, low level WC, wash basin with cupboard under, tiled splashbacks and LED wall light.

Bedroom two (with en suite) 4.24 x 2.87 MAX

Refurbished, with feature cast iron fireplace, central heating radiator, double glazed window to rear, ceiling light and door to:

En suite

Refurbished, with double glazed windows to side and rear, bath with shower attachment and additional shower rose over, wash basin and low level WC, tiled splashbacks, extractor fan, spotlights, Amtico flooring and period style radiator.

Second floor

Accessed via the spiral staircase, this makes an ideal children's hideaway or guest suite. The landing has doors to:

Bedroom three 3.63m x 2.79m MAX

Double glazed window to front with far reaching views and framed by an ornamental stone surround, Velux window to side, ceiling light, central heating radiator, restricted head height into the eaves.

Bedroom four 4.29m x 2.29 MAX

'L' shaped room with head restriction into the eaves, skylight window to rear with views to the hills, ceiling light and radiator.

Family bathroom

White three piece suite consisting of bath with electric shower over, low level WC, wash basin, tiled splashbacks, radiator, spotlights, and door to loft space.

OUTSIDE

Pretty and secluded courtyard garden to the front with views to the hills; outside WC and storage area to the rear.

On street parking is readily available on this stretch of Hornyold Road; if desired the front courtyard could be used to create driveway parking, subject to the necessary consents.

Directions

Head south on Monksfield Lane towards Worcester Road on the A449, turn right onto Worcester Rd on the A449, at the roundabout take the 2nd exit and stay on Worcester Road on the A449, turn right onto the B4503, turn left onto Trinity Road, turn right onto Hornyold Road and your destination will be on the left.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from

the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

61, Hornyold Road
MALVERN
WR14 1QH

Dwelling type: Mid-terrace house
Date of assessment: 21 December 2007
Date of certificate: 31 December 2007
Reference number: 9742-2829-6125-0323-8205
Total floor area: 128 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	41	47
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	45	51
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	403 kWh/m ² per year	360 kWh/m ² per year
Carbon dioxide emissions	7.3 tonnes per year	6.4 tonnes per year
Lighting	£104 per year	£52 per year
Heating	£978 per year	£910 per year
Hot water	£101 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: NHER002419
Assessor's name: Mr Andrew Grantham
Company name/trading name: Andvic Limited
Address: 21 Hawkwood Close, Malvern, Worcs, WR14 1QU
Phone number: 01684 578936
Fax number:
E-mail address: andviclimited@tiscali.co.uk

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our website at www.nher.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your building. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure that you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find out how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

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MALVERN
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Date of certificate: 31 December 2007
Reference number: 9742-2829-6125-0323-8205

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roofs	Roof room(s), no insulation (assumed) Pitched, no insulation (assumed)	Very poor Very poor	Very poor Very poor
Floor	Suspended, no insulation (assumed)	-	-
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		E 41	
Current environmental impact (CO₂) rating		E 45	

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£40	E 43	E 46
Sub-total	£40		
Higher cost measures			
2 Replace boiler with Band A condensing boiler	£92	E 47	E 51
Total	£132		
Potential energy efficiency rating		E 47	
Potential environmental impact (CO₂) rating		E 51	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

Higher cost measures			
3 Replace single glazed windows with low-E double glazing	£61	E 50	E 54
4 50mm internal or external wall insulation	£59	E 53	D 56
5 Solar photovoltaics panels, 25% of roof area	£46	D 55	D 59
Enhanced energy efficiency rating		D 55	
Enhanced environmental impact (CO₂) rating		D 59	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

Higher cost measures (typically over £500 each)

2 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home.

3 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

4 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is relatively expensive it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. The External Wall Insulation Association keeps a register of professional installers. It should be noted that planning permission might be required.

5 Solar photovoltaics (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.