

# Philip Laney & Jolly



## April Cottage, Malvern

- Four bedroomed cottage sleeping 6 people
- Three star rated, semi-detached
- Two miles from Great Malvern town centre
- Pets welcome by arrangement
- Light fully-fitted modern kitchen
- Delightful private gardens

**Price on application**



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# April Cottage, Malvern

## LOCATION

April Cottage is an ideal location for an enjoyable stay as it borders Poolbrook Common, on the fringes of Malvern, yet is only 2 miles from the centre of Great Malvern.

This historic town has an extensive range of pubs, restaurants, a theatre and cinema, and not forgetting the many beautiful local walks.

The cottage benefits from secure and private back and front gardens, each with garden furniture, allowing you to sit and benefit from the sun throughout the day.

Public footpaths cross the common, which can be viewed from two of the bedrooms, enable guests to take a leisurely walk and enjoy the abundant wildlife.

It is only 2 miles from the Three Counties Showground and 6 miles from the nearby town of Upton-upon-Severn.

Cheltenham, Hereford, Worcester and Stratford (all with racecourses!!), Gloucester and the Cotswolds are within a 30 mile radius.

Also within walking distance are two pubs and two shops

## APRIL COTTAGE

April Cottage is a charming 3 star rated property with 4 bedrooms.

Sleeping up to 6 people, a cot is also available on request. There is off street parking for 1 car, with additional parking on the road in front of the cottage.

Fully centrally heated, with a cosy lounge, separate dining room, and a light, modern, kitchen.

The separate utility room is ideal for walkers, with a washing machine and drying facilities provided.

There is a large, secure, lawned back garden and a pretty front garden.

Children are welcome

This is a non-smoking property.



## PROPERTY DESCRIPTION

**Ground Floor:** Entrance lobby. Dining room. Lounge with TV/Video and radio, window looking out onto the pretty front garden.

Modern kitchen equipped with fridge, freezer, cooker, microwave and dishwasher, breakfast bar with 2 stools.

Door leading directly into the back garden.

Both front and back gardens are provided with garden furniture.

Bathroom with WC, wash hand basin, bath and over bath shower.



## First Floor:

Bedroom 1: double room, wash hand basin, views over the common. Bedroom 2: twin room, wash hand basin, views over the common. Bedroom 3: single room overlooking the garden.

Bedroom 4: single room overlooking the garden. Separate WC and wash hand basin.

Pets by prior arrangement. Welcome tray with tea and biscuits. Bed linen and towels provided.

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