

# TWYNINGS HOUSE MATHON WORCESTERSHIRE WR13 5PA

*Pughs*

ESTATE AGENTS & VALUERS

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- Two Bedroom
- Detached Cottage
- Grade II Listed
- At the foot of the Malvern Hills
- In need of complete overhaul
- No Chain

To be offered for sale by public auction, subject to conditions of sale and unless previously sold,  
**At the Feathers Hotel, Ledbury on the 2nd August 2018 at 6.30pm**

**GUIDE PRICE £150,000 to £200,000**

Vendor Solicitors: Star Legal of Sterling Lodge, 287 Worcester Road, Malvern, Worcester, WR14 1AB.  
Hilary Evans acting Tel: 01684 562 526

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**PrimeLocation.com**

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**onTheMarket.com**

Partners: H J Pugh FNAEA FNAVA; J H Pugh BSc (Hons) MRICS MNAVA; J D Thomson BSc (Hons) MRICS FAAV MARLA



# Twynings House, Mathon, Worcestershire, WR13 5PA

Twynings House is a rare hidden gem located along a private track at the foot of the Malvern Hills. This Grade II Listed two bedroom detached cottage which sits within a large private garden incorporating a peaceful stream is in need of complete overhaul however has plenty of potential to be made into a family home.

## ENTRANCE

Part glazed door to

## HALLWAY

## CLOAKROOM

W.C

## SHOWER ROOM

White suite comprising W.C, hand basin, space and plumbing for appliances

## KITCHEN 3.6M X 2.5M (11'10" X 8'2")

Exposed timbers and beams, comprising fitted base units incorporating 1½ bowl sink unit, access to stairs

## LIVING ROOM 3.6M X 3.5M (11'10" X 11'6")

Inglenook fireplace, exposed timbers and beams, access to pantry

## FIRST FLOOR

## LANDING BEDROOM 3.4M X 2.5M (11'2" X 8'2")

Elm floorboards, exposed timbers and beams, access to loft space

## BEDROOM 3.6M X 3.6M (11'10" X 11'10")

Wooden floorboards, exposed timbers and beams

## OUTSIDE

From the private track there is vehicular access to the detached garage. There is also a pedestrian gate which leads to a path to the front door. The majority of the mature garden is flat with space for lawns, flower borders and beds. It also adjoins a peaceful stream

## COUNCIL TAX

Band D. Rates payable £1804.59 (2017/18)  
(Herefordshire Council 01432 260000)

## TENURE

We understand that the property is freehold and offered with vacant possession upon completion

## SERVICES

We understand from the vendors that mains water, electricity and private drainage is connected at the property. Telephone subject to BT regulations

## AUCTION GUIDE PRICES

£150,000 - £200,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

## FOR SALE BY PUBLIC AUCTION

To be offered for sale by public auction, subject to conditions of sale and unless previously sold at The Feathers Hotel, Ledbury on the 2nd August 2018 At 6.30pm.

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

#### CONDITIONS OF SALE

The conditions of sale will be deposited at the offices of the auctioneers and vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

#### RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

#### FOR SALE BY PUBLIC AUCTION

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations the purchaser will be required to provide:

1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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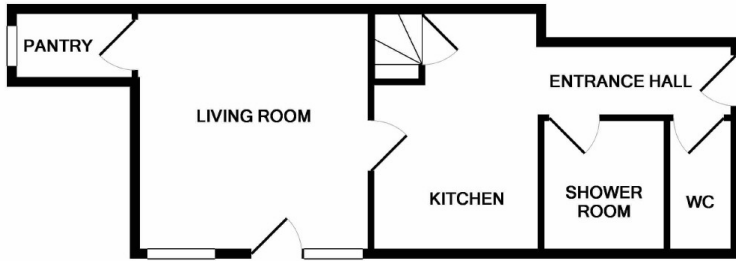
## LOCATION MAP



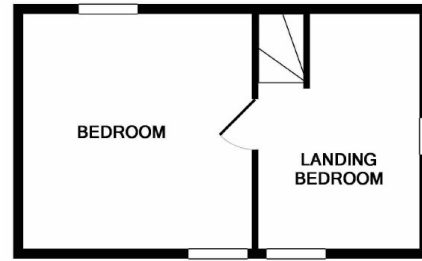
From Ledbury proceed out of the town on the Worcester Road, just after the Wellington Inn turn left towards Colwall, proceed through Colwall until the turning left onto Old Church Road. Then take the first right onto Mathon Road. Continue for approximately 2 miles then turn left towards Mathon. Once you have past West Malvern Cricket Club on the right turn right at the triangle back towards West Malvern. Proceed for approximately 200 yards and there is a track on your Left, proceed along the track and the property is on your left as indicated by our For

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# FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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