



2 Holyrood House
11 Wells Road | Malvern | Worcestershire | WR14 4RH

FINE & COUNTRY

2 HOLYROOD HOUSE

Holyrood House is a stunning development comprising of an elegant four bedroom house and two further two bedroom luxury apartments. Each property has two parking spaces and exceptional views. The Grade II Listed building is steeped in history and dates back to 1842 when it was founded as a hydrotherapy clinic by the two leading pioneers of this particular treatment, Dr James Wilson and Dr James Manby Gully. It is believed that Florence Nightingale had water treatments at Holyrood House. Many original features can be found throughout the properties as well as modern facilities for everyday living.



Priory Suite

Ground Floor

The Priory Suite is an exquisite four bedroom home which has been fully renovated to create a grand and unique property. The entrance hall is approached through a fabulous original oak door, has an Italian tiled floor and access to the balcony at the rear of the property. The hall is of a substantial size and is home to the downstairs WC, as well as the impressive staircase which has original slate stairs. All of the reception rooms lead from this area, including the dining room which has dual aspect windows, high ceilings and a feature stone fireplace. This is a stunning room for entertaining and is adjoined to the kitchen. The kitchen has a range of bespoke light coloured units with granite worktops and an assortment of Neff appliances including a dishwasher, Rangemaster oven, fridge freezer, washing machine and tumble drier. The spacious sitting room is at the rear of the property and has panoramic views of the county of Worcestershire – the room has large windows making the most of these breathtaking scenes. With high ceilings, attractive wooden flooring, a feature stone fireplace and working gas wood burner, this elegant room is grand and homely at the same time.

Note:

All the pictures in the brochure were taken on site except for the rear elevation and the Rose Bank Suite pictures which are CGI's. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.





Seller Insight

“*Holyrood House is a unique and very special property which began life in 1842, when it was opened as a hydrotherapy clinic. Florence Nightingale and Charles Darwin are believed to have visited, and they would have also appreciated its perfect location in historic Malvern and the views across the valley below and the Malvern Hills behind.*

When the present owners, Steven and Linda, discovered the building it had been vacant for some years and fallen into a less than cherished state of repair. They have a passion for the preservation of beautiful, listed buildings and work to protect them and restore them back into a proactive life. Steven has been involved in over thirty such projects, including a Grade One Listed building in Central Birmingham. They knew that Holyrood House, with its Gothic charm, and Italianate style, was a property into which they could breathe new life.

They explain that their vision was to create a four bedroom two storey house on the top two floors, and then two, two bedroom apartments on the middle and lower floors. They took the house back to its bare bones and carefully put it back together, always respecting original features and character. The central lantern was bespoke and rebuilt, every room was replastered, windows refurbished, the house was rewired and replumbed, and bespoke streamlined kitchens for each suite and stone fireplaces fitted. Exact detail is important to them, and all work was executed to the highest quality; the period fireplaces were handcrafted and there is Italianate featured tiling in keeping with the houses style. Today, Holyrood House offers a luxury lifestyle in an historic building that has been meticulously renovated with all the comforts of modern living.

The two floor Priory Suite is designed for both relaxed and sophisticated living. Its spacious, elegant rooms are perfect for entertaining, and first time visitors will be impressed by the striking hallway and the large balcony where you have wide stretching views across to the Cotswolds. The generous Gothic windows are an attractive feature and flood the rooms with light creating a positive ambience.

St Ann's Suite has the same qualities and again lovely views across the Severn Valley. The handmade fireplace in the chic sitting room is a further pleasing feature, and the room will always be a place where it is a pleasure to spend time with family and friends.

Rose Bank Suite is again a splendid, spacious apartment, and has the added enchantment of a private patio garden where the glass feature balcony frames amazing views to the valley. It provides a calm oasis after a stressful working day.

Each suite has two off road parking spaces, but you can walk the hundred yards into town to take advantage of the many cultural events and festivals. There is a wide range of top performing schools, restaurants, shops, and of course the Malvern Theatre. The Malvern Hills is an area of outstanding natural beauty and for outdoor lovers there are endless walks and bridleways. The commuter has the benefit of easy access to the M5 and two stations with links to Birmingham and London.

*Steven and Linda are proud of what they have achieved in Holyrood House and are excited for the new owners to make the suites their own. They are confident that they will quickly come to love the charm of this very special building.**

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

There are four bedrooms on the first floor as well as a family bathroom. The main bedroom benefits from the stunning views and has an en-suite bathroom which has a walk-in shower, vanity unit, WC and a free standing bath which arguably has the best view in the county. Bedroom two has a dressing area together with an en-suite shower room. The further two double bedrooms share the facilities of the family bathroom which has a large walk-in shower, vanity unit and WC.

Outside

Priory Suite has two parking spaces.







St Ann's Suite

This suite is approached through a communal hallway which it shares with Rose Bank Suite. The accommodation in this property is all on one floor and it benefits from the stunning views found in the other properties in Holyrood House. There is a bespoke well-appointed kitchen with a range of light coloured cupboards and granite worktops, as well as an array of appliances including a fridge, freezer, oven, induction hob, dishwasher, washing machine and tumble drier. The kitchen is located at the rear of the property next to the impressive sitting room/dining room. Double aspect windows and high ceilings give a sense of light and space in these rooms, and a feature fireplace with gas wood burner creates a warm atmosphere. There are two large bedrooms, the main bedroom having an en-suite bathroom, and there is a further luxury bathroom which can be used by bedroom two.

Outside

St Ann's Suite has two parking spaces, one of which is under cover.





Rose Bank Suite

This property is approached through a communal hallway which it shares with St Ann's Suite. It then has its own private lobby area before descending to the floor below. Rose Bank Suite has the benefit of substantial outside space for entertaining and relaxing with direct private access out onto this area. To the rear of the property is the well-appointed bespoke kitchen, as well as the impressive sitting room/dining room with gas wood burner. As in the other properties in Holyrood House, the kitchen has light coloured cupboards together with a range of appliances. There is a separate utility room with washing machine and tumble drier. The main bedroom has an en-suite shower room and bedroom two has the use of the second bathroom in the property.

Outside

Rose Bank Suite has two parking spaces which are under cover.











LOCATION

Great Malvern, with its wonderful Malvern Hills adjoining the properties, is the main focal point for the district and retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers.

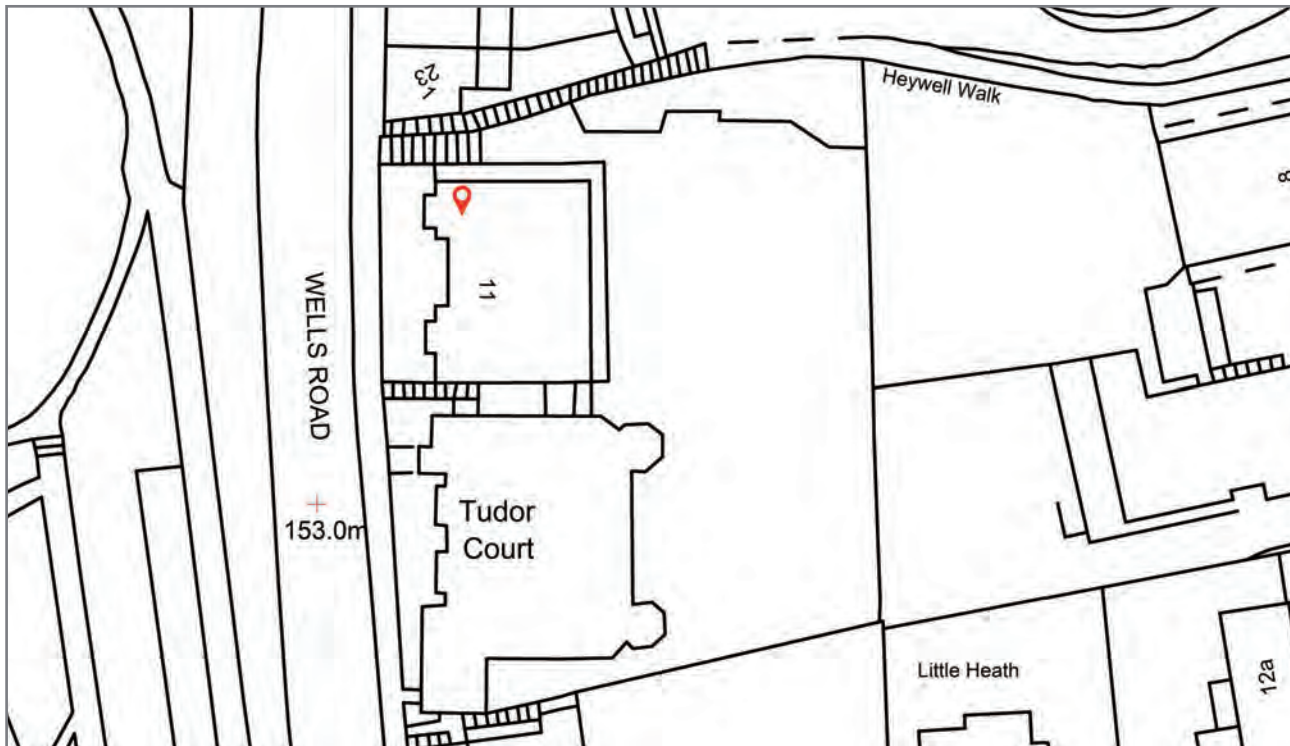
The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 8 miles north east providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol.

Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reducing the journey time. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst at Worcester there is the King's Schools and Royal Grammar Schools





Services
Mains gas, electricity, water and drainage.

Tenure
Leasehold with over 900 years remaining. On the sale of the last of the 3 properties the virtual freehold will be transferred to the 3 property owners and nil charge, so they will own and control their own property for the duration of the lease, with effectively no ground rents for the duration. Contact the agent for further details.

Notes
10 year insurance backed warranty from ICW for the work carried out to the property.

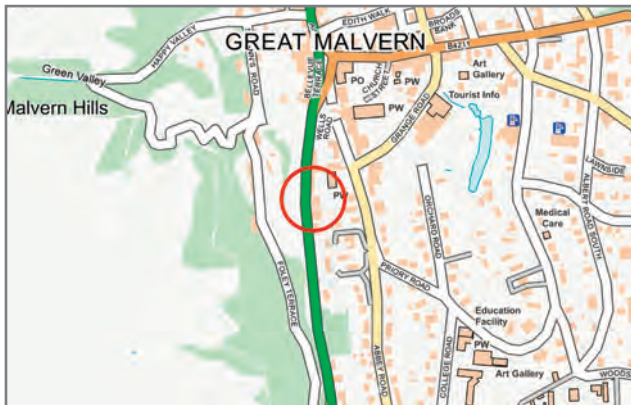
The road to the carpark is jointly owned and maintained by agreement at a shared cost as and when required.
The property is believed to be situated in a conservation area.

Local Authority
Malvern Hills District Council

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

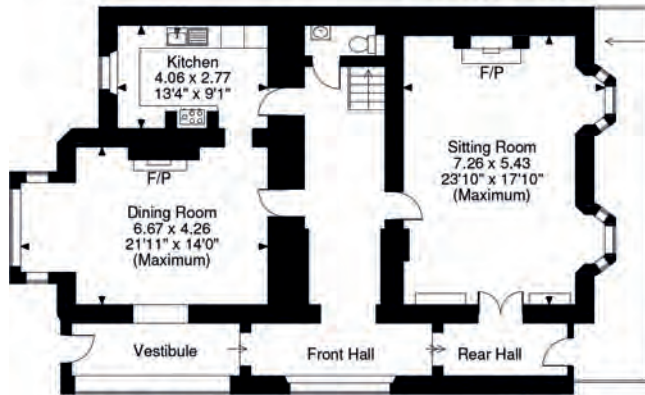
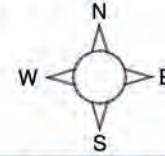
Website
For more information visit www.fineandcountry.com

Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

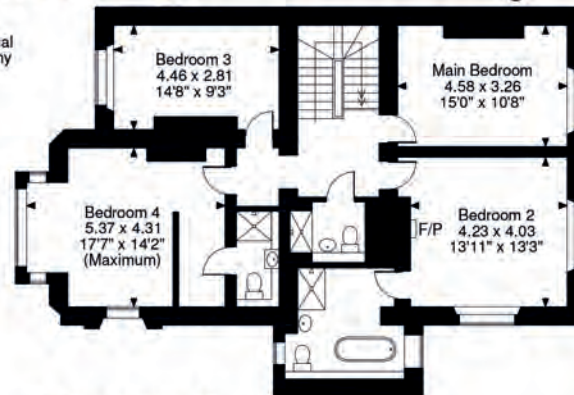


Priory Suite, Rose Bank Suite, St Ann's Suite, 2 Holyrood House, 11 Wells Road, Malvern

Approximate Gross Internal Area
Priory Suite = 2499 Sq Ft/232 Sq M
Rose Bank Suite = 1230 Sq Ft/114 Sq M
St Ann's Suite = 1176 Sq Ft/109 Sq M
Balcony external area = 144 Sq Ft/13 Sq M



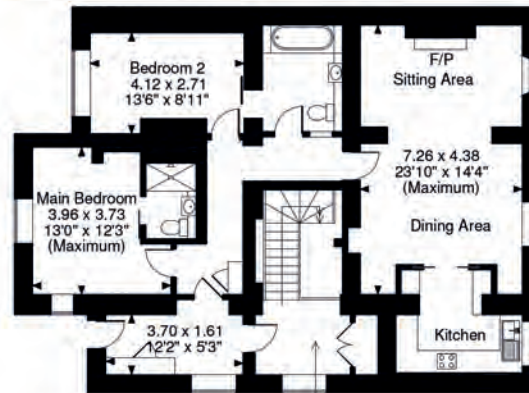
Priory Suite Lower Level



Priory Suite Upper Level



Rose Bank Suite



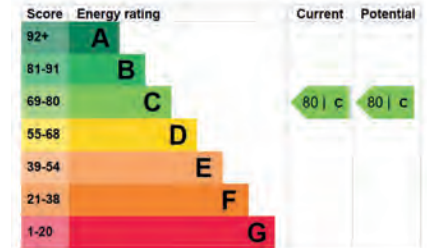
St Ann's Suite Private Lobby For Rose Bank Suite

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

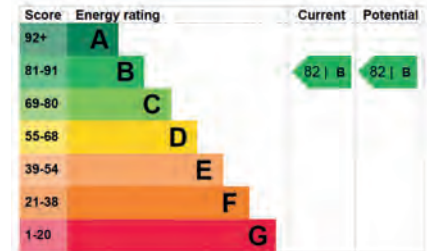
The position & size of doors, windows, appliances and other features are approximate only.

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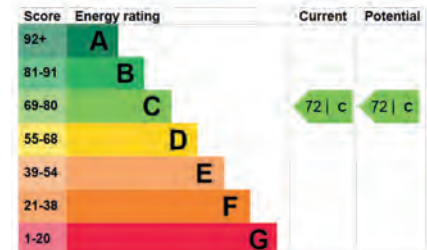
Priory Suite



Rose Bank Suite



St Ann's Suite







VANESSA BRADFORD

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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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