



Royal Well House
West Malvern Road | Malvern | Worcestershire | WR14 4EW

ROYAL WELL HOUSE

Royal Well House is a beautifully renovated, double fronted, semi-detached Victorian residence occupying an idyllic rural setting in West Malvern with far reaching views across Herefordshire. The accommodation provides for four double bedrooms and two spacious open plan reception rooms, featuring a wealth of period features such as large sash windows, high ceilings and beautiful fireplaces. There is driveway parking for two vehicles.



Ground Floor

Walking through the double front door takes you into a spacious entrance hallway with beautiful black and white tiled flooring and high ceilings. A large archway flows into the sitting room creating an open plan feel. The sitting room boasts a large bay sash window to the front of the property showcasing the views and a log burner. This flows into the study, with a large sash window to the rear of the property. There is a rear hallway with stone flooring, a door leading outside to the garden and access into the cellar. The contemporary style kitchen features an island, Rangemaster and is open plan into the dining room. The dining room is to the front of the property, has a large sash bay window with views and a beautiful fireplace.









Seller Insight

“Nestled amid the captivating backdrop of 50-mile views of the Black Mountains in Wales, this double-fronted, elegant abode stands as a testament to uncompromised interior layout and unbridled potential. As you step into this dwelling, a unique blend of features and personal touches unfold, making it a haven for its fortunate occupants.

“The allure of vast basement storage ensures uncluttered living floors, allowing the house to breathe freely. An additional reception room serves as a versatile office or craft space. Yet, it’s the evening sun that steals the spotlight, casting a warm glow that fills every corner, transcending seasons.

Whether on the front steps with a glass of wine in summer or nestled in front of the wood burner during winter, every spot carries its own charm. The basement, a woodworking haven, and the garden, a haven for wild strawberries and hammock swings, are integral to the rhythm of daily life.

Solid Malvern stone walls, 80cm thick, and expansive windows create a unique thermal dynamic, keeping the house cool in summer and surprisingly warm in winter. The house, with its impressive structure, exudes a timeless and impressive charm.

The harmonious flow of the interior, coupled with strategically private spaces, sets this home apart. The thoughtful layout maximises both functionality and aesthetics, with the promise of a loft conversion enhancing its potential. Designed to adapt seamlessly to different times of the day, this vast space caters to varied family routines. The rear muck entrance proves practical, maintaining the formal entrance’s cleanliness. The house effortlessly transitions between cosy family gatherings and grand entertaining affairs.

Carefully restoring rooms to their original layout and removing walls between the kitchen and dining room exemplify the personal touch added to this home. A giant family bathroom adorned with Italian Carrara marble and underfloor heating reflects a commitment to both style and comfort.

From morning sun in the rear to the evening sunbathing the front, every minute of daylight is captured through vast windows. The unobstructed flow of light accentuates the beauty of the surroundings, making every return home a moment to anticipate.

The courtyard, offering direct kitchen access, becomes a haven for BBQs, while the garden invites a diverse array of wildlife. The hills are easily accessible, embracing an unrestricted connection with nature. A bell tent summer in the garden, under the canvas with the kids, dog, and fire pit, created magical memories—an experience that felt like a world away, yet within the confines of our own garden.

The neighbourhood’s mix of young and old fosters a strong sense of community. Regular dinners and gatherings paint a picture of a close-knit and supportive environment. Squash at Manor Park, Taekwondo for the kids, and family swims at Malvern Splash showcase the vibrant local sports scene. Proximity to Cheltenham, Bristol, Bath, and the Brecon Beacons opens up a world of possibilities. Outstanding schools, shopping at Waitrose, and convenient access to London and airports make this location enviable. The proximity to areas of natural beauty offers a rich tapestry of options for exploration.

*With critical groundwork done, future owners are encouraged to develop the formal terrace, rewild the garden, and plan exciting additions like an office on the top terrace and a loft conversion. The perfect forever home awaits its final touches, promising a rewarding journey for those ready to embrace its potential.”**

* 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

The initial staircase takes you to the guest cloakroom. Flowing from this are four double bedrooms, three of which boast outstanding views, and a large, recently fitted Carrara marble family bathroom with a free standing bath and walk-in shower.









Outside

Royal Well House has an elevated position on the west side of the Malvern Hills and parking for two vehicles to the side of the property. To the rear of the property is a patio and sloped garden. There is pedestrian gate at the back of the plot with access directly onto Beacon Road; perfect for direct access to the Malvern Hills.







LOCATION

Royal Well House is situated on the western slopes of the Herefordshire side of the Malvern Hills, enjoying the beautiful sunsets across the rolling surrounding countryside. The village of west Malvern is just over a mile away with a local pub, The Brewers Arms, café, Sugarloaf Café and a primary school, St James C of E Primary School.

The centre of the Victorian spa town of Malvern is less than ten minutes' drive from the property, with Waitrose, Marks and Spencer, Morrisons and other major retailers, plus the Malvern Theatre and community hospital. The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages. Within easy driving distance, there are a wide range of well-known and boutique shops and restaurants ensuring everyone's tastes are catered for, including the Three Counties Showground too. Worcestershire and Herefordshire are both major food producing areas, and the property is within easy distance of farm shops in all directions.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 11 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. Sir Edward Elgar spent much of his life in the area and you can follow a driving route around Elgar country with his final resting place being Saint Wulstans Catholic Parish within walking distance from the property.

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 reduced journey times. 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. These include Bromsgrove School, Malvern College, and both The Kings Schools and Royal Grammar School closer by at Worcester. The nearby village of Colwall also has two preparatory schools, The Elms School and The Downs Malvern.





Services, Utilities & Property Information
 Mains electricity, water & drainage. Gas-fired central heating.
 Wood burner & real fire.
 Underfloor heating to the family bathroom.
 Broadband availability.
 Some good coverage of 4G mobile signal.
 Kitchen fitted 2019.
 Electrics re-wired 2018.
 Boiler fitted 2018.
 New fencing erected in 2021.
 Lapsed planning for a summer house in garden with spectacular views over the property (P140971/FH).
 Situated in a Conservation area.
 There are covenants on the property – please speak with the agent for further information.
 Tenure
 Freehold

Local Authority
 Herefordshire
 Council Tax Band E

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

Website
 For more information visit www.fineandcountry.com

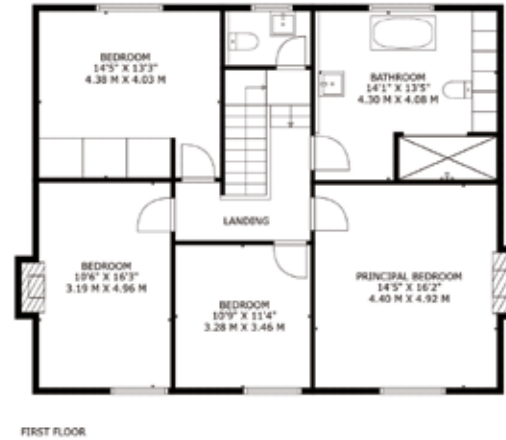
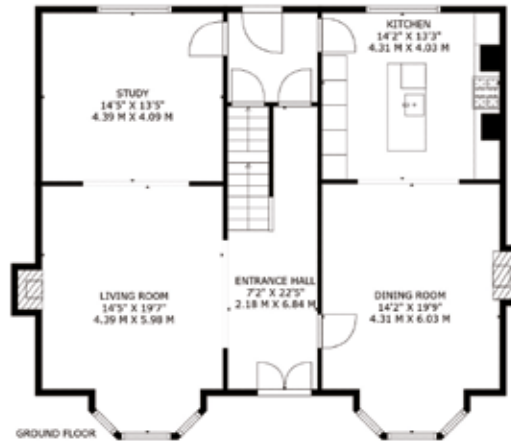
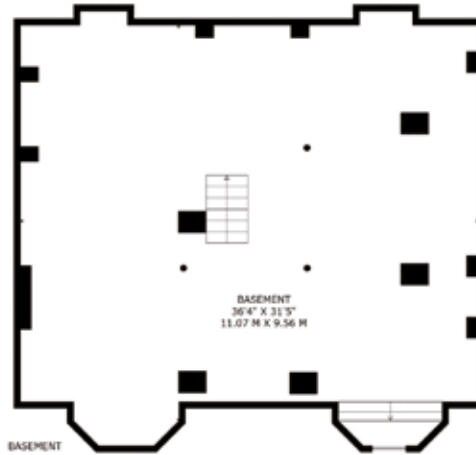
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Opening Hours
 Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 1.00 pm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	34 B
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3394 sq. ft, 314 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 19.01.2024







HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07729 801 143
email: catherine.neilson@fineandcountry.com

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Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

