



Hillside
West Malvern Road | Malvern | Worcestershire | WR14 4DG

FINE & COUNTRY

HILLSIDE

A grand and meticulously restored semi-detached Victorian home, crafted from Malvern stone, boasting spacious rooms spread across three levels. This impressive home features five generous double bedrooms and a remarkable office/studio. Situated on the western slopes of the Malvern Hills, Hillside offers breathtaking countryside views from its elevated position, nestled within approximately half an acre of land with direct access on to the Malvern Hills.



Ground Floor: Upon entering Hillside, you are greeted by a tiled floor entrance leading to a bootroom area and sunroom, which seamlessly transitions into the spacious entrance hallway adorned with parquet flooring and grand high ceilings. Adjacent to the bootroom, you will find the well-appointed utility room with external access. This area all benefits from underfloor heating.

The open-plan kitchen and living area feature a kitchen island with a breakfast bar, a gas 4-oven Aga, additional induction hob and double oven, and French doors framing the picturesque front view, complemented by a dining terrace to the front. The kitchen also boasts a convenient walk-in pantry and provides access to the rear courtyard with outbuildings, ample storage, and an additional alfresco dining area.

Continuing from the main hallway, the drawing room offers a stunning vista of the front gardens and is warmed by a wood-burning stove, complimented with parquet flooring and french doors. A guest cloakroom and a meticulously designed WC complete the ground floor layout.









Seller Insight

“ Our journey with Hillside began with its unique blend of serene natural beauty and convenient urban access. Nestled directly on the Malvern Hills, this early Victorian gem offers not just a home, but a lifestyle defined by breathtaking surroundings and versatile living spaces. The allure of expansive gardens, coupled with the charm of the stunning Victorian architecture, immediately captured our hearts, explain the current owners.

Living here has been a harmonious blend of closeness to nature and modern comfort. The abundance of space, both indoors and outdoors, has been a constant source of joy, with high ceilings and ample natural light creating an inviting ambiance throughout. We've cherished moments of tranquility, from watching spectacular sunsets on the front patio to finding solace in the cosy reading spot in the library.

Hillside boasts standout features that make it truly unique and inviting. The double-height summer room serves as a grand entrance, while floor-to-ceiling bay windows flood the house with light. The sociable kitchen and dining area, perfect for keen cooks, and the intimate drawing room with its log burner have been cherished spots for gatherings and quiet evenings alike.

We've personalised the living spaces to suit our taste and lifestyle, adding practical elements like a boot room and utility room, and handcrafted fittings that seamlessly blend with the house's character. Upgrades and renovations, including new driveways, patios, and bathrooms, have enhanced both functionality and aesthetics.

The house effortlessly supports our daily routines and lifestyle needs, with easy access to transport links and local amenities. The walled courtyard and rear gardens offer peaceful retreats, while nearby woodlands and bike trails beckon outdoor enthusiasts. Hosting gatherings and memorable events has been a joy, with Hillside serving as the perfect party venue for family celebrations and festive gatherings.

Our time at Hillside has been filled with cherished memories, from seeing our children grow up immersed in nature to enjoying the company of friends and family in this welcoming space. The neighbourhood of West Malvern exudes a unique charm, with a vibrant sense of community and quirky independent establishments adding to its allure.

For future owners, we offer valuable advice to maximise enjoyment of this home: embrace the wonders of nature in the back garden, make the cosy nook next to the Aga a favourite spot for furry friends, and indulge in the rich cultural offerings of the area. Hillside is not just a house, but a haven where every moment is infused with the beauty of its surroundings and the warmth of its welcoming embrace.*

* 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 first-floor layout comprises a convenient linen store, three generously sized double bedrooms and a family bathroom, which showcases the highest standards of craftsmanship. It boasts underfloor heating, a sleek freestanding bath, and a sophisticated sound system. Beautiful shutters adorn the windows that offer countryside views.

The principal bedroom has bespoke fitted wardrobes, an ensuite shower room, and breathtaking front elevated views. Bedroom two offers ample space, perfect for guests, and enjoys elevated countryside vistas. Bedroom three includes convenient walk-in storage. Enhancing the hallway's functionality, a designated library area maximises the space, with the striking staircase to the second floor serving as a captivating focal point.







Second Floor: The second-floor layout comprises two bedrooms, each featuring dressing room areas, along with a shower room for added convenience.









Outside: Approached via a shared driveway leading to a private drive with ample parking, Hillside offers a serene and secluded setting enveloped by mature trees, occupying approximately 0.5 acres. A garage with an electric door provides for additional storage, while adjacent to the front door, a generously proportioned office/studio awaits, meticulously crafted to the highest standards, featuring acoustic boarding and a premium finish.

At the front, a level lawned garden and patio terrace extend from the kitchen/living area, while a path winds behind the garage, and from the rear courtyard to various terraces in the rear garden, boasting stunning views of the Malvern Hills; a secure gated access to the hills is a feature to be enjoyed. The rear garden features a level lawned area, perfect for enjoying sunsets, along with a ground-level terrace with kitchen access and versatile outbuildings. The top level of garden presents a charming bluebell wood, home to some resident owls.

A separate potting area at the front includes a greenhouse, well-tended fruit tree beds, and a captivating flower garden, ensuring year-round cut flowers for the house. Additionally, roadside access leads to another secure garage with ample storage and power.





LOCATION

Hillside 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 less than a mile away with a local pub, The Brewers Arms community pub, Sugarloaf Café and shop and a primary school, St James C of E Primary School. The local underground social club is a well-kept secret amongst locals who enjoy live music and the occasional famous visitor!

From the rear access of Hillside, one can enjoy a scenic walk to Malvern over the hills, taking approximately 20 minutes. For a more leisurely stroll, alternative routes via the Gold Mile and The Dingle are available, taking around 25 minutes. Additionally, the local train station is within walking distance, reachable in just 15 minutes, or a quick 5-minute drive, offering convenient transportation to Worcester and beyond.

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 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 10 miles north east providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground, premieriership 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 which is within walking distance from the property.

Other principal settlements in Worcestershire are Worcester, Bromsgrove, Droitwich Spa, Redditch and Evesham, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn. 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

Utilities: Mains electricity, water and drainage. Gas-fired central heating.

Broadband: Standard broadband available in the area – please check with your local supplier.

Mobile phone coverage: 4G & 5G mobile signal available in the area – please check with your local supplier.

Additional Property Information
Property is in a conservation area

Tenure
Freehold

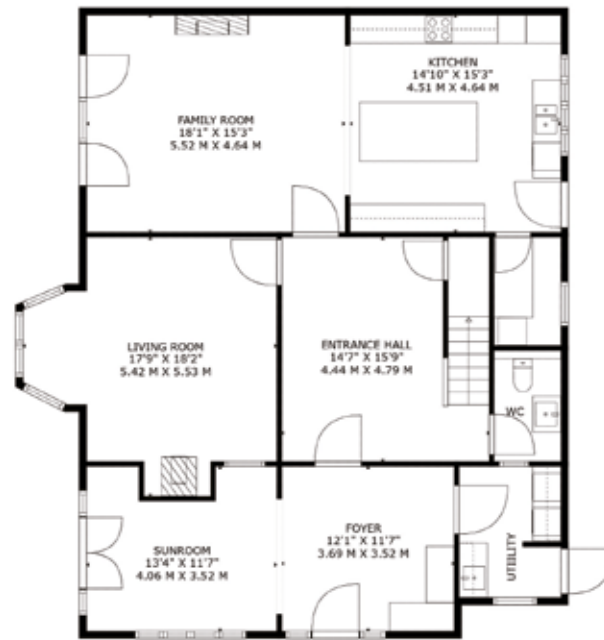
Local Authority
Malvern Hills District Council
Council Tax Band G

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

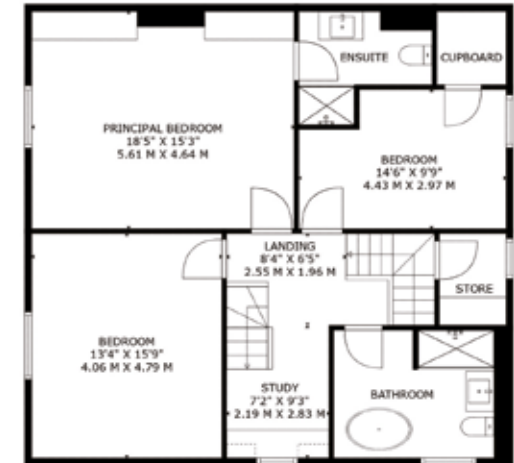
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 3149 sq ft, 293 m²
 ADDITIONAL AREAS TOTAL: 647 sq ft, 60 m²

OVERALL TOTALS: 3796 sq ft, 353 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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