



Clevelode Cottage  
Clevelode | Malvern | Worcestershire | WR13 6PD



# CLEVELODE COTTAGE

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Nestled in the rural hamlet of Clevelode, just under four miles from Malvern, Clevelode Cottage is a charming country residence situated on a picturesque no-through lane. This delightful four-bedroom detached home boasts an open-plan kitchen, dining, and lounge area, complemented by a cosy snug with a log burner. With spectacular views of open countryside and the River Severn, the cottage is set in an idyllic, peaceful setting, with south-facing gardens and a double garage.







**Ground Floor:** The entrance to Clevelode Cottage presents a welcoming porch area that leads into a spacious open-plan lounge, dining, and kitchen space. This area features dual aspect views and French doors opening onto the patio terrace and south-facing gardens. Exposed brick and tiled flooring enhance the rustic charm of the cottage, presenting a stylish and homely ambiance. The lounge seamlessly flows through to a separate snug, which boasts a feature fireplace with a wood-burning stove, tiled flooring, and a convenient door that loops back to the main entrance. The kitchen/sitting area also features a fireplace with a wood-burning stove and a range of fitted cabinetry, offering views to both the front and rear of the cottage. This leads to a separate utility/boot room with rear access and a conveniently positioned WC.

















# Seller Insight

“Clevelode Cottage offers the best of both worlds: serene rural living with convenient access to town amenities. The property is situated at the end of a no-through road, ensuring peace and privacy with minimal traffic. Surrounded by nature, it provides a tranquil retreat while being just a short drive from the charming town of Great Malvern and the city of Worcester.

The owners cherish the outdoor space, enjoying the seclusion and natural beauty. Inside, the snug is a favourite spot during winter, perfect for cosying up by the open fire. In the summer, the lounge's patio doors open to stunning views over the river, creating an inviting indoor-outdoor living experience.

Clevelode Cottage is distinguished by its open-plan layout downstairs, ideal for hosting guests. The numerous windows flood the home with natural light and offer breathtaking views of the Severn Valley. The snug, with its log fire, provides a cosy retreat. The property's seclusion means that the only sounds are often those of singing birds. A brick-lined, illuminated well on the patio adds a unique and interesting feature to the home.

This Victorian house has been thoughtfully modified over the years. The owners have stripped and replaced most of the interior plaster work, added additional insulation, renovated three fireplaces, and restored terracotta and quarry floor tiles and added a brand-new staircase. Exterior upgrades include a new double garage and workshop, a new patio area, and a renovated well. A new flood wall, drain, and pump system have been installed to protect the house from rising water. The garden features a vegetable patch, wildflower patch, and a built-in BBQ.

Clevelode Cottage has supported a fulfilling family life, with its open-plan living areas and expansive outdoor spaces. The home provides an ideal environment for raising children, teaching them about nature, and enjoying quality family time both indoors and outdoors.

The garden is a highlight, offering ample space for children to play and explore. The wildflower patch and bug hotel are educational and engaging for kids. The patio is perfect for summer dining, and the built-in BBQ makes outdoor cooking enjoyable. Evenings are magical with a chimenea lit and the wall/well lights on. The garden is a haven for wildlife, with frequent sightings of partridges, bats, badgers, and muntjac deer.

The proximity to the river has provided many memorable experiences, including canoeing, boating, and relaxing on the fishing pontoon. The owners have hosted annual summer garden parties featuring BBQs, bouncy castles, garden games, toasted marshmallows, and fireworks, creating lasting memories with family and friends.

Clevelode boasts a fantastic sense of community. Neighbours are friendly and supportive, often stopping to chat or offering help through a community WhatsApp group. Despite its rural seclusion, Clevelode Cottage is less than a 10-minute drive to Great Malvern, which offers several schools, sports centres, a well-connected railway station, a library, a theatre, and a variety of shopping and dining options. A 15-minute drive in the opposite direction takes you to Worcester, providing additional amenities and services.

To fully enjoy this home, take advantage of the outdoor space during the summer—listen to the birds, watch the bats, and stargaze. In the winter, embrace the cosy ambiance of the snug with the log fire. Clevelode Cottage is a unique property that combines the charm of rural living with modern comforts, making it an exceptional home for those seeking tranquility and community.”\*

\* 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 boasts four bedrooms and a family bathroom. Fireplace features enhance the rustic charm of the cottage, and every window offers views of the gardens and the countryside beyond.

























**Outside:** The gardens of Clevelode Cottage are truly special. The front garden is picture-perfect, with rambling flowers and a manicured lawn. The south-facing rear garden features a brick-built barbecue area and a patio terrace extending from the property. A gate provides access to a further walled natural area, which includes a wildflower section that offers pretty views and serves as a haven for nature. This space, once a coal yard, leads to a riverside view with access to a fishing pontoon.

Additionally, there is a raised vegetable bed and a beautifully maintained well with a safety grill and lighting. Substantial outbuildings in the original piggery offer ample storage. The detached double garage and workshop are accessible from both the front and rear of the property for added convenience.

The property is surrounded with a low-level wall, equipping the property with the engineering to provide substantial flood protection measures, designed to withstand flood levels exceeding the highest on record. More detail on request..











## LOCATION

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The hamlet of Clevelode is conveniently close to Callow End and Hanley Castle in the parish of Powick, only four miles from Malvern and nine miles from Worcester Parkway. Upton-Upon-Severn is less than five miles away, and Pershore is just twelve miles distant. The area is rich in historic buildings and monuments, with plenty of scenic walking trails and welcoming local pubs. Clevelode Cottage is situated at the end of a quiet and peaceful country lane, surrounded by glorious woodland, and offering views across the River Severn to the open countryside beyond. Local amenities are available in the pretty riverside town of Upton-Upon-Severn, the Victorian town of Great Malvern, or the city of Worcester.

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.

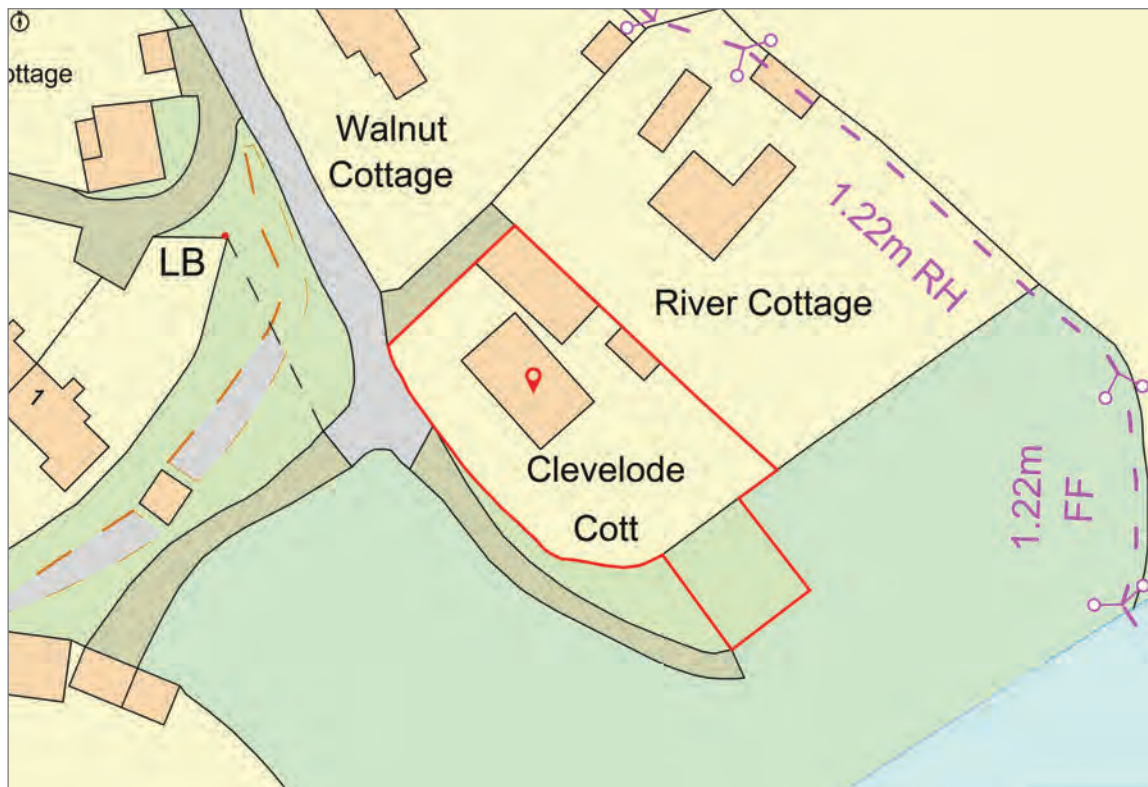
Other principal settlements in Worcestershire are Worcester, Bromsgrove, Droitwich Spa, Redditch and Evesham, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway 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, Malvern St James Girls' School, 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. Oil-fired central heating. Private drainage via a septic tank.

Services: Ultrafast broadband and 4G/5G mobile coverage are available in the area – please check with your local provider.

Construction: Standard.

Parking: Double garage and off-road parking for 4+ vehicles.

Additional Property Information: The property reported water/river flooding in 2020 to the ground floor rooms. It has since been equipped with substantial engineered flood protection walls, barriers and pumps to withstand flood levels exceeding the highest on record.

New double glazing replaced to the majority of the property in 2014.

Restrictive covenants on the title deeds – please speak with the agents for further details.

Tenure  
Freehold

Directions  
Postcode: WR13 6PD  
What three words: strays.crypt.radar

Local Authority  
Malvern Hills

Council Tax Band E

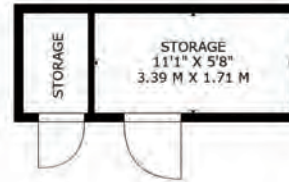
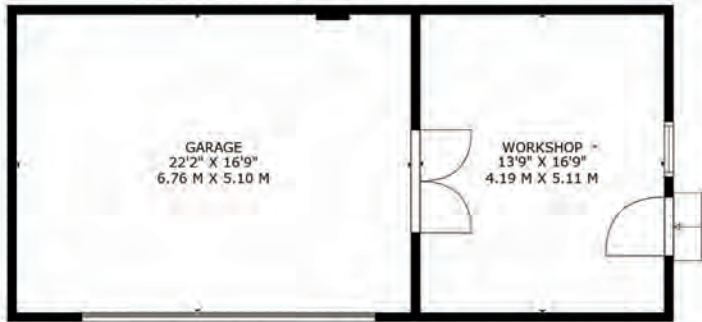
Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website  
For more information visit [www.fineandcountry.co.uk/droitwich-spa-estate-agents](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

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



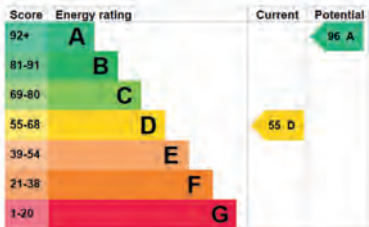
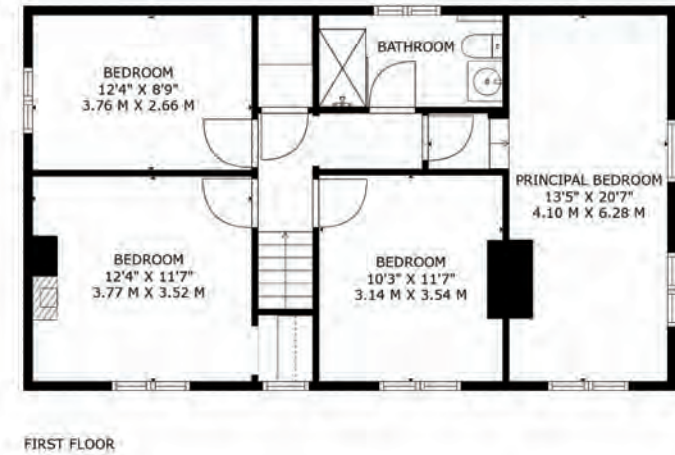
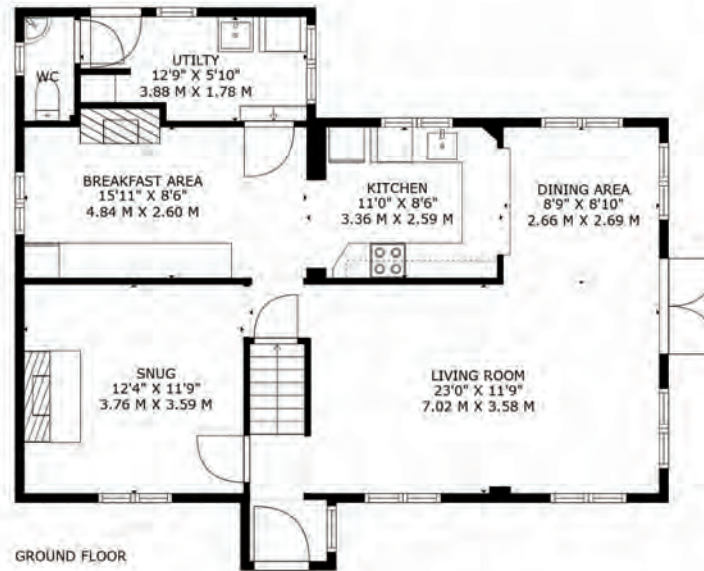




GROSS INTERNAL AREA: 1534 sq ft, 142 m<sup>2</sup>  
 GARAGE & OUTBUILDINGS: 688 sq ft, 64 m<sup>2</sup>

**OVERALL TOTALS: 2222 sq ft, 206 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

\*Storage area/crawl space above the workshop



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 08.07.2024











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