



Dormy Cottage  
94 Wells Road | Malvern | Worcestershire | WR14 4PG

FINE & COUNTRY

# DORMY COTTAGE

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A charming, detached, five bedroom Georgian residence nestled on the picturesque eastern slopes of the Malvern Hills. Dormy Cottage has an elevated setting with gardens to both the front and rear of the property. While in need of modernisation the property retains great potential, period features and a unique opportunity for it's next custodian to create their dream home.



## Ground Floor

As you step through the porch and front door of Dormy Cottage, you are welcomed by an entrance hallway. To your right is a spacious family room, complete with a fitted shelving unit and dual aspect windows, including a large window that offers a delightful view of the front garden. To your left, you will find the living room boasting a period fire place and an adjacent office. At the end of the entrance hallway, the dining room seamlessly flows into the well-appointed kitchen. Beyond the dining room, a large patio extends, providing an ideal space for entertaining, along with a convenient storage room.









# Seller Insight



*We were initially attracted to this home by its period features, character, and space, along with the stunning greenery surrounding the property. The proximity to open space Commons and the hills, being so close to Great Malvern yet retaining its village feel, was also a significant draw.*

*Each room has its own unique charm, with large sash windows. The main family room is great for entertaining and cosy in the winter with the wood burner. The snug is a lovely reading space. We enjoy eating out on the terraces, relaxing in the top garden in a hammock among the apple trees, and looking out across the Severn plain at the Cotswolds in the distance. The large loft space, insulated and boarded on floor level, accessible by loft ladder, offers great storage space. The workshop on the upper terrace is perfect for outdoor pursuit equipment, a home gym, and storage.*

*This house is very historical and enchanting. The Georgian room heights give an airy feel, along with the Malvern Stone which provides a feeling of solidity. The little pond is a haven for wildlife, and the wonderful selection of flora around the property attracts rare insects and migratory birds. There are over 17 types of Japanese Acer trees along with many other plants and shrubs. Wild garlic appears at the top garden and also the front, which is a firm favourite here. The top garden contains six productive apple trees, a pear tree, and a plum tree. The garden was once a runner-up in the best gardens of Worcestershire; it needs a little help to get back there, but a lot of love has gone into creating a sanctuary of colour and scents popping up all year round.*

*We considered editing the ground floor front room and incorporating another to create a south-facing large kitchen/diner, which we feel would really open things up, but in the end, we enjoyed its current charm.*

*This home has supported our daily routines and lifestyle needs superbly. The proximity to schools, transport links, and amenities is excellent. It's just a 3-minute drive to town with Waitrose and a variety of shops, the Splash leisure pool, Malvern Theatre, and endless walking routes from the door. Daily walks up the hills, being on the slopes of Perseverance Hill, have been a massive feature for us. There's a great balance of level commons and high hills, with plenty to explore. Colwall is just over the hill, offering great pubs and eateries, including the Cottage in the Woods Hotel with fine dining. Osborne's of Malvern, a master butcher, and a Morrisons Daily 250m down the road are super handy, with a village fuel garage and shop a little further. Collecting fresh spring water from the many spouts around is also a regular feature. There's a good pub within walking distance. Despite being elevated, the flat road to the edge of Great Malvern is great for cycling or walking, with a handy bus stop just outside, providing direct routes to town and other areas. Getting a direct train to London Paddington from here in a couple of hours is a bonus, with great connections elsewhere, and Great Malvern station is under a mile away.*

*The amount of wonderful flora and fauna that grows due to the excellent water from the ancient hills is in abundance. The views from the top garden are stunning, and the courtyard and terraces are lovely for al fresco dining. We have hosted many gatherings for family and friends, making it a wonderful space for social events.*

*The neighbours are warm and welcoming, and there is a strong sense of community. However, the property is very private, with fencing and high original Malvern stone walls ensuring it is not overlooked.*

*The location has many advantages. The Three Counties Showground is nearby, offering regular events covering most interests. The range of amenities in Malvern is extensive, with a great M&S Food Hall at the retail park and many independent shops around town. There are numerous clubs and societies and plenty of outdoor and indoor activities. School-wise, there are many options available. The town has a minor injuries unit with a fast turnaround time, making it a superb family-friendly area.*

*To maximise enjoyment of this home, we advise the future owner to take advantage of the opportunity to amend it to their taste, given its interesting space and the great potential it offers.\**

\* 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.







THIS  
KITCHEN  
IS FOR  
DANCING



serie IQ



First Floor: The first floor of Dormy Cottage has five bedrooms, a WC, and a family bathroom. The spacious main bedroom features a large bay window that showcases picturesque views of the garden and tree line.

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#### Outside

Dormy Cottage offers two parking spaces and is accessed through a private pedestrian gate. The property features gardens both at the front and rear. The rear garden is particularly inviting, with a large patio and tiered garden design. Steps lead up to a substantial storage room, providing ample space for your needs.





## LOCATION

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Dormy Cottage is situated on the eastern slopes of the Malvern Hills with spectacular, elevated views of Worcestershire. The town of Great Malvern is 1.6 miles away giving easy access to an array of amenities.

The centre of the Victorian spa town of Malvern has a 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 houses are within easy distance of farm shops in all directions.

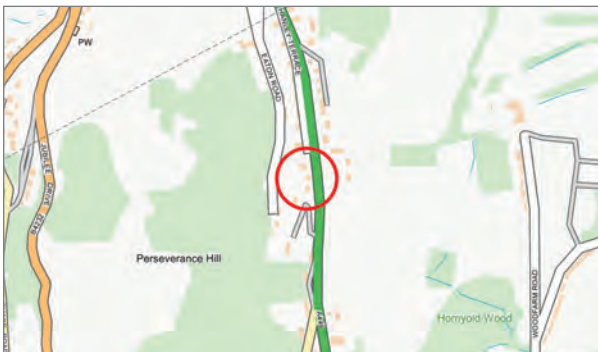
The county town and cathedral city of Worcester, lying on the banks of the river Severn, is some 10 miles north east providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground, premiership rugby club and university. Sir Edward Elgar 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.

Other principal settlements in Worcestershire are 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.





**Utilities, Services and Property Information**

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

Services: CCTV or similar security system installed. Superfast broadband (FTTP) and 4G/5G mobile coverage available in the area – please contact your local provider.

Construction: Standard.

Parking: Driveway parking for 2 vehicles and on-road parking available.

Property Information: Double glazed windows recently fitted.

Tenure : Freehold

**Local Authority**

Malvern Hills  
Council Tax Band F

**Viewing Arrangements**

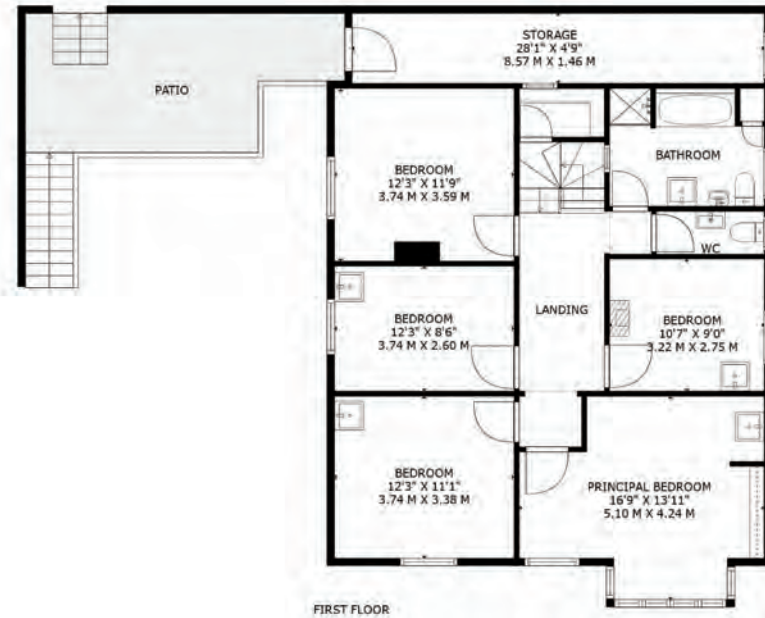
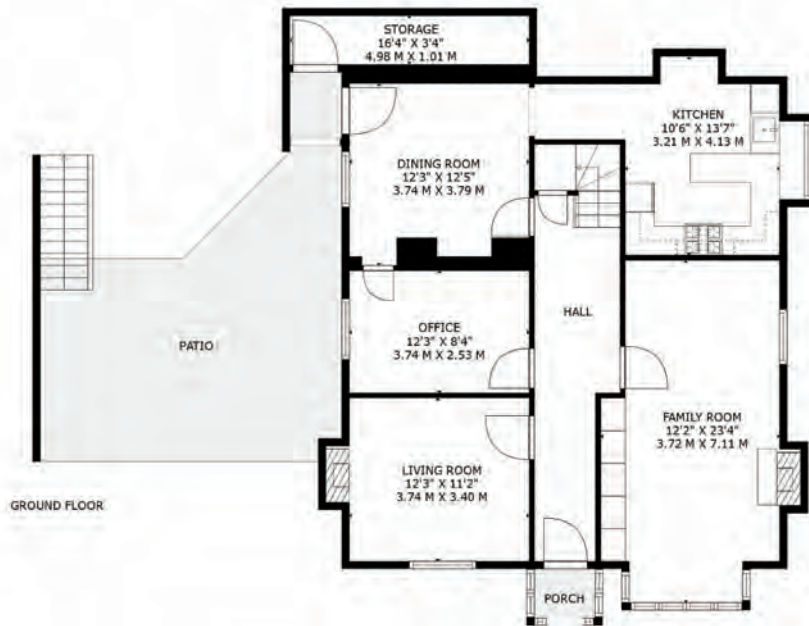
Strictly via the vendors sole agents Fine & Country on 01905 678111

**Website**

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

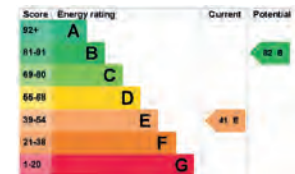
**Opening Hours**

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 1.00 pm



GROSS INTERNAL AREA: 2000 sq ft, 185 m<sup>2</sup>  
 STORAGE: 201 sq ft, 19 m<sup>2</sup>

**OVERALL TOTALS: 2201 sq ft, 204 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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 05.08.2024







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