



Gandolfi House
211-213 Wells Road | Malvern | Worcestershire | WR14 4HF

FINE & COUNTRY



The property features several large rooms on the middle floor, previously used as separate shop spaces (one was a Post Office and the other a fabric shop). Currently, the whole property is classed as residential with a council tax banding of G, but it could easily be converted back into commercial use to serve as an income-generating business. Planning permission was granted in June 2024 to divide Gandolfi House into two residential properties, providing another future option for the property. Secondary glazing is fitted to all roadside windows.

Ground Floor and Basement

Entry into the main house is via the Victorian shop, which features an attractive patio frontage with black wrought iron railings and gate. There are also two separate side entrances to the property from the driveway on this floor. The shop area comprises four showrooms, two of which benefit from stunning views over the rear garden and panoramic views of Worcestershire and beyond. The former Post Office (with a separate entrance) is still in place, but would make an excellent storage room or kitchen for a business, complementing the three other rooms. A convenient guest WC is also located on the ground floor. Stairs lead to the upper floors and down to the lower ground floor apartment.

The first and second floors are currently used as a residence of approximately 2,600 sq ft by the current owners, featuring five or six double bedrooms and three bathrooms.





First Floor

The spacious reception rooms are located on the first floor, including the lovely kitchen, which features a range of fitted units and a large island. This room leads to the breakfast room/study, which is currently used as a snug. There is also a useful office, ideal for those working from home. The two impressive formal rooms are situated at the rear of the property, both of substantial size and currently used as a formal dining room and a drawing room. Large windows flood the rooms with light and offer the unparalleled views available. A convenient shower room is also located on the first floor, and stairs lead to the top floor of the house.









Second Floor

All five double bedrooms are located on the second floor, with bedrooms one and two being the largest. Bedroom three benefits from an ensuite, while bedrooms four and five are both generously sized doubles. The spacious family bathroom features a free-standing bath, sink, and WC.









Seller Insight

“The current owners of Gandolfi House were captivated the moment they viewed it. Its grand Victorian architecture and commanding presence immediately stood out. “We fell in love with Gandolfi House the day we viewed it,” the owner’s recall. The gardens were perfect for their animals, and the home’s sheer size made it ideal for family gatherings. The added income potential from the shops and apartment was a wonderful bonus. Their daughter, a ballet dancer now training at Elmhurst Ballet School, even found the perfect dance studio in one of the larger rooms.

One of the most cherished spaces is the drawing room, which never fails to impress visitors. With its high ceilings and bay window offering stunning views across the counties, it’s become a highlight of the home. The generously sized dining rooms are perfect for entertaining, and the ‘garden-kitchen’ on the lower floor opens into a large conservatory, staying cool in the summer. “We love the drawing room—it’s such a party-piece and wows all our visitors,” the owners say.

In recent years, they’ve made several upgrades, including extending the driveway to accommodate four cars and adding iron railings at the front of the shop for a lovely patio space. They also fitted a new shower room, en-suite, and kitchen. The two-bedroom apartment has been an easy-to-maintain Airbnb space, complete with its own entrance, garden, and parking space.

The outdoor areas have been a source of joy for the family, with large flat lawns ideal for games and exercising dogs. The tranquil orchard at the bottom of the garden provides an abundance of apples, and the summer house is a favourite spot for relaxing. “We love sitting in the summer house with a glass of wine—you could be anywhere,” they share. Over the years, the home has hosted many memorable family events and even ballet performances for friends and neighbours.

The owners have loved the sense of community in Malvern Wells. Neighbours are always there to lend a hand, and the location offers easy access to schools, amenities, and the renowned Malvern Theatre. The Malvern Hills, perfect for walks, are just 50 metres away. The owners encourage future residents to explore the rich history of Gandolfi House, with many fascinating details, including old Victorian photographs, adding to its charm. For them, this home has been the perfect fit, combining historic character with modern convenience, community, and a wonderful setting.”*

* 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.

Lower Ground Floor 1

The current owners have created an income-generating Airbnb on this floor, which brings in approximately £8,000-£10,000 per annum, or around £1,250 per month if let long-term. The two-bedroom apartment has its own entrance and garden area, providing privacy for both guests and the residing owners, with regular returning visitors attending the nearby Three Counties Showground (within walking distance). The apartment comprises a fully fitted kitchen, living room, two bedrooms, and a family bathroom. This space could also be ideal for an elderly relative or teenager. Planning permission is in place to create a larger independent residence by incorporating the floor below, allowing for the potential creation of a four-bedroom property (Malvern Hills Approval Number M/23/01714/FUL).

Additionally, there is a very useful store room on this floor, which was likely used as a stock room when the shop was in operation.

Lower Ground Floor 2

This floor is believed to offer the most potential, as it has remained largely untouched. It features lovely exposed brickwork, vaulted ceilings, and various rooms that could serve many purposes, such as a gym, cinema room, or wine storage—the possibilities are endless. Currently, there is a large kitchen/utility room leading into a conservatory, as well as two additional rooms, a wine store, and a large workshop. Doors from this level open out to the rear garden.





Outside

The property benefits from a newly added private driveway to the side, offering space for four cars, as well as additional roadside parking. Steps lead to the apartment on the lower floor and down into the intriguing gardens. The garden slopes gently and spans nearly an acre, featuring an apple orchard and a summer house. The conservatory and workshop open onto a large Victorian rear patio, adorned with Haddonstone balustrades and a grand, ornate planter. There are large, levelled garden areas laid to lawn, complemented by mature shrubs. It is a low-maintenance garden and is dog-proof. Electric lights illuminate the garden at night. Additionally, there are sheds within the garden.







LOCATION

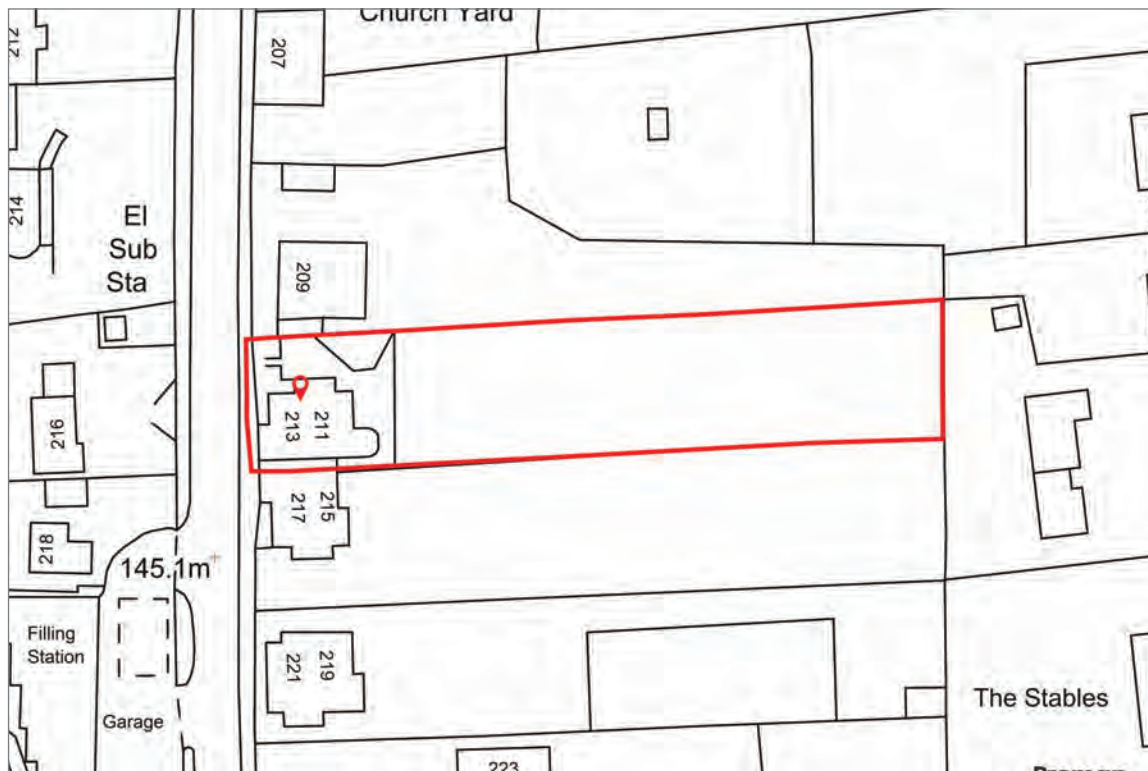
Malvern Wells is a picturesque village nestled on the lower slopes of the Malvern Hills in Worcestershire. Known for its scenic beauty and historic charm, the village offers stunning views over the Severn Valley and beyond. It is renowned for its natural springs, which have long attracted visitors to the area. Malvern Wells provides a tranquil atmosphere, with a mix of traditional stone cottages, elegant Victorian houses, and access to beautiful countryside trails. The nearby Malvern Hills Area of Outstanding Natural Beauty (AONB) makes it an ideal spot for hiking and outdoor activities.

The town of Great Malvern is just 1.6 miles away, providing easy access to a wide range of amenities. The centre of the Victorian spa town of Malvern offers a Waitrose, Marks & Spencer, Morrisons, and major retailers, as well as the Malvern Theatre and a community hospital. Within easy driving distance, there are numerous well-known and boutique shops and restaurants, catering to all tastes, along with the nearby Three Counties Showground. Worcestershire and Herefordshire are both major food-producing areas, and the property is conveniently located near farm shops in all directions.

The county town and cathedral city of Worcester, situated on the banks of the River Severn, offers high street shopping and is characterised by one of England's great cathedrals, along with its racecourse, county cricket ground, 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 at Saint Wulstan's Catholic Parish, within walking distance of the property. Other principal settlements in Worcestershire include Bromsgrove, Droitwich Spa, Redditch, and Evesham, while smaller towns such as Bewdley, Pershore, Tenbury Wells, and Upton-upon-Severn are also nearby. 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: Superfast fibre broadband (FTTC) and 4G mobile phone coverage.
 Nest thermostats x4 (covering levels 1, 2, 3, 4, & 5). Nest Protect CO2 and smoke detectors on levels 1, 2, 3, & 4. Doorbell camera and driveway camera.
 CCTV or similar security system in place, operational during viewings.
 Parking: Driveway parking for 4 vehicles.
 Construction: Standard.
 Property Information: Situated in a Conservation Area.

Tenure

Freehold

Local Authority

Malvern Hills
 Council Tax Band G

Viewing Arrangements

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

Website

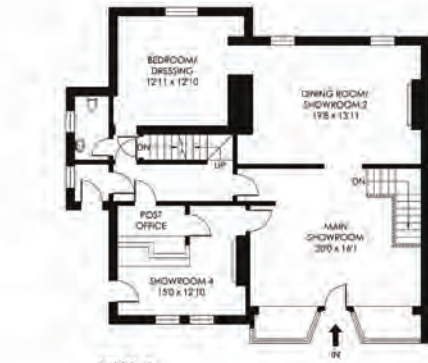
For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

Opening Hours

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



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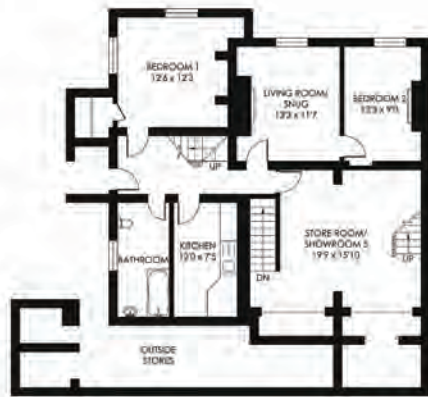
LEVEL 3



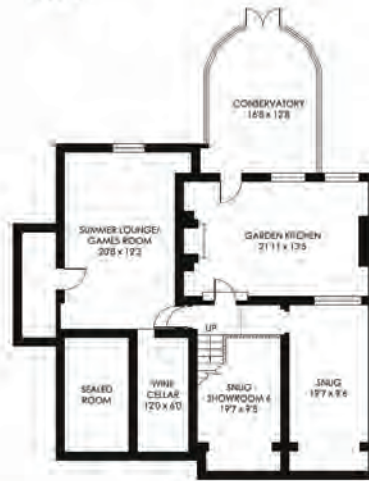
LEVEL 4



LEVEL 5



LEVEL 2



LEVEL 1

--- RESTRICTED HEAD HEIGHT

APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 6500 SQ FT
 TOTAL AREA : 6500 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 28.10.2024







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