



Ciderstone Cottage  
Harcourt Road | Mathon | Malvern | Worcestershire | WR13 5PG



# CIDERSTONE COTTAGE

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Ciderstone Cottage is a charming four-bedroom, detached, period home set in a stunning countryside location. This Grade II Listed property blends timeless character with modern comforts, featuring exposed beams, traditional architecture, and over four acres of land, complete with a tranquil stream. The spacious kitchen/diner, cosy living room with a wood burner, and peaceful conservatory create a welcoming atmosphere. Upstairs, the generously sized bedrooms offer ample accommodation, including a master suite with an ensuite bathroom. With extensive outbuildings, stables, and a double garage, this property is perfect for those seeking space, character, and tranquillity.







### Accommodation Summary

**Ground Floor:** Nestled in a country oasis, Ciderstone Cottage is a Grade II Listed, detached residence that offers a perfect blend of timeless charm and modern comfort. Located just 3.5 miles from Great Malvern, the property is accessed via a long, tree-lined driveway, creating a sense of anticipation as you approach the home. The beautifully landscaped grounds provide both seclusion and expansive views, set within 4 acres of pastureland, paddocks, stabling and outbuildings, making it ideal for those with equestrian interests.

Upon entering, a spacious entrance hallway leads to the principal reception rooms, setting the tone for the character and grandeur throughout the home. The fully fitted kitchen/dining room is well-equipped with modern appliances and ample storage, perfect for family meals and entertaining. Adjacent to the kitchen is a large utility/boot room, adding practicality to the space. The generous sitting room is a true highlight, featuring a striking fireplace with a log burning stove, exposed carved ceiling beams and elegant parquet flooring. This room exudes warmth and character, serving as the heart of the home. A generously sized study is ideal for those working from home or requiring a dedicated space for hobbies or reading.

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# Seller Insight

“Nestled just outside the charming town of Malvern, this unique countryside home offers the perfect blend of peaceful seclusion and convenient accessibility. With no close neighbours and a tranquil, rural setting, it delivers a rare sense of privacy while never being far from local amenities— a balance that initially drew the current owners to the property.

One of the most cherished aspects of this home is the almost magical sense of calm that washes over you the moment you cross the bridge onto the property. It's more than just a change in scenery — it's a threshold between the outside world and a personal sanctuary. For the current owners, who lead demanding professional lives, this transition marked the beginning of relaxation and decompression each day.

The home itself has been lovingly improved over the years, with the most notable renovation being the spacious, open-plan kitchen and dining area. This space has become the heart of the home — ideal for entertaining friends while cooking, where even the occasional culinary mishap added to the charm and laughter.

The design supports modern living, particularly with the addition of a dedicated study area. post-Covid, this home effortlessly adapted to new routines, allowing both owners to work from home with comfort and ease.

Outside, the setting is nothing short of enchanting. Surrounded by open land and native wildlife, the garden is a haven for animal lovers. Frequent visits from muntjac deer, badgers, foxes, and birds of prey add a sense of wonder to everyday life. A particularly touching detail — a pair of ducks that return year after year — speaks to the continuity and peaceful rhythm of life here. Evenings bring a new kind of beauty, with unforgettable sunsets casting warm colours across the sky — a view that was a surprising and delightful discovery after moving from the more shaded town of Malvern.

This home has been a deeply personal space. Its charm lies in its intimacy, making it an ideal space to either unwind or share some quality time with friends.

Though there are no nearby neighbours in the traditional sense, those who live within reach have formed a friendly, supportive micro-community. The few neighbours are elderly and kind, and there's a quiet understanding of helping one another when needed.

Despite its rural atmosphere, the home is just 10 minutes from excellent schools and the full range of amenities that Malvern has to offer. A GP surgery is conveniently located, and for those with an active lifestyle, tennis courts and a riding school are within walking distance, with bridleways and open countryside inviting outdoor adventure.

The current owners offer a simple, heartfelt piece of advice: enjoy the countryside around you, the hills, countryside walks and pub are all in within walking distance.\*”

\* 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:** Upstairs, the property offers four generously sized bedrooms, each with its own unique character and views of the beautiful surroundings. The master bedroom is particularly impressive, featuring an ensuite bathroom with a claw-foot bath, providing a tranquil space to relax while enjoying the scenic countryside. The remaining three bedrooms are equally spacious, offering flexibility for family or guest use. A well-appointed family bathroom serves these rooms, featuring contemporary fixtures and ensuring comfort for the whole household.

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**Outside:** The impressive 4-acre grounds encompass well-maintained gardens, pastureland, and paddocks, offering both beauty and functionality. For equestrian enthusiasts, the stabling facilities are perfect for housing and caring for horses. The extensive outbuildings, including a double garage, provide ample storage and space for hobbies or other activities. The property's beautifully landscaped gardens and tranquil setting ensure a peaceful and private lifestyle, with a peaceful stream meandering through the grounds, adding to its natural charm.

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# LOCATION

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Ciderstone Cottage is ideally situated on Mathon Road, in the sought-after village of Colwall, just outside the vibrant town of Malvern. This exceptional property offers a private, tranquil countryside setting while being within easy reach of essential local amenities and excellent transport links.

The charming village of Colwall is just a short distance from the property and offers a range of local amenities, including a convenience store, post office, and well-regarded public houses. The nearby town of Great Malvern, just 3.5 miles away, provides a more extensive range of shops, restaurants, and leisure facilities, including a theatre, cinema and leisure centre. For those who enjoy outdoor pursuits, the stunning Malvern Hills are on your doorstep, offering walking, cycling, and scenic views of the surrounding countryside.

Transport links are superb, with the nearest train station at Colwell which has a direct link to London and Worcester and easy access to the national rail network. Malvern Link railway station only 4 miles away, providing regular services to Worcester (approximately 15 minutes) and Birmingham (around 50 minutes). For those commuting further afield, the M5 motorway is easily accessible, with direct routes to both Birmingham and London. The property is approximately 27 miles from Worcester, 28 miles from Birmingham, and just under 120 miles from London, making it an ideal location for both a peaceful retreat and easy access to urban centres.

Education is well-served in the area, with several highly regarded schools nearby, including Colwall Primary School and Malvern's prestigious independent schools such as Malvern College and The Downs Malvern. In Worcester there are several excellent establishments, include in the RGS family of schools and Kings Worcester.

This stunning location offers a rare opportunity to enjoy the perfect balance of country living with the convenience of nearby towns and excellent travel connections. Whether you are looking to explore the local countryside, enjoy leisurely activities, or easily access larger cities, Ciderstone Cottage offers the best of both worlds.









### Services, Utilities & Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank. Services: FTTB broadband and some 4G mobile coverage available in the area – please check with your local provider.

Parking: Double garage and driveway parking for 3 vehicles.

Construction: Non-standard - timber framed.

Property Information: Grade II Listed. Situated in a Conservation area. Title deeds contain restrictive covenants - please speak with the agents for further details.

Tenure: Freehold.

Local Authority: Herefordshire – council tax band G.

EPC: Exempt – Grade II Listed.

### Directions

Postcode: WR13 5PG

what3words: ///sprawls.lorry.column

### Viewing Arrangements

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

### Website

For more information visit Fine & Country at <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday -	9.00 am - 5.30 pm
Saturday -	9.00 am - 4.30 pm
Sunday	By appointment only



# Ciderstone Cottage, Harcourt Road, Mathon, Malvern

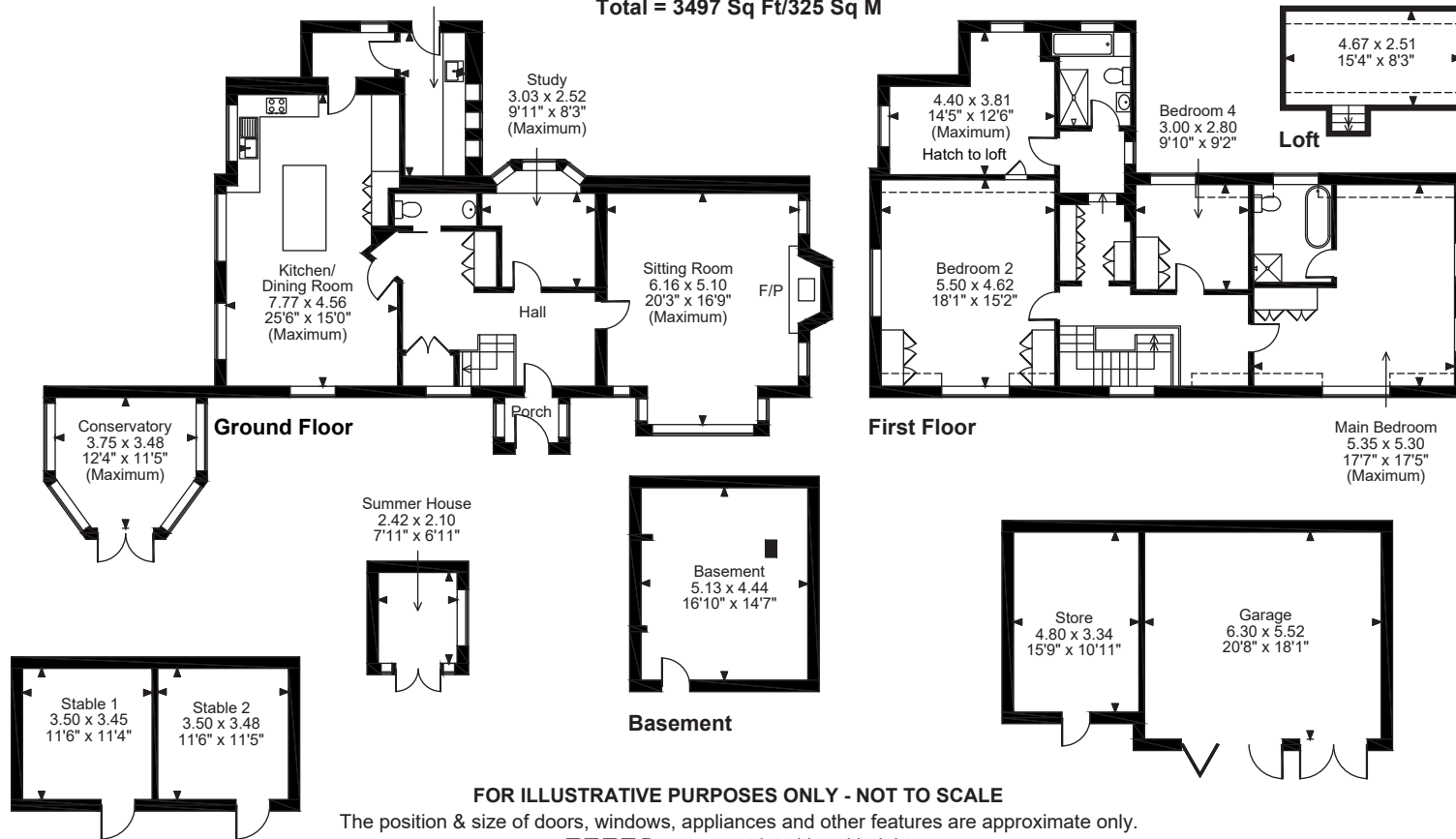
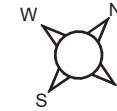
Approximate Gross Internal Area

Main House = 2502 Sq Ft/232 Sq M

Garage = 374 Sq Ft/35 Sq M

Outbuilding = 621 Sq Ft/58 Sq M

Total = 3497 Sq Ft/325 Sq M



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. 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 16.05.2025











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