



2 Holywell Park
Holywell Road | Malvern | Worcestershire | WR14 4LH

FINE & COUNTRY

2 HOLYWELL PARK

This spacious four-bedroom townhouse offers generous living across four floors, ideal for families, professionals, or those embracing a more relaxed pace of life. Just a short walk from the scenic trails of the Malvern Hills, it is perfect for enjoying nature on your doorstep. With top local schools nearby and easy access to Malvern's stations, this home balances everyday convenience with peaceful surroundings.







Ground Floor: This beautifully designed home spans four thoughtfully arranged floors, offering a spacious and inviting interior that perfectly balances comfort and elegance. On the ground floor, you will find a generous reception room, ideal for relaxed family living or entertaining, alongside a flexible office space and the convenience of a guest WC.

Lower Ground Floor: The heart of the home is a modern, fully-equipped kitchen featuring sleek granite work surfaces and integrated appliances, flowing effortlessly into the adjoining dining and living space, perfect for both everyday family life and entertaining guests. From here, French doors open onto a charming balcony, capturing the morning sun and offering elevated, uninterrupted views of the picturesque woodland hillside. This peaceful outdoor retreat is ideal for enjoying a quiet coffee at sunrise, with the chance to spot deer, foxes, rabbits, and a variety of native birds among the trees. Just across the hall, a convenient utility room and guest WC provide added practicality, making post-outdoor cleanups or busy mornings a breeze.







Seller Insight

“ Set in an area of outstanding natural beauty on the slopes of Perseverance Hill, this magnificent home offers an exceptional lifestyle defined by space, tranquility, and a deep connection to nature. Originally built on the historic footprint of the Wells House School Gym - once attended by renowned chef Rick Stein - this beautifully presented residence seamlessly blends heritage with contemporary luxury. For lovers of the outdoors, the setting is unmatched: simply cross the road to access the Malvern Hills, a network of trails stretching 15km from British Camp to Worcestershire Beacon, all on your doorstep.

Inside, the home is flooded with natural light and designed to frame spectacular views across the Severn Valley and toward the Cotswolds from every principal room. A dual-aspect sitting room offers a warm, elegant space for entertaining, easily accommodating a 7-foot Christmas tree, while the kitchen-dining area opens directly onto a large balcony perfect for al fresco living. Over the past seven years, the home has been thoughtfully upgraded with new bathrooms, a stylish kitchen and utility room, and ultra-fast broadband - making it as functional as it is beautiful.

Life here is wonderfully peaceful, with little more than the sound of birdsong or the occasional passing horse. Wildlife is a daily joy, from garden birds and owls to deer and foxes that visit the grounds. The balcony is a haven for container gardening and birdwatching, while a large communal garden offers a secure and scenic space for children or even remote-controlled model adventures. The extensive driveway allows for ample guest parking, making entertaining effortless - whether it's a family Christmas with multiple trees and twinkling lights or a weekend celebration for a dozen guests.

This is more than just a home; it's a gateway to a richly fulfilling lifestyle. The vibrant Malvern community, just ten minutes away, offers boutique shops, farmers' markets, theatres, festivals, and an abundance of fitness, arts, and cultural opportunities. Excellent transport links and local amenities ensure convenience without compromising the serenity of the setting.

Above all, this home is a sanctuary - an inspiring place to work remotely, entertain friends, explore the hills, or simply unwind beneath star-filled skies. The owners' advice for future custodians? Invest in a pair of walking boots and binoculars, and be ready to embrace a life of beauty, culture, and community in one of Worcestershire's most treasured locations.*

* 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, three well-proportioned bedrooms offer generous accommodation for family living, including one currently configured as a dressing room. These are served by two sleek, contemporary bathrooms, one of which is an ensuite providing both functionality and comfort.

Second Floor: The top floor is dedicated to a luxurious master suite, a private sanctuary complete with two large walk-in wardrobes providing useful storage space and a stylish ensuite bathroom, offering the ultimate in comfort and seclusion.











Outside: The exterior of the property offers two covered car parking spaces for private use, along with additional shared guest parking for visitors. Residents of Holywell Park also enjoy access to beautifully maintained communal gardens, providing a peaceful and attractive outdoor space for relaxation and socialising.







LOCATION

Holywell Park is situated on the eastern slopes of the Malvern Hills with views of the Severn Vale. The town of Great Malvern is 2.3 miles away (circa 5 minute drive) giving easy access to an array of amenities.

There is a Waitrose in the centre of Great Malvern and a Marks and Spencer, Morrisons and other major retailers in the Retail Park on the edge of town. The centre of the Victorian spa town of Malvern is home to the Morgan motor company factory, 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. The Three Counties Showground, home of the RHS Autumn and Spring Garden Shows, is within easy reach. Worcestershire and Herefordshire are both major food producing areas serving a number of local farm shops and markets.

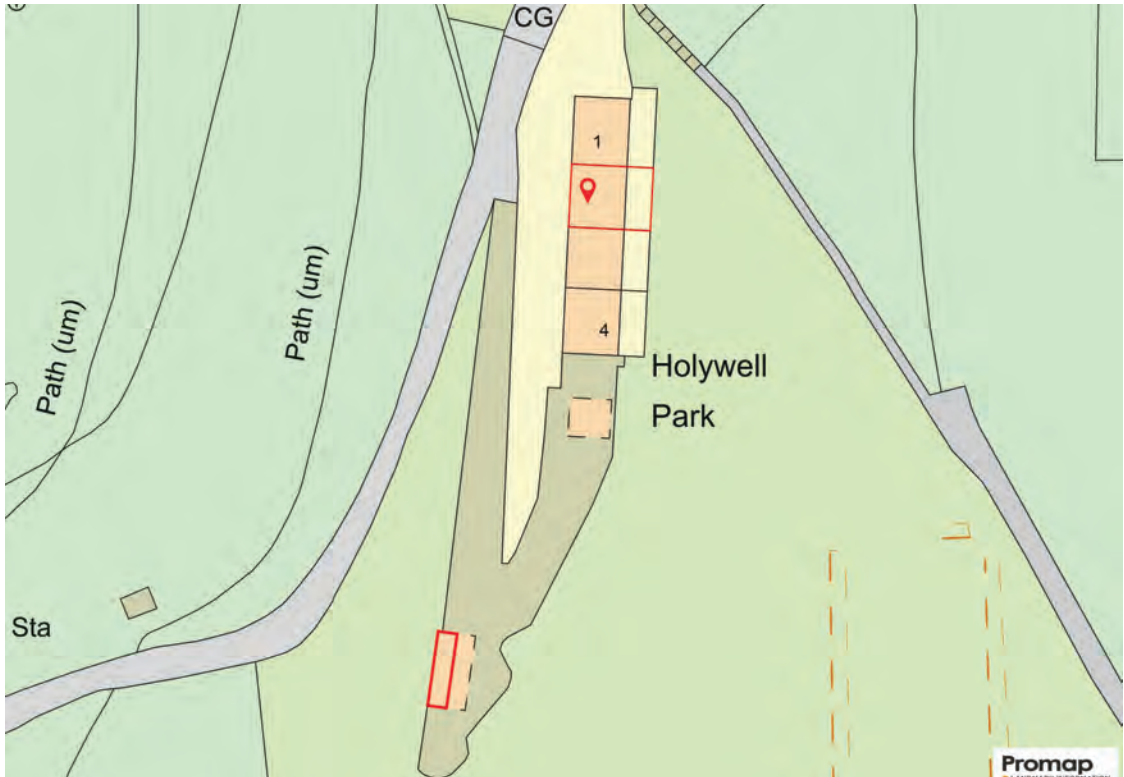
The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 12 miles north east providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. The county towns of Hereford and Gloucester are a short drive away. 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 Wulstan's Catholic church within walking distance from the property.

Other local small towns with a wide range of shopping facilities and other activities include Ledbury and Bromyard, both in Herefordshire, and in Worcestershire, Upton-on-Severn, Pershore and Evesham.

Great Malvern and Malvern Link railway stations are on direct lines to Hereford, Birmingham and London, while the Worcester Parkway Station connects to other long-distance services.

If education is a priority, then the Malvern area is blessed with an enviable mix of schooling at all levels, including well-regarded state schools and a variety of independent establishments, allowing parents to select the right environment for their children's needs. Independent boarding schools include the co-educational Malvern College and the girls-only Malvern St James, while the independent day schools of King's and the Royal Grammar in Worcester, and the Cathedral School in Hereford are easily accessible by train. Malvern Wells has two state primary schools, and 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: FTTP broadband and 4G and some 5G mobile coverage available in the area – please check with your local provider.

Parking: Two car port parking spaces for private use, along with additional shared guest parking for visitors.

Construction: Standard.

Property Information: Managed freehold with shared driveway, walkways and communal grounds. The communal grounds are affected by Japanese Knotweed with an Invasive Plant Management Plan in place (the knotweed is 7 metres away from the property). Trees on the property are subject to a Tree Preservation Order. Restrictive covenants on title – please contact the agents for further details.

Tenure

Managed freehold.

Local Authority: Malvern Hills – council tax band G.

EPC Rating: C

Viewing Arrangements

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

Website

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

Opening Hours

Monday to Friday
Saturday

9.00 am–5.30 pm
9.00 am–1.00 pm



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

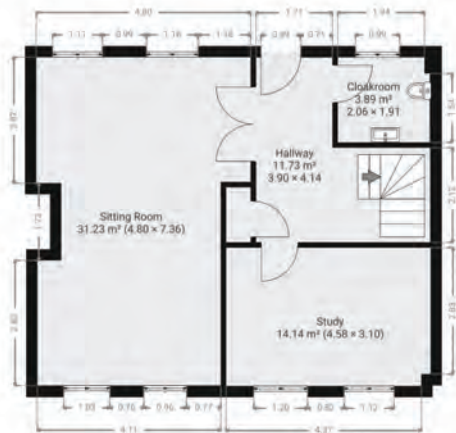
2 Holywell Park, Malvern

TOTAL AREA: 258.17 m² • LIVING AREA: 222.18 m² • FLOORS: 4 • ROOMS: 23



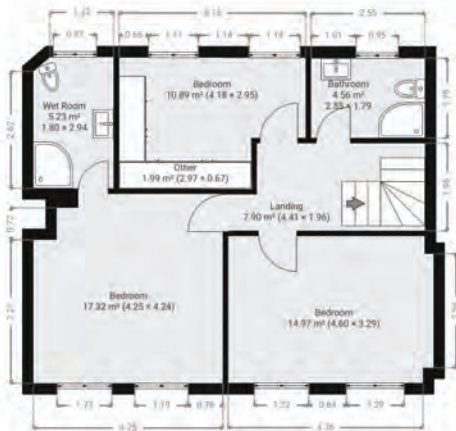
▼ Ground Floor

TOTAL AREA: 61.65 m² • LIVING AREA: 61.65 m² • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 60.85 m² • LIVING AREA: 60.85 m² • ROOMS: 7



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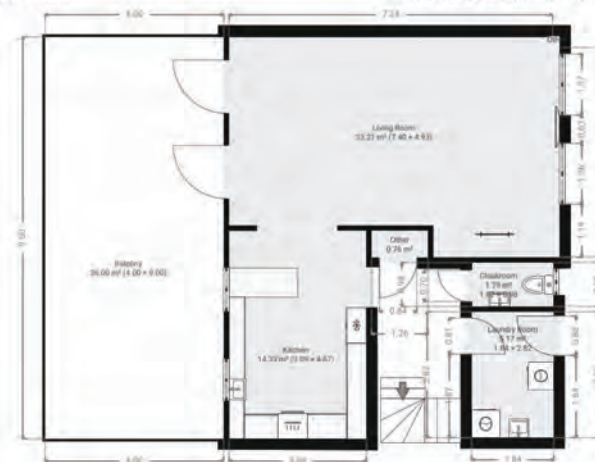
▼ 2nd Floor

TOTAL AREA: 44.43 m² • LIVING AREA: 44.43 m² • ROOMS: 5



▼ Lower Ground Level

TOTAL AREA: 91.25 m² • LIVING AREA: 55.26 m² • ROOMS: 6



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1:99
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Page 2/2

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 26.06.2025







PENELOPE HARRIS

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07720 888 232
email: penelope.harris@fineandcountry.com



NICK KENDRICK

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07801 981629
email: nick.kendrick@fineandcountry.com

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

