



**Allan Morris**  
estate agents

**Rose Bank Suite, 2 Holyrood House,  
Wells Road, Great Malvern, WR14 4RH**

 **MAYFAIR**  
OFFICE GROUP

## Wells Road, Great Malvern, WR14 4RH

The Rose Bank Suite is an charming two bedroom garden apartment forming part of the stunning Holyrood House Development. Offering over 1200 sqft of refurbished living space, with great attention to retaining as many original features as possible of this historic Grade II Listed building.

The accommodation includes a large lounge diner with access to the garden, luxuriously appointed kitchen, master bedroom with en-suite, second bedroom and a main bathroom. The low maintenance personal garden space to the rear provides plenty of space for outdoor dining and entertaining and has views over Great Malvern to Bredon Hill and the Cotswolds. Parking is provided for two cars.

Location is in the heart of historic Great Malvern, a thriving spa town, with a wide range of independent shops and cafes, high street favourites like Waitrose and a mainline train station all within walking distance. Malvern is alive with culture, from Malvern theatres with its full calendar of events, farmers markets, guided walks and arts fairs. The Malvern Hills, an area of Outstanding Natural Beauty are all on the doorstep offering beautiful scenery for gentle walks to an array of sporting activities.



### **THE HISTORY OF HOLYROOD HOUSE**

The Grade II Listed building is steeped in history and dates back to 1842 when it was founded as a hydrotherapy clinic by the two leading pioneers of this particular treatment, Dr James Wilson and Dr James Manby Gully. It is believed that Florence Nightingale and Charles Darwin enjoyed water treatments at Holyrood House. Malvern expanded as a residential spa and several large hotels and many of the large villas found in the area date from these times.

### **WELCOME TO GREAT MALVERN**

Great Malvern sits amid the famous Malvern Hills, parts of which have been designated as an Area of Outstanding Natural Beauty. With over 100 miles of bridal ways and footpaths to explore, the Malvern hills offer an unrivalled experience for lovers of outdoor life with activities to suit all tastes and abilities. Now a thriving modern town, Malvern is alive with culture, festivals, music and theatre. A

stroll away from the property are a good mix of High Street favourites and independent retailers. On the outskirts of town, Malvern Retail Park offers established names such as Marks and Spencer, Next and Boots. Commuting further afield is easy with nearby access to the M5 motorway and the town benefits from two train stations running regular services to Birmingham, Worcester, Cheltenham, Bristol and London.

### **ABOUT THE DEVELOPER**

Holyrood House has been lovingly restored by Developers, Blue Horizon. They have extensively researched the history of the property and have worked closely with local planning departments to retain many original features, whilst creating luxurious accommodation.

## **ROSE BANK SUITE**

This suite is approached through a communal hallway which it shares with St Ann's Suite. It has its own private lobby area before descending to the floor below.

The impressive sitting room features double aspect windows and high ceilings giving a sense of light and space. The feature Handmade Swinton Solid Bathstone fireplace with gas wood burner and oak flooring creates a warm atmosphere. There is plenty of space here for dining and to take in the stunning views unique to Holyrood House. Leading through French doors, Rose Bank Suite has the benefit of a substantial outside space for entertaining and relaxing.

A well appointed kitchen flows easily from this living space. The bespoke Shaker style kitchen with Silestone Quartz worktops, features an array of Neff appliances including a fridge, freezer, oven, induction hob and dishwasher. The apartment benefits from a utility room with washing machine and tumble dryer.

Returning to the inner hallway with plenty of space for a cosy study area are two double bedrooms and main bathroom. The master bedroom features an en-suite with a double shower, low level WC, wall hung basin, heated towel rail, illuminated mirror and spot lighting.

A well appointed bathroom with bath and shower over, low level WC with concealed cistern, wall hung basin, heated towel rail, illuminated mirror and spot lighting.

## **OUTSIDE SPACE**

Rose Bank Suite has two parking spaces, one of which is under cover, found at the rear at lower ground floor level. Unique to this apartment is a substantial outside space perfect for entertaining and relaxing with direct private access onto this area.

## **ADDITIONAL INFORMATION**

Tenure - Leasehold with 900 years remaining. On the sale of the three properties, the virtual freehold will be transferred to the three

property owners at nil charge, so they will own and control their own property for the length of the lease, with effectively no ground rent for the duration.

Fixtures and Fittings- Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains may be available by separate negotiation.

Services- Mains gas, electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoing - Local Council: Malvern Hills District Council on 01684 862151

Council Tax Band - TBC

EPC - Current B 82; Potential B 82

## **DIRECTIONS**

From Allan Morris Office in Great Malvern bear south across Bue Vue Terrace and onto the Wells Road. The property can be found approximately 400 yards on the left hand side where the Allan Morris 'For Sale' board can be seen. For further details or to book a viewing, please call Allan Morris in Malvern on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

**ASKING PRICE - £400,000**



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



