



Priory Suite, 2 Holyrood House Wells Road, Great Malvern, WR14 4RH

£2,985 Per Month

The Priory Suite is an elegant unfurnished four bedroom townhouse forming the major part of the stunning Holyrood House. Offering 2,499 sq ft of refurbished living space, with great attention to retaining as many original features as possible of this historic Grade II Listed building. The unfurnished accommodation includes a full length hallway with Italian stone tiling, light and airy double bay windowed sitting room with fireplace, large dining room, luxuriously refitted kitchen, four bedrooms, two en-suites and a main bathroom. The full width covered balcony provides stunning views over Great Malvern to Bredon Hill and the Cotswolds. Parking is provided for two cars. Available from end of August 2024. EPC rating C. Council tax band TBC . Deposit £3444. Holding deposit £688



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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.

THE PRIORY SUITE Ground Floor

Turn the key in the original oak front door and an impressive entrance hall with striking Italian tiled flooring and high ceilings flows from the front to rear of the ground floor. The hallway opens onto a grand staircase which has the original slate stairs, all of the reception rooms lead from this hallway, including a downstairs WC and a rear balcony, spanning the length of the property with spectacular views, the perfect place to catch the morning sunshine.

The dining room has the original dual aspect windows, high ceilings and a feature handmade Redmire Bathstone fireplace, perfect for entertaining. Adjoining this is the kitchen, offering a range of bespoke light coloured units with Silestone Quartz worktops and a range of Neff appliances including a dishwasher, Rangemaster oven, fridge freezer, washing machine and tumble drier.

The spacious sitting room is at the rear of the property. High ceilings, attractive wooden flooring, a handmade Yorke Bathstone feature fireplace and working gas effect wood burner, create a grand but homely feel. This elegant room and has panoramic views over Worcestershire, a perfect place to relax, entertain and take in the breath taking scenery.

THE PRIORY SUITE First Floor

Travelling up the grand staircase and onto a large landing area leads into four bedrooms and a luxurious family bathroom. The master bedroom benefits from the stunning views and has an en-suite bathroom which has a walk-in shower, vanity unit, WC and a free standing bath which arguably has the best view in the county. Bedroom two has a dressing area together with an en-suite shower room. The further two double bedrooms share the facilities of the family bathroom which has a large walk-in shower, vanity unit and WC.

OUTSIDE SPACE

Two parking spaces found at the rear at lower ground floor level.

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 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

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£688) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. *Conditions apply

DEPOSIT: A deposit of £3444 will be required as security against damage or arrears of rent.

RENT: £2985 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, May consider pets

TERM: Eight months minimum. A longer term may be available by negotiation.

APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

