



25 Cowleigh Bank, Malvern, WR14 1QP

Price Guide £583,000

A surprisingly spacious detached bungalow with lovely views up to the Malvern Hills and also distant views, with level gardens. In brief, the accommodation comprises: Porch, hallway, living/dining room, kitchen, dining/garden room, rear hallway, guest wc, utility area and storage. Two double bedrooms on the ground floor, with the main one having an en suite shower room, study or further single bedroom, family bathroom and to the first floor is a further double bedroom with en suite wet room. The accommodation is complemented by a beautifully landscaped, good sized rear garden, studio/work rooms, sheds, green house, vegetable patch, lawned area with well planted beds and borders, log and cycle store and patio. To the front is generous parking for several vehicles and the integral garage. Internal viewing is recommended to appreciate what is on offer with this lovely home. For further details, or to arrange a viewing, please call us on 01684 561411.



25, Cowleigh Bank, Malvern, Worcestershire, WR14 1QP

ENTRANCE

Approached through wrought iron gates to generous tarmac driveway leading to uPVC double glazed doors opening into:

PORCH 14'9" x 4'1" (4.51m x 1.25m)

Ceramic tiled floor, lighting, power points, door to garage, door to:

HALLWAY

Stairs to first floor with storage under, power points, radiator, velux window, ceramic tiled floor.

BEDROOM THREE 11'9" x 9'10" (3.6m x 3m)

Dual aspect double glazed windows, parquet flooring, radiator, coving, power points.

BEDROOM TWO

Dual aspect double glazed windows, coving, ceramic tiled floor, door to:

ENSUITE SHOWER ROOM

Glazed shower cubicle, pedestal hand basin, ladder radiator, WC, built-in cupboard with shelving, extractor unit, mirror with touch lighting, ceramic tiled walls and floor.

STUDY/BEDROOM 4 8'10" x 7'4" (2.7m x 2.26m)

Side facing double glazed window, radiator, shelving, power points.

BATHROOM 8'10" x 5'10" (2.7m x 1.8m)

Obscure double glazed window, p-bath with Tritan shower over, glazed shower screen, vanity unit with inset hand basin and WC, cupboards and drawers including shaver point, ladder style radiator, extractor unit, electric underfloor heating, ceramic tiled floor.

LIVING/DINING ROOM 24'5" x 13'1" (7.46m x 4.00m)

Side facing double glazed windows and double glazed patio doors with side panels into the garden, three radiators, elegant tiled fireplace with inset log burner, television and power points, coving. Dining area has part parquet flooring, living room carpeted with parquet under.

KITCHEN 13'3" to units x 7'6" (4.04m to units x 2.3m)

Side and rear facing double glazed windows, comprehensive range of wall and base units, integral dishwasher, granite worktops, inset NEFF gas hob with cooker hood over, built-in NEFF oven and NEFF combination/microwave oven, NEFF warming drawer, inset fridge, larder cupboard, wine rack, door to rear hall and step to:

DINING / GARDEN ROOM 11'2" x 8'4" (3.42m x 2.56m)

Rear and side facing double glazed windows, double glazed door to the patio, wine cooler fridge, radiator, power points, lovely distant views.

REAR HALL AND UTILITY ROOM

Side facing double glazed door, stainless steel sink unit, plumbing and space for washing machine, obscure double glazed window, space for further units, built-in cupboard with fuse board, shelving and power point, radiator, built-in cupboard with shelving, door to:



GUEST WC

With obscure double glazed window, close coupled WC, wall mounted hand basin and Worcester central heating boiler.

FIRST FLOOR

Velux window and door to:

BEDROOM ONE

Two double glazed velux windows with lovely views up to the Hills and to distant countryside. Eaves storage cupboards, shelved storage area, radiator, walk-in wardrobe (slight height restriction) with door to further storage, power points with USB, door to:

ENSUITE WET ROOM 7'8" x 8'3" (2.35m x 2.52m)

Side facing double glazed velux window, radiator, close coupled WC, bidet, twin waterfall showers plus hand attachment, pedestal hand basin with medicine chest over, built-in cupboard and shelving with shaver point, extractor unit, door to large boarded storage space. Electric underfloor heating.

EXTERNALLY

A generous patio at the rear of the property with rainwater storage tank underneath leads to a path giving access to the rear of the garage, wood store, seating area, side shrub border and further raised flower border. A wooden building is divided into two rooms, the first a summerhouse with windows, a roof light, shelving, power points and lighting, the second a shed with shelving, power points and lighting. A walkway then leads to the large workshop with shelving, power and lighting, flower borders which are beautifully planted and the walkway extends to other storage areas, well stocked beds, raised vegetable beds, two greenhouses, further shed with power and light, composting area, pond with water feature, level lawned area, further well stocked beds, rockery, outside tap, external lighting and walkway to the front, log store and cycle store with further wrought iron gate.

GARAGE

With up and over door, power, lighting, inspection pit, shelving and door into front porch and rear door to the garden.

DIRECTIONS

From our office proceed along Worcester Road turning left in to North Malvern Road. Follow this road up and take the first turning right in to Cowleigh Road. Carry on along this road, past the left hand fork and turn right in to Cowleigh Bank. The property will be found not too far down on the left hand side.



GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items may be available by separate arrangement. Carpet and curtains are included in the sale.

SERVICES: Mains gas, mains 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.

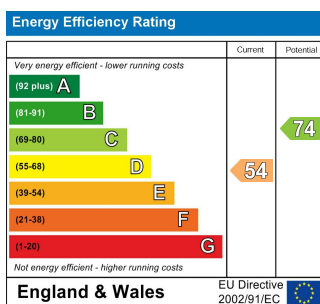
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: E54 Potential: C74

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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