



Cornerstones, Back Lane, Malvern, WR14 2HJ

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Back Lane, Malvern, WR14 2HJ

This spacious and characterful four-bedroom detached home offers flexible living over three levels, making it ideal for families, or anyone looking for generous space both inside and out. Set in a peaceful and sought-after location in the very heart of Great Malvern, the property is approached by a long, private driveway and enjoys lovely views and a beautifully maintained garden.

Inside, the home is filled with natural light and has a warm, welcoming feel. The entrance hallway makes a striking first impression with its high vaulted ceiling and open staircase. The large L-shaped sitting and dining room offers plenty of space to relax or entertain, with sliding doors opening to both the front terrace and rear garden. The kitchen overlooks the garden with room for a breakfast table. A useful utility room, boot room and downstairs WC offer added practicality. There are two bedrooms on the ground floor, including a spacious main bedroom with built-in storage and an ensuite bathroom. The second room works well as a bedroom or home office. Upstairs, two further double bedrooms enjoy dual-aspect windows with lovely views and share a family bathroom.

On the lower ground floor is a versatile space currently used as a gym and store room, with internal access to the double garage, which has two electric roller doors. Outside, the property enjoys a quiet setting whilst being in the town centre, with a winding driveway providing plenty of parking. The rear garden is well-maintained, mature and private, perfect for outdoor dining and gardening.

This is an individual, flexible, well proportioned and perfectly positioned family home and we highly recommend an early viewing.

## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs. There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

## PORCH

Double doors open from the terrace, internal glazed door opens to;



## ENTRANCE HALLWAY 10'10" x 13'1" (3.32m x 4.00m)

Impressive entrance with high vaulted full height ceiling, open staircase leads up to the first floor with wooden spindle banister.

## SITTING/DINING ROOM 24'8" x 22'8" (7.53 x 6.91m)

L shaped reception room with sliding patio doors giving access to the front terrace and rear garden, additional front facing window, wooden floors, three radiators, television point, stone fireplace surround with living flame gas fire, wall lights, door to:

## BREAKFAST KITCHEN 9'11" x 20'8" (3.03m x 6.30m)

Rear facing with two double glazed windows overlooking the garden, range of wooden eye and base level units, stainless steel sink and drainer unit with a mixer tap, electric induction hob, integral double oven, built-in fridge, television point, space for breakfast table, radiator. Door to;

## UTILITY ROOM 8'1" x 9'5" (2.47m x 2.89m)

Rear facing window over-looking the rear garden, range of fitted storage cupboards with worktop and inset sink and drainer unit, plumbing for washing machine and tumble dryer, built-in storage cupboard, radiator, door to:

**BOOT ROOM 8'0" x 4'11" (2.44m x 1.50m)**

Side and rear facing double glazed window, space for further appliances, tiled floor, access to garden.

**BEDROOM ONE 14'6" x 11'8" (4.42m x 3.56m)**

Front and side facing double glazed window, radiator, wooden floor, built-in storage cupboard, loft hatch.

**EN SUITE 7'4" x 8'3" (2.25m x 2.52m )**

Side facing obscure double glazed window, easy access walk-in bath, low level WC, wash basin, radiator, tiled walls, heated towel rail.

**BEDROOM TWO / STUDY 10'3" x 11'10" (3.14m x 3.62m)**

Side facing double glazed window, radiator, telephone and broadband points.

**CLOAKS CUPBOARD**

With hooks for coats and storage. Door to;

**WC**

Side facing obscure double glazed window, low level WC, wash basin, radiator.

**FIRST FLOOR LANDING**

Open galleried landing. Front facing window, wooden spindle banister, doors to;

**BEDROOM THREE 12'10" x 14'0" (3.93m x 4.28m)**

Dual aspect with front and rear facing double glazed windows, fine views to the fore, two built-in storage cupboards, radiator.

**BEDROOM FOUR 13'1" x 13'10" (3.99m x 4.23m)**

Dual aspect window with fine views to the fore, loft access, two built-in storage cupboards, radiator.

**BATHROOM 6'10" x 9'3" (2.10m x 2.83m)**

Rear facing window overlooking the rear garden, corner shower cubicle, low level WC, wash basin, tiled walls and floor, extractor fan.

**LOWER GROUND FLOOR**

Steps lead down from hallway to lower ground floor, with a stair lift in place, door into:

**GYM/STORE ROOM 13'8" x 12'1" (4.17m x 3.70m)**

Side facing window, built-in storage cupboards, wall mounted Worcester combi boiler, worktop with inset sink and drainer, door to:

**DOUBLE GARAGE**

Two electric roller doors, side facing double glazed window, power and light.

**FRONTAGE AND DRIVEWAY**

Long winding driveway, well maintained lawns and flowering borders, high Laurel hedge to the front boundary, driveway turns as it leads up to a flat parking area to the fore of the double garage. Steps lead up to the terrace, enclosed by a steel railing and enjoying a far reaching Easterly view of the Severn Valley.

**REAR GARDEN**

A generous and mature rear garden enclosed by timber fencing, There is further

full length rear paved terrace leading around the property with a retaining wall and steps to the terraced borders and additional seating areas. There fruit and vegetable garden and soft fruit trees, silver birch and flowering shrubs, magnolia tree and colourful annuals. There is also a useful timber garden store.

**DIRECTIONS**

From the centre of Great Malvern proceed down Church Street and turn left at the traffic lights and left again heading towards Waitrose. On the access road is a right hand turn onto Back Lane, just before the entrance to Waitrose. Follow the unmade road for approximately 200 yards and the property will be found on the left hand side, indicated by our For Sale sign. For more details, please contact our Malvern office on 01684 561411.

**ADDITIONAL INFORMATION**

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, such as carpets and curtains, may be available by separate arrangement.

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: F

ENERGY PERFORMANCE RATINGS: Current: C74 Potential: C80

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

**ASKING PRICE - £850,000**



(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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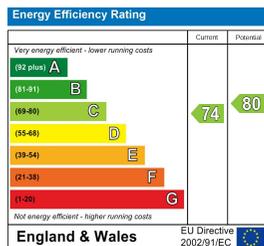
Approximate total area<sup>(1)</sup>

222.5 m<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

### EPC



### Material Information Report



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