



**Allan Morris**  
estate agents

**The Hollies, 167 Wells Road, Malvern,  
Worcestershire, WR14 4HE**

 **MAYFAIR**  
OFFICE GROUP



# 167 Wells Road, Malvern, WR14 4HE

The Hollies is a handsome period detached house (Grade II Listed) set over three floors (with approx. 2,437 sq ft of accommodation). The property comprises; porch, lovely reception hallway, four reception rooms on the ground floor, first floor with landing, four double bedrooms, master with en-suite plus a family bathroom. To the lower ground floor is a spacious and contemporary kitchen, separate breakfast room, utility/boot room and music room. Outside, the property has a mature wrap-around garden, detached double garage and gated off-road parking accessed from Hanley Road at the rear. The property has a wealth of period features, character and charm, located close to the hills, with easy access to Great Malvern, Hanley Swan and Upton, as well as the Three Counties Showground and Worcestershire Golf Club very close by. We highly recommend an early viewing to appreciate to position, accommodation and plot on offer with no onward chain.

## 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.

The Hollies is situated south of Great Malvern on the Eastern slopes of the Malvern Hills and has excellent access to the hills with miles of walks and the Three Counties Showground, as well as surrounding villages such as Hanley Swan, Colwall and Castlemorton.

## GROUND FLOOR



## ENTRANCE PORCH 6'0" x 1'10" (1.85m x 0.56m)

A pair of wooden, Gothic-style doors lead to an enclosed porch and the front door which opens to the:

## HALLWAY 20'9" x 6'0" (6.34m x 1.84m)

Principal reception rooms off to either side. Stairs lead up and down to the first floor and the lower ground floor with original banister;

## SITTING ROOM 13'2" x 13'1" (4.02m x 4.00m)

The sitting room would originally have been two separate rooms and is now one open plan space used as a family/TV room with its open fire, and a more formal sitting room leading off to the rear. Dual aspect with front and rear sash windows.

## REAR SITTING ROOM 12'5" x 10'5" (3.79m x 3.19m)

Rear facing sash window with views, period fireplace, doorway to the hallway.

## WC 6'3" x 6'1" (1.93m x 1.87m)

Fitted in the period style with a high-level cistern and traditional Edwardian-style sink.

## DINING ROOM 14'3" x 13'1" (4.36m x 4.00m)

Front facing sash window with shutters, featuring an original fireplace and stripped wooden floorboards, double doors open to;.

**STUDY 14'4" x 10'5" (4.39m x 3.19m)**

Rear aspect with large bay window with easterly views and overlooking the garden to the east side.

**LOWER GROUND FLOOR****KITCHEN 20'10" x 12'1" (6.36m x 3.69m)**

Dual aspect with side and rear facing windows, side door to garden. The modern fitted kitchen/breakfast room offers plenty of storage and is complemented by a larder cupboard, an integrated fridge-freezer, electric NEFF Cooker with ceramic hob and space for a dishwasher. Breakfast bar with additional storage, fireplace and wall mounted tv point.

**BREAKFAST ROOM 13'3" x 8'11" (4.06m x 2.72m)**

Accessed of the lower ground floor hallway. Rear aspect windows overlook the garden, understairs storage, exposed tile floor. Open to;

**MUSIC ROOM/HOME CINEMA 8'10" x 7'3" (2.70m x 2.21m)**

Recessed with exposed natural stone, ideal little snug and used as a home cinema with pull down screen.

**BOILER ROOM 8'5" x 5'8" (2.57m x 1.75m)**

With boiler hot water and plumbing.

**BOOT ROOM 17'10" x 6'11" (5.45m x 2.12m)**

Side facing with windows and doors open to the garden, ideal as a boot room or garden room, with scope to develop further.

**WOOD STORE 9'3" x 8'0" (2.84m x 2.44m)**

Externally accessed.,

**FIRST FLOOR LANDING 11'8" x 5'11" (3.58m x 1.81m)**

Split level landing with original wooden banister, skylight roof window, doors to;

**STORE 12'7" x 3'8" (3.85m x 1.14m)****BEDROOM ONE 14'3" x 13'1" (4.35m x 3.99m)**

Front facing sash window, fireplace, exposed wooden floor boards.

**EN SUITE 5'10" x 5'1" (1.80m x 1.57m)**

Side facing sash window, shower cubicle, low level WC, wash basin, tiled floor.

**BEDROOM TWO 13'2" x 13'1" (4.02m x 3.99m)**

Front facing sash window, fireplace, storage cupboard, wooden floor boards.

**BEDROOM THREE 14'3" x 8'4" (4.36m x 2.56m)**

Rear facing sash window window, bedroom fireplace.

**BEDROOM FOUR 13'1" x 8'4" (4.01m x 2.56m)**

Rear facing and side facing sash window, wooden floor boards.

**BATHROOM 7'1" x 6'11" (2.16m x 2.11m)**

Rear facing sash window, P shaped bath with shower over, low level WC, wash basin, heated towel rail.

**OUTSIDE**

The property is situated in an easily accessible location on the Wells Road, to

the rear there is a gated driveway and parking, adjacent to the double garage. A pedestrian gate leads off the pavement, with a slate, brick-edged path leading through the manageable front garden to the covered porch and front door. The good-sized, mature rear garden offers further scope for keen gardeners, this wraps around the property and is mainly lawned, planted with a variety of established shrubs, trees and flowering plants, with a raised patio area. There is a useful garden store and an original external WC. The property is bounded by mature laurel and conifer hedges and stone walling.

**GARAGE 18'6" x 16'0" (5.64m x 4.88m)**

Detached double garage with twin up and over doors.

**DIRECTIONS**

From Malvern: Head south on the A449 towards Ledbury. After 2 miles, on approaching Malvern Wells, go past the left turn for the Hanley Road (B4209) and this property is immediately next on your left side. Park at the first opportunity on your left hand side (see the For Sale board) or on Hanley Road to the rear. For more details or to arrange a viewing, please call our Great Malvern Office on 01684 561411.

**what3words**

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**ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

LISTING: The property is Grade II Listed

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.

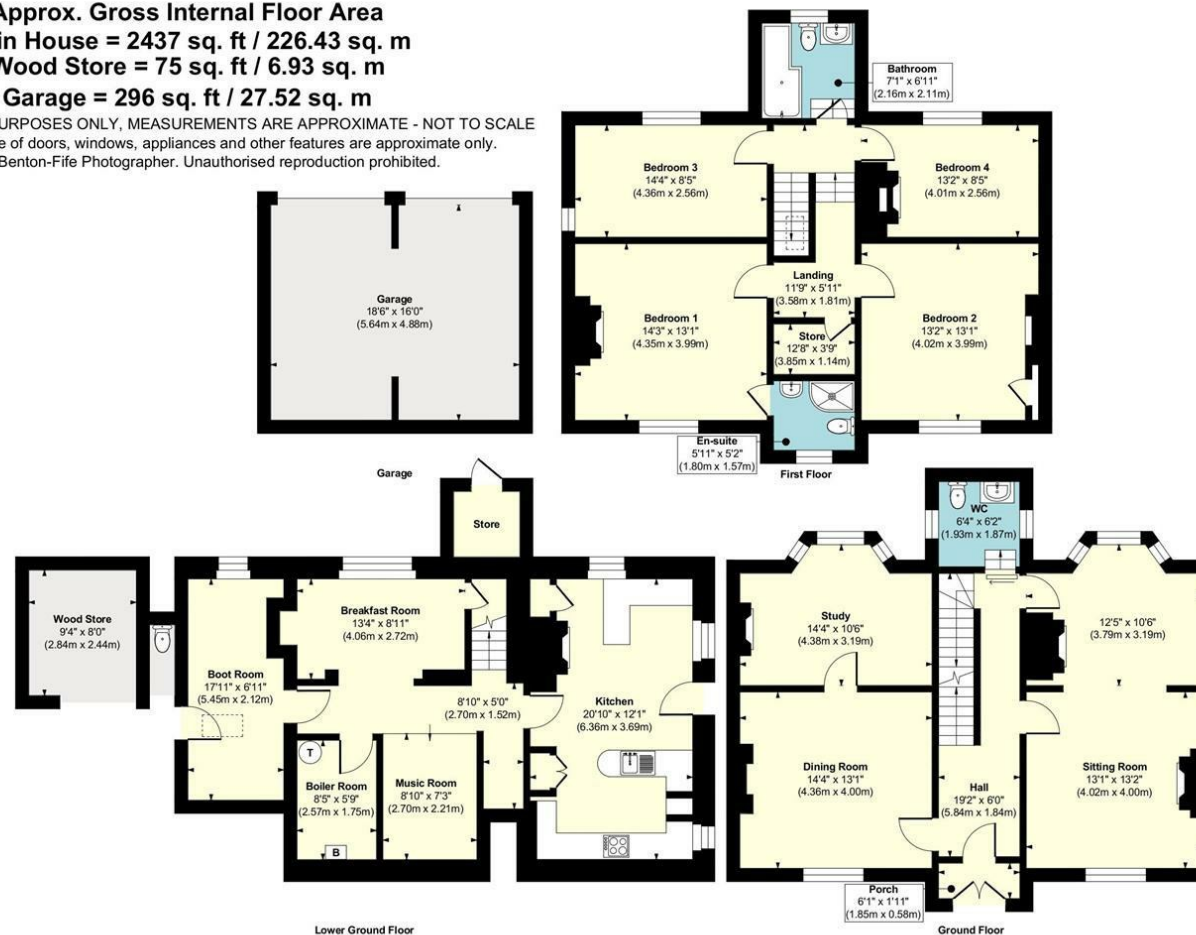
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

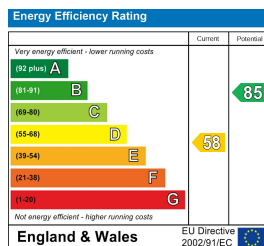
**ASKING PRICE- £599,000**

**Approx. Gross Internal Floor Area**  
**Main House = 2437 sq. ft / 226.43 sq. m**  
**Wood Store = 75 sq. ft / 6.93 sq. m**  
**Garage = 296 sq. ft / 27.52 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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## EPC



## Material Information Report



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