



# DORNOOK

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Worcester Foregate Street 5 miles | Malvern Link Station 5 miles  
(all mileages are approximate)

An exceptional 4 bedroom detached country home nestled within the heart of the highly desirable village of Callow End. Approached via a long private driveway, the property is surrounded by beautiful open countryside and offers an outstanding blend of space, privacy and tranquillity.

Four Double Bedrooms  
Three Generous Reception Rooms  
Fitted Kitchen, Cloakroom & Utility Area  
No Onward Chain. Internal Viewing Essential



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Viewing is strictly by appointment with the selling agents

## LOCATION

Dornook is situated in a quiet lane in Callow End, which is ideally placed for travel to both Worcester and Malvern. Callow End has a primary school, shop, church two pubs and a village hall as well as offering an opportunity to enjoy the benefits of country village life. The village offers good transportation networks with the M5 & M50 being within easy reach and the railway station at Malvern and three railway stations within Worcester offering direct links to Hereford, Birmingham and London.

## INTRODUCTION

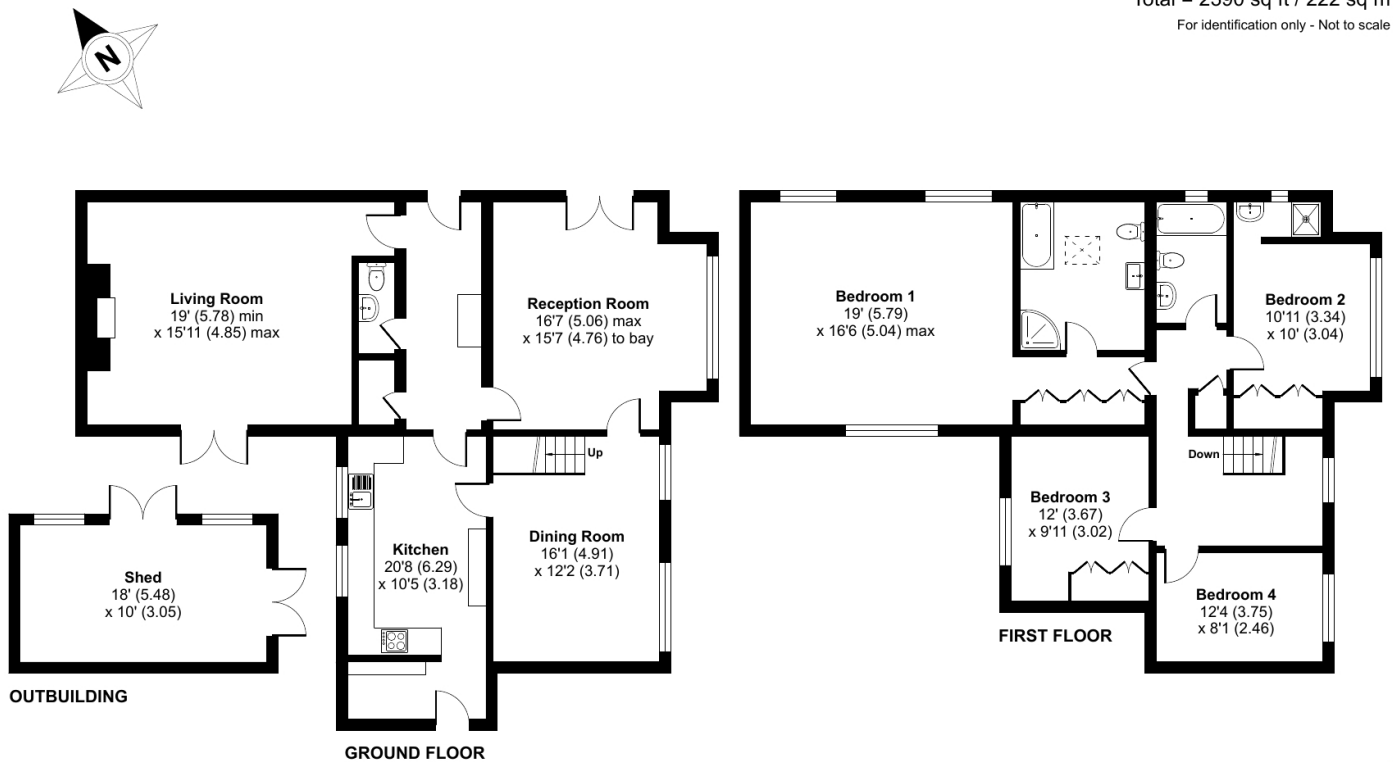
A fabulous detached country cottage situated in this sought after village to the west of Worcester and near the popular town of Malvern. The property is well proportioned, sitting within a generous plot with private gardens, off road parking and stores. The accommodation comprises four double bedrooms, three bathrooms, three reception rooms, fitted kitchen, utility area and ground floor cloakroom.

## FULL DETAILS

A light and spacious reception hall offering access to the front living room, fitted kitchen, cloakroom and walk in storage.

Well proportioned living room with log burner with exposed brick surround and solid timber over. Dual aspect windows to the front and French doors to the rear garden.

The property boasts a well-appointed breakfast kitchen featuring a comprehensive range of matching base and eye-level units, all complemented by stylish work surfaces and inset sink. Towards the rear of the kitchen, is a useful utility area with charming stable-style door that opens out onto the private rear garden, offering a seamless blend of indoor and outdoor living.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1276134

Beautifully presented dining room full of character and charm, showcasing stunning exposed ceiling timbers. A striking exposed brick fireplace, complete with a solid fuel-burning stove. A staircase leads to the first-floor accommodation, and access to the third reception room. The third reception room is generously proportioned and has dual aspect windows with French doors, which open out to both the front and side of the property.

The master bedroom with en-suite bathroom is situated to the front of the property with a range of fitted wardrobes and offering a fabulous outlook and views across private gardens and neighbouring countryside.

The 2nd bedroom has fitted wardrobes and en-suite shower room. Bedrooms 3 & 4 also have fitted wardrobes and there is a fully fitted family bathroom.







## OUTSIDE

The property sits within generous grounds. There is a five bar timber gate with access from Bush Lane onto a private driveway passing a generous lawned, mature fore garden with hedge borders, post and rail fence bordering open countryside providing outstanding rural views.

The driveway leads to the cottage with plenty of hardstanding off road parking, turning space with access to both sides of the cottage to the private rear patio and generous lawn garden. There are further double timber gates from Bush Lane to a hardstanding area where there is a generous timber summer house/store with power, light and glazed French doors.

There is a flagstone private patio area offering seclusion, plenty of privacy, fabulous rural views, steps up to a generous lawn, bordered by mature hedging and fencing. There is a generous detached timber, stable style workshop/store.

The focus of the property is its location offering plenty of peace and quiet, fabulous rural aspect with convenient access to the local amenities within the sought after village of Callow End.



## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

Freehold with Vacant Possession upon Completion.

## FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

## LOCAL AUTHORITY

Malvern Hills.

## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable.

We thank you for your cooperation.



## SERVICES

Mains water and electricity. Private drainage to a septic tank. LPG gas central heating. None of these services have been tested.

## WHAT 3 WORDS

///outdoor.mend.appear

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







