



**Hillview, 4 Crescent Road**  
Colwall, Malvern, WR13 6QW

**Andrew Grant**



# Hillview, 4 Crescent Road

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 **2 Bedrooms**    **2 Receptions**    **2 Bathrooms**

**Freehold / 766 sq. ft.**

## KEY FEATURES:

- Picturesque cottage in Colwall
- Fully updated and modernised
- Excellent local amenities
- Stylish kitchen
- Stunning reception room
- Utility room and WC
- Two spacious double bedrooms
- Two en-suites
- Tranquil courtyard garden
- Ample parking

A picturesque cottage in Colwall that has been fully updated and modernised, retaining its charming period features while boasting contemporary comforts.

This home exudes exceptional presentation, boasting exquisite interiors such as a stylish kitchen, a welcoming dining room and a stunning reception room featuring French doors that open onto the charming courtyard. Offering comfortable living, the property comprises two spacious double bedrooms, each accompanied by its own ensuite.

Outside, the residence offers convenience with a parking area situated at the front, while a tranquil courtyard garden at the rear provides a serene retreat.

## Situation

Nestled in the heart of Colwall, this charming residence enjoys the idyllic lifestyle of village living, with convenient amenities mere steps away, including a local store and café. For commuters, the nearby train station adds to the appeal, making this location perfect for those who value accessibility.



Nearby, Malvern boasts its own allure as a highly sought-after destination, offering a diverse array of local conveniences. From supermarkets to dining establishments, cafes and esteemed educational institutions, both private and state-run, the town caters to a variety of needs. Culture enthusiasts will delight in the renowned Malvern Theatre, while outdoor enthusiasts can explore the stunning walking trails across the hills and surrounding countryside.

Malvern truly epitomises the best of both worlds, seamlessly blending rural tranquillity with exceptional connectivity. With easy access to the motorway and direct train routes to bustling cities like Birmingham and London, residents enjoy the perfect balance of countryside charm and urban accessibility.

### Description

The property is accessed via a gravel driveway, offering ample parking space for multiple vehicles and leading directly to the front entrance. Additionally, this driveway provides access to the rear garden.

Upon entering, you are welcomed by a charming kitchen adorned with a variety of sleek units complemented by curved wooden worktops, featuring a convenient sink with drainer. Integrated appliances comprise a double electric eye-level oven and a five-ring gas hob. This luminous space boasts two windows along with a Velux window, ensuring abundant natural light floods the room. Traditional tiling graces the floor, accompanied by a useful pantry. Transitioning to the dining room is seamless via a door and step, while another door leads to the downstairs WC and utility area.

The dining room features a side window and offers access to the under stairs storage cupboard. This elegant space maintains the traditional tiling from the kitchen. Adding to its allure, a feature fireplace graces the room, exuding additional charm.

Exiting the dining room, a door opens into the inner hallway, offering access to the staircase leading to the first floor and another door unveiling the breathtaking reception room. This exquisite space emanates character, boasting classical décor and rustic imported antique whisky distillery floorboards sourced from canals. A focal point is the feature log burner, nestled atop a Cotswolds stone hearth, while French doors gracefully extend the room outdoors to the patio at the rear.





## First Floor

The expansive master bedroom offers ample space for comfort, featuring built-in wardrobes, a chic antique-style radiator, and an en-suite bathroom.

Adorned with a modern white suite, the en-suite comprises a WC, washbasin and bathtub, complemented by a contemporary black-framed glazed shower screen.





Bedroom two presents another generously proportioned double room, boasting delightful views overlooking the rear garden.

This room includes an en-suite shower room complete with a WC, washbasin and a convenient walk-in shower cubicle.







### Garden

At the rear, a secluded courtyard provides an ideal setting for alfresco dining and entertaining, offering utmost privacy. Adjacent to the property is a lawned area, enhancing the outdoor space. The garden is adorned with trees, shrubs and assorted plantings, with panel fencing enclosing the perimeter. A courtesy gate grants access to the gravel parking area at the front of the property, completing the seamless flow between outdoor spaces.

### Services

Mains gas, electricity, water and drainage.  
Broadband is available at this property.

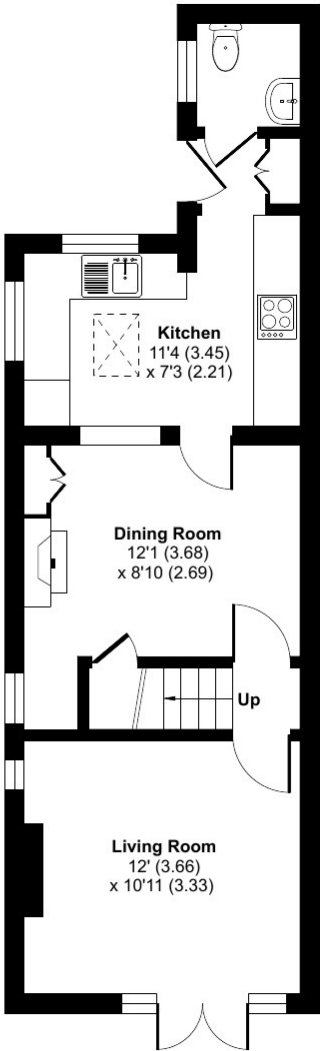
Council tax band - C.



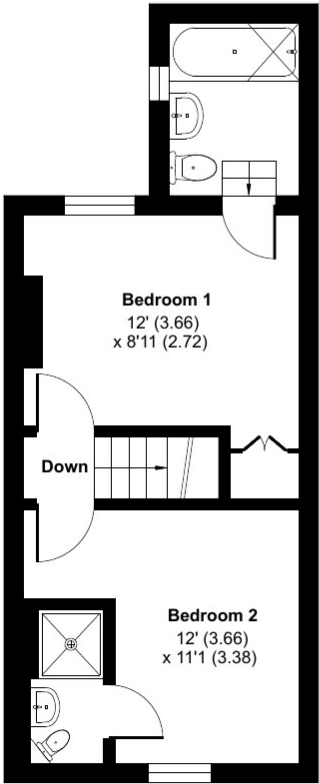
# Crescent Road, Colwall, Malvern, WR13

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



GROUND FLOOR



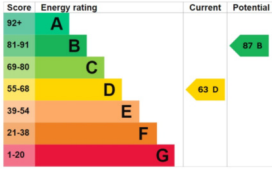
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1118860



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