



**Andrew Grant**  
PRESTIGE & COUNTRY

# Wycheway House

Malvern, WR14 4EQ



# Wycheway House

80 Wyche Road, Malvern, WR14 4EQ

**3 Bedrooms    2 Bathroom    3 Receptions**

“The only property on the Malvern Hills with breath taking, full panoramic views and cutting edge eco credentials...”

Scott Richardson Brown CEO

- 1,000ft above sea level, this luxury 3 bedroom eco-house, enjoys breath taking panoramic views that stretch as far as the Black Mountains in Wales across Monmouthshire and Powys, as well as views over Oxfordshire, Gloucestershire and the West Midlands as far as Birmingham.
- Inspired by Frank Lloyd Wright, the American architect, the multi award winning property won the South Worcestershire Award for building excellence and the Malvern Civic Society Award for innovative design and local heritage.
- The modern contemporary design of the 1,654ft of interiors sits harmoniously with the ever present, classically English vistas of the surrounding seven counties – on a clear day!
- With such strong eco credentials (EPC A), that include an air source heat pump, heat recovery system, underfloor heating throughout, solar panels and photovoltaic panels, as well as rainwater harvesting for watering the garden, the house costs very little to run.
- Solar panels in 2023 provided an annual income of approximately £1,900 while electricity costs in total (lighting and heating) were less than £1,400.



Total approximate gross internal area - **1,806 sq ft / 167.8 sq m**



Perched nearly 1,000ft above sea level, this three-bedroom eco-House is the only property atop the Malvern Hills that enjoys sweeping panoramic views to the North, East and West.

Set against the backdrop of the western slope, the home has been thoughtfully expanded with a single-story extension, that enhances its unique character and connection to its stunning surroundings.

Wycheway House was originally constructed as a Victorian property circa 1897 and underwent alterations in 1970. However, in 2011 it

went through a dramatic transformation and was razed to the ground, apart from two perimeter walls on the very edge of the plot, before being meticulously rebuilt into the stunning property that stands on the site today.

The exceptional quality of this renovation was recognised in 2012 when it received the prestigious Malvern Civic Society Award for Innovative Design and Local Heritage. Furthermore, it garnered the South Worcestershire Award for Building Excellence, solidifying its status as a multi-award-winning home.



## The kitchen

This bright and spacious kitchen is a culinary enthusiast's paradise, featuring ample worktop space, open-plan living and breath taking views through bi-fold doors, making it the perfect hub for cooking and entertainment.





Complete with expansive worktops, a double-door fridge, freezer drawers, dishwasher, microwave, built-in oven and hob, this kitchen is fully equipped for modern living. Its sleek design effortlessly combines functionality with a contemporary flair which is continued through to the open plan living dining room space.







## The living dining room

Flowing seamlessly from the kitchen, the open plan living dining room stands as the heart of the property. With windows positioned on the left, right and front, this room is flooded with natural light and warmth, whilst exploiting the breath taking views from this property.

A hallway leads off to the utility room and a cloakroom which offers additional storage space as well as a WC and wash basin.





## The garden room

An exceptional feature of this property is the garden room. Enjoying some of the most captivating views of the Malvern Hills and neighbouring countryside, it is a peaceful and relaxing space from which to immerse yourself in the surrounding natural beauty.





## The sitting room

This stunning, bright and airy space accentuates the property's style and elegance with windows that wrap around the semi-circular wall, creating an almost infinite connection with the landscape outside.

The wood burner enhances the room by providing warmth in the cooler months and ensuring this spectacular space can be comfortably enjoyed all year round.



## Master bedroom suite

This spacious double bedroom enjoys stunning views of the Worcestershire countryside and features built-in wardrobes a Juliet balcony and a beautifully appointed en suite shower room.



## The master en suite

This elegantly designed and beautifully appointed master en suite serves as a stylish addition to the master bedroom and features a spacious walk-in shower with waterfall head and hand held attachment, complemented by a WC and wash basin.



## Bedrooms two and three

Bedroom two is another generously sized double with built-in furniture that optimises the available space to create a functional yet bright and airy room.

Bedroom three is also a double bedroom fitted out with built-in furniture and enjoying stunning views of the Malvern Hills.



## The bathroom

This modern, well-designed and beautifully appointed bathroom features a combination bath and shower with both overhead and hand held attachments, along with a WC and wash basin.



## Gardens and grounds

The garden serves as the crowning jewel of this property and provides uninterrupted views of the majestic Malvern Hills and countryside beyond. On a clear day it is possible to enjoy views of seven counties. Wherever you are within these beautiful gardens and in which ever direction you choose to look the views are mesmerising.





Two separate patio and seating areas have been thoughtfully positioned to maximise the enjoyment of the panoramic views and ensure every moment is embraced by either beautiful sunrises or spectacular and dramatic sunsets.

These gardens manage to effortlessly and seamlessly merge modern design with the pristine natural beauty of the surroundings to create a truly unparalleled and enchanting outdoor space.





## The cellar and driveway

The cellar beneath the main house offers invaluable storage space, providing a secure area for garden chairs and other outdoor essentials.

Additionally, the property has ample parking space, with the capacity to comfortably accommodate four cars, particularly noteworthy, as parking space in the area is typically very limited.



# Location

Nestled atop the picturesque Malvern Hills, Wycheway House offers breath taking panoramic views stretching across the North, East and West. Situated against the backdrop of the western slope, the property benefits from convenient access to the amenities in the town of Malvern.

Malvern is a highly sought-after area, with a diverse array of facilities that include supermarkets, restaurants, cafés, the renowned Malvern Theatre and picturesque walking trails over the hills and surrounding countryside.

Malvern and the surrounding villages have a number of good quality state-funded schools for all ages. There are also some long established and very successful private schools for local and boarding pupils, including The Downs Malvern College Preparatory School, The Elms School and the world renowned and highly respected Malvern College.

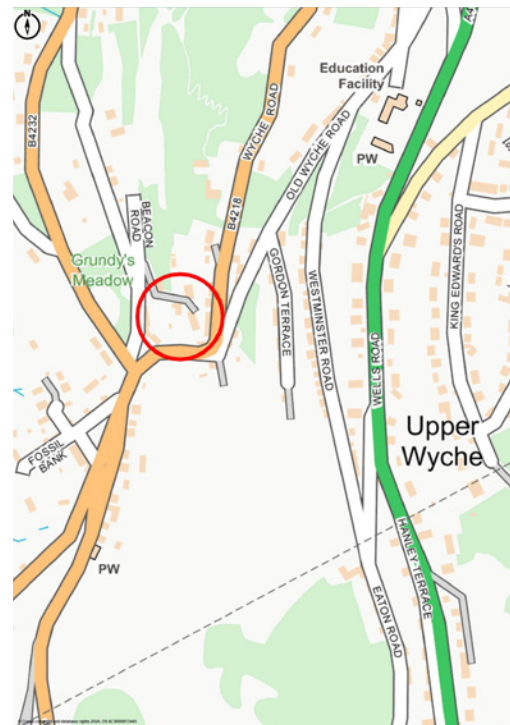
Its unique appeal lies in the perfect balance it strikes between its tranquil rural surroundings and convenient access to all the major transport routes, including direct trains to Birmingham and London and the motorway network via the M50.

# Services

Mains electricity and water. Solar panels for hot water and solar photovoltaic for electricity (2011). Air Source Heat Pump powered underfloor floor heating throughout the entire house plus radiators in the two bathrooms. The Air Source Heat Pump was installed in July 2022. Yearly service has been planned for July 2024. Date of last service: 17th July 2023. Electrical installation (2011). Open fireplace (2011). Fire alarm (2011). Lightning protection (2020). Broadband is available at this property.

# Council Tax

The Council Tax banding for this property is **Band C**



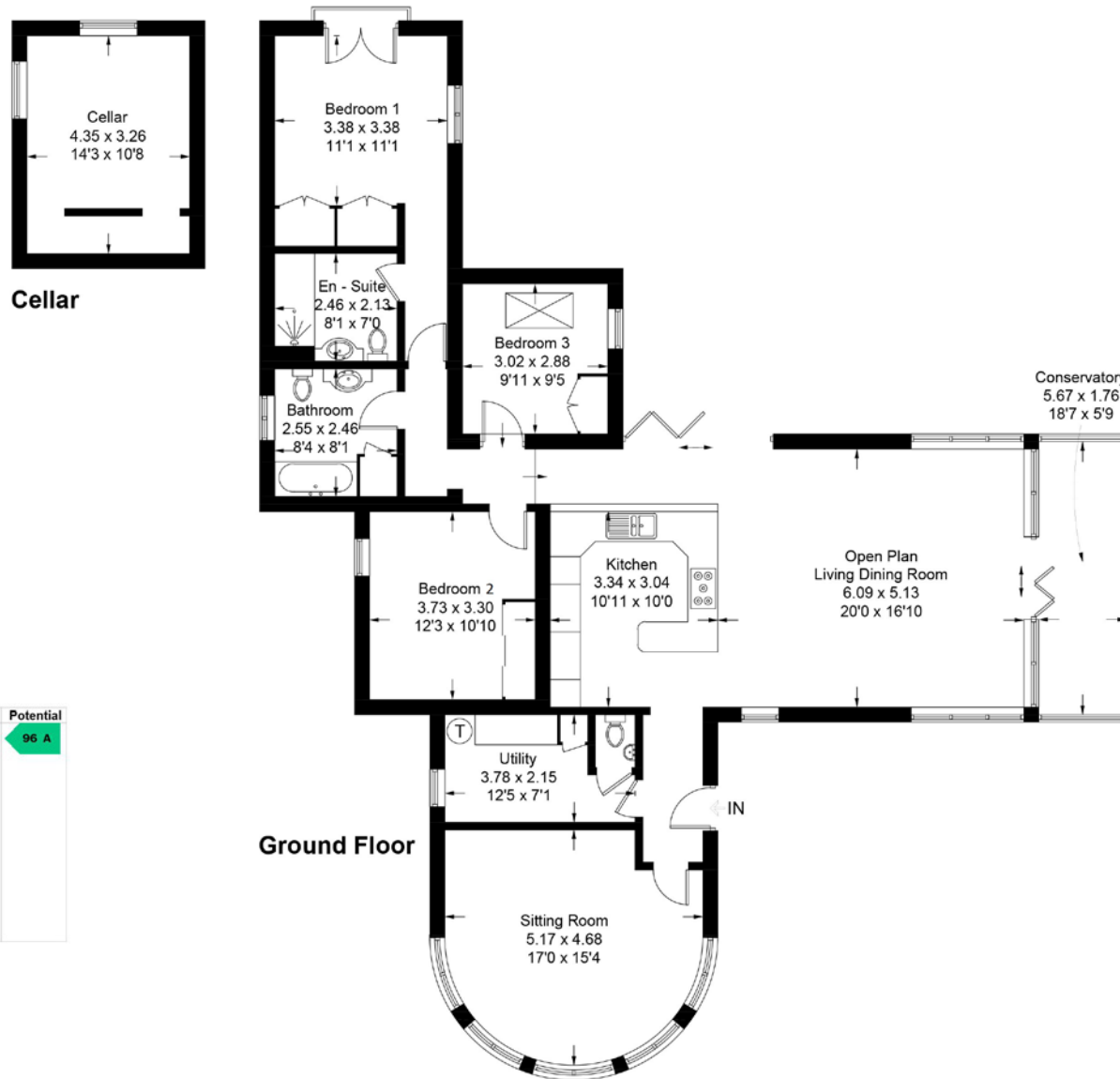


# Wychey House, 80 Wyche Road, Malvern, WR14 4EQ

Approximate Gross Internal Area = 1,654 sq ft / 153.7 sq m

Cellar = 152 sq ft / 14.1 sq m

TOTAL = 1,806 sq ft / 167.8 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      | 96 A    | 96 A      |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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T. 01905 734720 E. [prestige@andrewgrant.com](mailto:prestige@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)