



14 Church Road
Malvern WR14 1LS

Andrew Grant



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 **4 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 2,184 sq. ft.

KEY FEATURES:

- Versatile three-storey home
- Potential annexe conversion STPP
- Beautiful views
- Contemporary kitchen
- Spacious living and dining areas
- Four spacious bedrooms
- Mature garden with patio
- Ample off-road parking
- Detached garage with electric door
- Outbuilding with utility space

A charming and versatile three-storey home located in Malvern.

Description

This delightful and spacious three-storey property features well-proportioned reception rooms, a modern kitchen with herringbone flooring, four characterful bedrooms and a beautifully maintained rear garden. Located in the heart of Malvern, this versatile home offers ample off-road parking, a practical outbuilding, and a detached garage with electric garage door and additional storage space, including potential for conversion to an annexe (STPP), making it perfect for family living and entertaining.

The property is approached via a spacious paved driveway, providing ample off-road parking and leading to a detached garage located to the side of the house. The garage features an electric up-and-over door, as well as a side entrance, offering convenient access. To the front of the property, there is a charming, well-maintained garden, enclosed by wrought iron fencing. A pathway runs alongside the garden, guiding you to the main entrance of the house located at the side. Mature shrubs and greenery add to the curb appeal, creating a welcoming and pleasant approach to the property.



Entrance Hallway

Upon entering the property, you are welcomed by a hallway, providing access to the ground floor rooms.

Living Room

Situated to the front of the property and accessed from the entrance hallway, this tastefully decorated living room exudes both warmth and character. The room features a decorative fireplace with intricate tiling and a marble surround, adding a touch of period charm. Large sash windows allow an abundance of natural light to fill the room, making it the perfect place to relax and unwind. The neutral walls and carpeting provide a versatile backdrop for various styles of décor.

Dining Room

Located on the left-hand side of the hallway, the inviting dining room is centred around a charming wood-burning stove, offering both warmth and a touch of rustic elegance. The room is neutrally decorated, creating a cosy yet modern atmosphere. The large sash window fills the space with natural light and the room's neutral carpeting makes it ready for a personal touch. This versatile room is ideal for formal dining or casual family gatherings.



Kitchen

Located at the rear of the property, the kitchen is a contemporary and spacious room designed for both function and style. The centrepiece is a sleek island with integrated appliances, offering ample workspace and additional storage. The crisp white cabinetry contrasts beautifully with the dark, sleek worktops, creating a modern and fresh look. The kitchen is equipped with high-end stainless-steel appliances, including an integrated oven, microwave, and a chic extractor fan. Large windows flood the room with natural light, making it an uplifting space for cooking and entertaining. The kitchen is further enhanced by elegant herringbone flooring, adding a touch of sophistication and seamlessly tying the space together.

Cloakroom

Conveniently located on the ground floor, the bright and practical cloakroom features a modern white WC and pedestal basin with chrome taps. The room benefits from a window, allowing natural light to fill the space.



First Floor

The first floor is accessed via the staircase in the hallway and leads to three well-proportioned bedrooms and a family bathroom.

Bedroom Two

This spacious bedroom benefits from dual aspect sash windows allowing for an abundance of natural light. The high ceilings create a bright and airy feel, offering ample space for furniture and making it a versatile room.

Bedroom Three

This characterful bedroom benefits from a large sash window that allows plenty of natural light, making it bright and airy. The layout offers plenty of flexibility, making it ideal as a bedroom, study, or creative space.

Bedroom Four

A cosy and charming bedroom, ideal for use as a guest bedroom or home office. The room features extensive built-in furniture, including wardrobes, overhead cupboards, and a fitted dressing table, providing ample storage space while maximising the available floor area. A large sash window overlooks the garden, filling the room with natural light.

Bathroom

A generously sized family bathroom featuring a pedestal basin, WC and a panelled bath with a shower overhead. The large sash window allows natural light to flow into the room and decorative tiling adds a touch of detail around the bath. Ample shelving offers convenient storage and the overall design provides plenty of potential for modernisation.





Second Floor

Bedroom One

This large second-floor bedroom is filled with character, boasting sloped ceilings and a Velux window that brightens the space with natural light. Built-in shelving and storage maximise the use of space. The open staircase and wooden balustrade add charm, and the room offers a quiet retreat, perfect for use as a private master bedroom.



Garden

The rear garden is a peaceful and private retreat, offering a sizeable lawn bordered by mature greenery and trees, including a charming apple tree. Several seating areas provide perfect spots for outdoor dining or relaxation, while the enclosed garden ensures privacy and tranquillity. With plenty of space for family activities and gardening enthusiasts alike, this serene garden is an ideal extension of the home's living space.

Outbuilding/Utility Room

This practical outbuilding serves as an excellent utility room or additional storage space. Equipped with a worktop and space for white goods, the room also houses the central heating boiler. Whether used for storing tools, laundry, or as a workspace, this functional space adds valuable extra storage to the property.

Garage

A spacious garage featuring triple-aspect windows that fill the room with natural light. It is equipped with a large electric garage door to the front and two pedestrian doors, one to the side and one to the rear, offering convenient access. This versatile garage is ideal for vehicle storage, a workshop, or additional storage needs.

The first floor of the garage is accessed via an external staircase. Subject to planning permission for conversion into an annexe, this spacious room is perfect for working from home as a dedicated office or studio, offering excellent potential for further development. Two doors lead from this room to useful storage areas, enhancing its functionality.

Services

Mains gas, electricity, water and drainage.

Broadband is available.

Council tax band - C.

Location

Malvern is a picturesque town set against the stunning Malvern Hills, offering scenic footpaths, panoramic views, and a rich history. The town boasts independent shops, charming cafés, excellent restaurants and a vibrant arts scene centred around Malvern Theatres. With great schools, transport links, and a welcoming community, Malvern provides the perfect blend of countryside tranquillity and modern amenities.

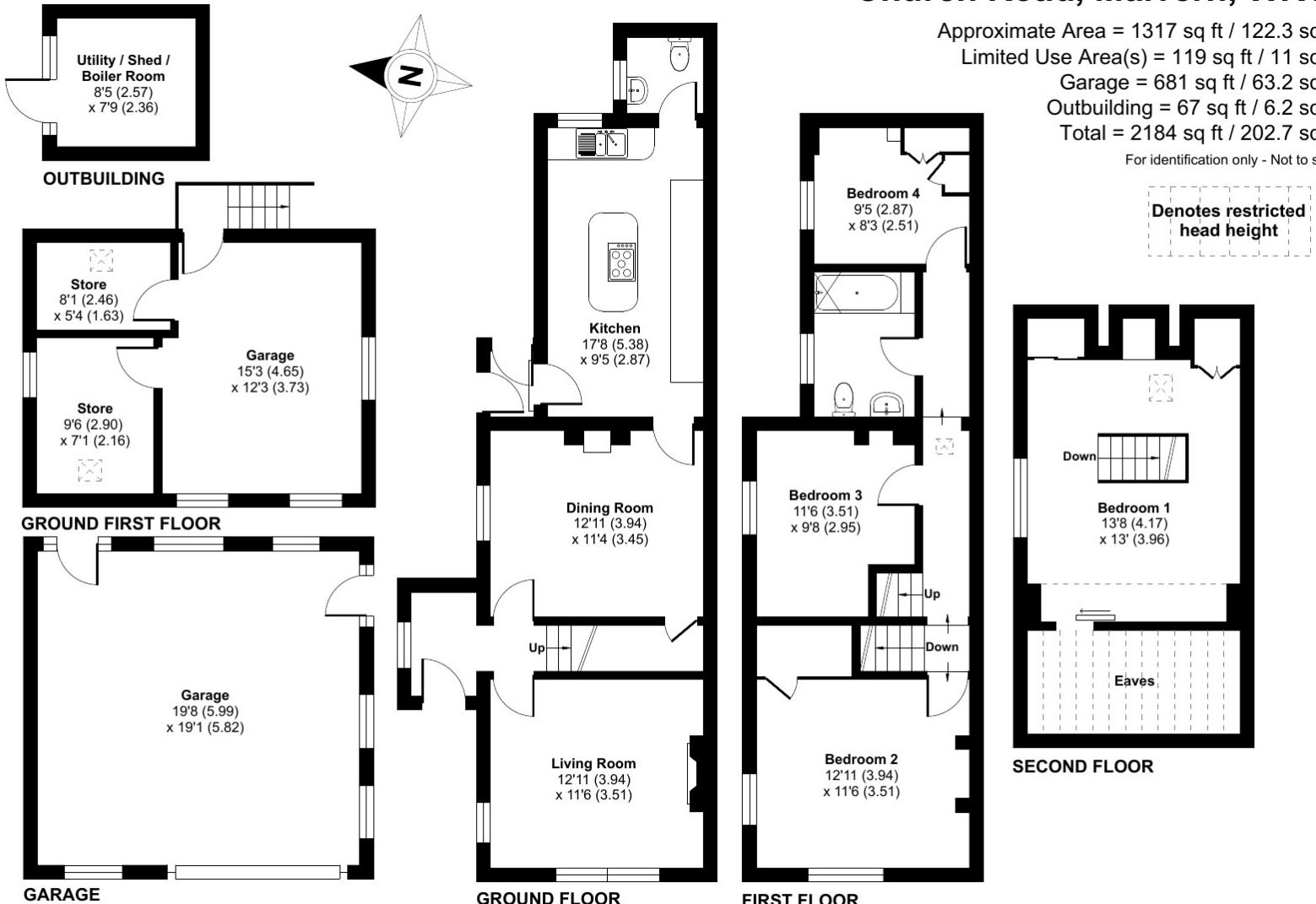




Church Road, Malvern, WR14

Approximate Area = 1317 sq ft / 122.3 sq m
 Limited Use Area(s) = 119 sq ft / 11 sq m
 Garage = 681 sq ft / 63.2 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 2184 sq ft / 202.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1189115



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