



Holywell Road

Malvern |

**FOX**   
TOWN &  
COUNTRY  
HOMES

## Holywell Road, Malvern,

Detached character cottage across 3 floors offering delightful views out over Malvern and beyond. A must see property epitomising peace and tranquility while being within easy reach of amenities.

- Delightful approach via a tree lined lane featuring Malvern's famous gas lamps
- Generous hallway creates a feeling of space when entering the property
- Sitting room with log burner and balcony affording panoramic countryside views
- Ground floor kitchen/diner with french doors opening directly to the garden and delightful views
- Ground floor bathroom with bath, separate shower, WC & wash basin
- Tiered garden featuring seating area, raised beds, mature shrubs and a private gate providing access directly to walking routes
- First floor master-bedroom again with delightful countryside views. Space for a double bed, wardrobe and dressing table.
- 2nd first floor bedroom single or queen bed. Also an ideal dressing room or home office.
- Loft space has 2 windows and is fully boarded, benefits from a loft ladder. Ideal for storage.
- Parking to the front of the property
- Highly desirable, close to amenities
- Close to Malvern Town Centre with direct train line to London, Birmingham and Worcester.

This characterful cottage benefits from a delightful approach via a tree lined lane featuring Malvern's famous gas lamps. A feeling of calm and relaxation comes over you by the time you approach the attractive porch and enter the generous hallway which could also be used as a seating area/office. The sitting room features a log burner for cosy evenings at home and french doors open out on to a wrought iron balcony for alfresco tea breaks taking in the panoramic views.





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The ground floor features a well proportioned kitchen/diner with built in appliances and ample cupboard storage. A small dining table and chairs are well positioned to enjoy countryside views during meal times and french doors provide direct access to the garden. A resident robin will provide company and entertainment.

To the rear of the kitchen is the main bathroom with full sized bath, separate shower cubicle, wash basin and WC. The bathroom also houses a tumble dryer with the hallway to the bathroom providing practical utility space and storage.

Stairs from the hallway lead up to 2 bedrooms. The master to the rear of the property benefits from gorgeous countryside views and has ample space for a double bed, wardrobe and dressing table. Panelling and feature wallpaper add to the charm and character.

The 2nd bedroom to the front of the property has space for a Queen size bed and also has built in shelving in the chimney recess. An additional built in cupboard also provides useful storage.

The loft space provides ample storage space and has the added benefit of being fully boarded with ladder access and features 2 windows allowing natural light to flood in.





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The rear garden benefits from stunning far reaching views and a tiered layout with mature shrubs and planting, raised beds including lavender, rosemary and rhubarb. A patio area with seating provides a well positioned viewpoint and a pretty wooden gate to the bottom of the garden provides direct access to walking routes. A useful wooden shed provides ample storage for garden implements while convenient side access allows muddy boots to be kept outside. A wonderful garden providing the perfect space for relaxation, a place to unwind and enjoy in all seasons.

Parking is to the front of the property, while there is not a dedicated parking space all neighbours are very considerate when parking.

A charming and unique cottage offering a peaceful haven to enjoy the panoramic views. This property would be an ideal holiday home or permanent base for a nature loving resident.

Situated in highly desirable Malvern Wells allowing ease of access to amenities within Great Malvern such as many independent shops, cafes, restaurants and wine bars along with the renowned Malvern theatre, Priory park, Malvern Splash complex and train stations (Great Malvern & Malvern Link) with services direct to Worcester, Birmingham and London.

Set in an Area of Outstanding Natural Beauty the Malvern Hills form a 9-mile range of ancient rock, which offers 100 miles of footpaths and bridleways with natural springs and long distance views in all directions.

Ledbury 7 miles; Worcester 10 miles; Hereford 23 miles.

- Mains Water
- Mains Electricity
- Mains Drainage
- Gas Central Heating
- Tax Band C
- Freehold

Administrative deposit:

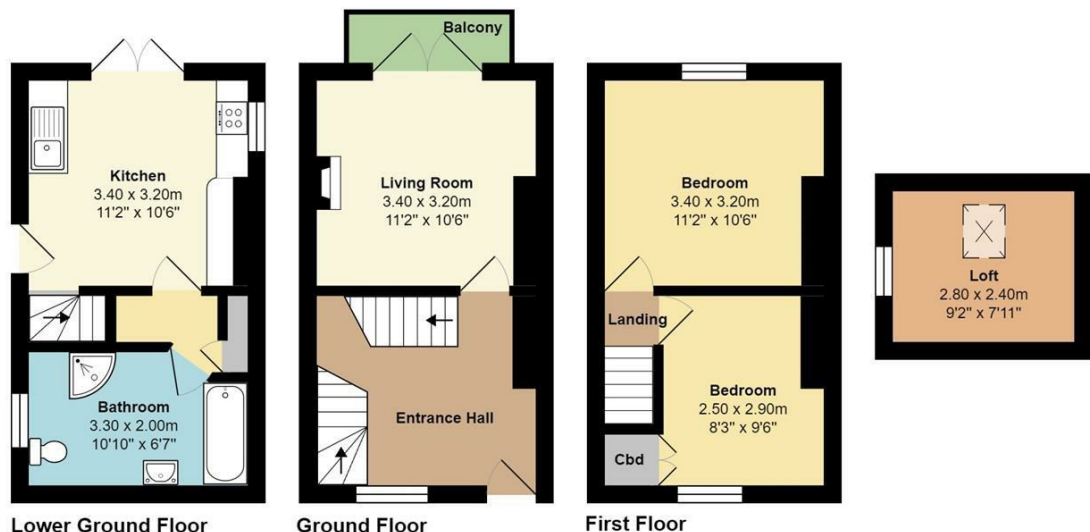
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





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# Martell Mount Cottage, Holywell Road, Malvern, WR14 4LF



Total Approx Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup> (excluding balcony, loft)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		54		(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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