



# Cottage Rest, 91 Lower Howsell Road

Malvern | | WR14 1DN

## Cottage Rest, 91 Lower Howsell Road, Malvern, WR14 1DN

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- An exquisite, detached Grade II listed Cottage, a timeless gem situated in a sought-after area in Malvern.
- With 1,723 sqft of striking character features, this wonderful home offers a perfect blend of historic elegance and modern necessities.
- Approach the property over a long driveway, providing ample parking space for many vehicles, ensuring convenience for you and your guests.
- Enter through a spacious entrance hall leading through to the reception rooms, making this home perfect for entertaining.
- The kitchen boasts high specification features, including an Aga, fitted wall and base units with contrasting worktops, and built-in appliances. A stunning window floods the space with natural light.
- The sitting room is adorned with exposed ceiling and wall beams, complemented by a log-burning stove.
- The sitting room seamlessly communicates with the dining room.
- A separate study/home office provides the perfect space for those working from home or a perfect hobby room.
- An inner hallway leads through to a spacious utility room, providing practicality and convenience.
- Four double bedrooms, including a master bedroom with an en-suite shower room, offering comfort and privacy. A stylish family bathroom.
- Private gardens, featuring a patio area ideal for al-fresco dining and year round entertaining..





*Fox Town and Country Homes*

Cottage Rest - An exquisite, detached Grade II listed Cottage, a timeless gem situated in a sought-after area in Malvern. With 1,723 sqft of striking character features, this wonderful home offers a perfect blend of historic elegance and modern necessities.

Approached over a long driveway, providing ample parking space for many vehicles, ensuring convenience for you and your guests. A spacious entrance hall leading through to the reception rooms, making this home perfect for entertaining family and friends.

The kitchen boasts high specification features, including an Aga, fitted wall and base units with contrasting worktops, and built-in appliances. A stunning window floods the space with natural light, creating an inviting atmosphere.

The sitting room adorned with exposed ceiling and wall beams, complemented by a log-burning stove, offering warmth on chilly evenings. The sitting room seamlessly communicates with the dining room, allowing ease of access when entertaining. A separate study/home office provides the perfect space for those working from home, or a perfect hobby room.

An inner hallway leads through to a spacious utility room, providing practicality and convenience. Access to the gardens enhances the indoor-outdoor flow.

On the first floor, discover four double bedrooms, including a master bedroom with an en-suite shower room, offering comfort and privacy. A stylish family bathroom caters to the needs of the household.

Step out to the stunning and private gardens, featuring a patio area ideal for al-fresco dining, many mature trees, enclosed by a high hedge for added privacy, spring and summer flower beds and evergreens providing colour throughout the year.





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Malvern, with its wonderful Malvern Hills adjoining the properties, is the main focal point for the district and retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers. The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 8 miles northeast providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University. The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reducing the journey time. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst at Worcester there is the King's Schools and Royal Grammar Schools

- Mains Gas
- Mains Water
- Mains Electricity
- Mains Drainage
- Tax Band E

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**



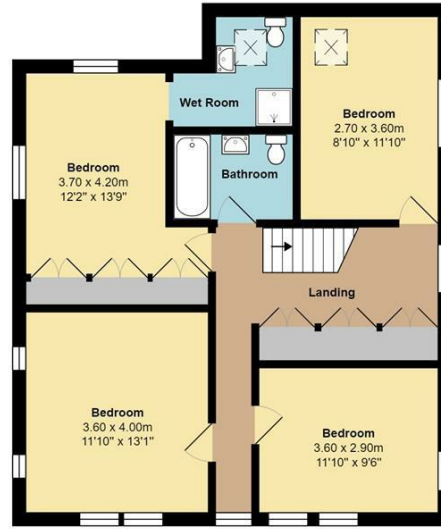


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Ground Floor



First Floor

Total Approx Area: 160.0 m<sup>2</sup> ... 1723 ft<sup>2</sup>

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.



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