



# Ciderstone Cottage, Harcourt Road

Malvern | | WR13 5PG

## Ciderstone Cottage, Harcourt Road, Malvern, WR13 5PG

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- Country oasis - 3,111 sqft, Grade 2 Listed detached residence situated in an Idyllic location.
- Only 3.5 miles to Great Malvern
- Long, tree-lined driveway leading to the property.
- Expansive 4-acre grounds comprising of pastureland, paddocks, stabling, garaging, and outbuildings.
- Beautifully landscaped grounds providing seclusion.
- Spacious entrance hallway leading to the principal reception rooms.
- Fully fitted kitchen dining room with modern appliances and ample storage.
- Striking fireplace, exposed carved ceiling beams, and elegant parquet floors in the sitting room.
- Generous-sized study room for those who work from home or require a dedicated space.
- Master Bedroom with en-suite facilities and views of the surrounding countryside.
- Separate family bathroom catering to the needs of the whole household.
- Impressive grounds including well-maintained gardens, pastureland, and paddocks.
- Stabling facilities for equestrian interests.
- Garaging and outbuildings for storage and hobbies.
- Rare opportunity to own a truly lovely property in an idyllic country location.
- The property requires some decoration.





*Fox Town and Country Homes*

Country oasis - Grade 2 Listed detached residence situated in an idyllic location.

Welcome to this exceptional property situated in a private countryside setting. just a few miles from the centre of Malvern, this grade 2 listed home offers the perfect blend of privacy and convenience. With its long, tree-lined driveway and expansive 4-acre grounds comprising of pastureland, paddocks, stabling, garaging, and outbuildings, this truly is a unique property that is rarely available.

As you approach, the picturesque tree-lined driveway creates a sense of anticipation. The beautifully landscaped grounds envelop the residence, providing a sense of seclusion, while still being in close proximity to local amenities.

A fully fitted kitchen dining room. This inviting space is the heart of the home, perfect for entertaining family and friends. The kitchen boasts modern appliances and ample storage, with a central island, ensuring that every culinary need is met. Adjacent to the kitchen is a good size utility/boot room.

The sitting room features a striking fireplace housing a log burning stove, exposed ceiling beams adorned with stunning carvings, and elegant parquet floors. This room exudes warmth and character, providing the perfect space to relax and unwind.





*Fox Town and Country Homes*

For those who work from home or require a dedicated space, the property offers a generous-sized study room. This versatile room can easily accommodate a home office, library, or hobby room, providing a retreat within the comfort of your own home.

The bedrooms within this wonderful residence are generously proportioned and offer an en-suite bathroom with claw foot bath to the master bedroom, providing privacy for each member of the household. Wake up to the views of the surrounding countryside with walks straight from your doorstep. Additionally, a stylish family bathroom caters to the needs of the whole household.

Outside, the property has impressive grounds, including well-maintained gardens, pastureland, and paddocks. For those with equestrian interests, the stabling facilities provide the perfect space to care for and enjoy your horses. The garaging and outbuildings offer ample storage and space for hobbies and activities.

In summary, this grade 2 listed detached residence offers a rare opportunity to own a truly magnificent property in an idyllic country location. With its private yet accessible setting, spacious rooms, and beautiful grounds.

Mains Water  
Mains Electricity  
Septic Tank  
Tax Band G  
Central Heating - Oil Fired  
Listed Property - EPC Exempt

Administrative Deposit:

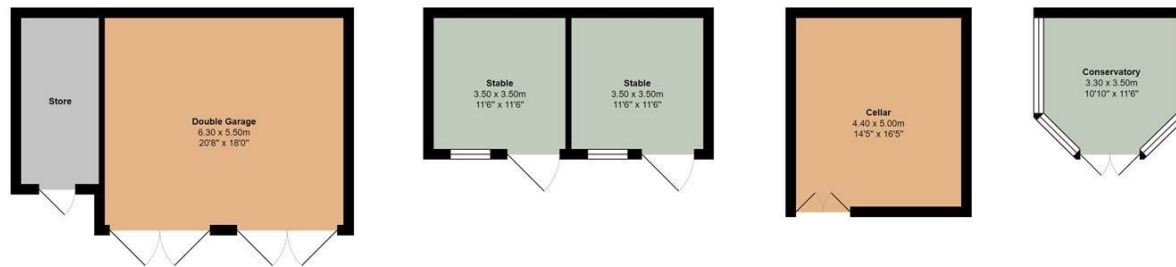
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full 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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Total Approx Area: 289.0 m<sup>2</sup> ... 3111 ft<sup>2</sup> (excluding store)  
 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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