

Philip Laney & Jolly



Daisybank 250 West Malvern Road, Malvern, WR14 4BG
Price £445,000



Philip Laney & Jolly Malvern welcome to the market "Daisybank". Located in a most tranquil setting on West Malvern Road, this charming double fronted detached cottage offers a delightful blend of modern living and period character. The property enjoys stunning panoramic views stretching across Herefordshire to the majestic Brecon Beacons, making it a truly picturesque retreat.

Upon entering, you are welcomed by a spacious entrance porch that opens to the entrance hall. The kitchen, living room and dining room provide ample space for relaxation and entertaining, while the conservatory invites you to bask in the natural light and enjoy the surrounding scenery. A convenient utility room and a WC complete the ground floor layout.

The first floor features three generously sized double bedrooms, each offering a peaceful sanctuary for rest and relaxation with far reaching views. A well-designed contemporary bathroom serves this level, ensuring comfort and convenience for all residents.

The exterior of the property is equally impressive, with beautifully landscaped terraced gardens that envelop the home. These gardens provide several elevated inviting seating and entertaining areas, ideal for enjoying the outdoors and hosting gatherings with family and friends.

This modern yet characterful home is situated in a highly sought-after location on the western slopes of the Malvern Hills, making it an ideal choice for those seeking a serene lifestyle with easy access to nature. With its attractive features and stunning views, this property is a rare find and not to be missed. PLEASE NOTE THERE IS NO VEHICULAR ACCESS TO THE PROPERTY SEE VIDEOETTE ATTACHED TO DETAILS

Ground Floor

Entrance Porch

Double glazed door. Radiator and tiled flooring.

Inner Hallway

Doors to two reception rooms and stairs rising to first floor.

Living Room

Double glazed sash window to the front aspect. Woodburner stove. Exposed wooden beams. Ceiling light point and radiator.

Dining Room

Double glazed sash windows. Woodburner stove and wood effect flooring. Opening to:

Conservatory

Far reaching views with double glazed doors to both sides. Radiator. and tiled flooring.

Kitchen

Double glazed window to side aspect. Kitchen fitted with a range of wall and base units with integrated fridge and 'Neff' integrated dishwasher. Smeg 6 burner range stove. Belfast sink. Radiator and two ceiling light points. Flagstone flooring. Understairs storage cupboard and door to side porch.

Porch

Obscure wooden door and single glazed window to the garden.

Utility

Double glazed window to rear aspect. Base units with undercounter fridge. Flagstone flooring. Radiator and ceiling light point.

WC

Double glazed window to side aspect. Low level WC. 'Worcester' combi boiler. Radiator and tiled flooring.

First Floor Landing

Doors to all first floor rooms. Loft access.





Bedroom One

Double glazed sash window to front and side aspects with far reaching views. Feature fireplace. Wooden flooring. Radiator and ceiling light point. Loft access.

Bedroom Two

Double glazed sash windows to front aspect. Feature fireplace. Walk-in built-in wardrobe with hanging rail. Radiator and wooden flooring.

Bedroom Three

Double glazed sash window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

Bathroom

Velux window. Freestanding bath, double width walk-in shower, basin inset to vanity unit and WC. Two heated towel rails. Touchscreen mirror

Outside - Front

Wrought iron gate provides access to the front and side of the property with additional storage space.

Outside - Rear

Initial patio with private seating area and steps leading to a tiered garden with pond. Further seating area and raised railway sleeper borders. Wonderful aspect with various raised seating areas.

Council Tax MHDC

We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Financial Services - Malvern

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

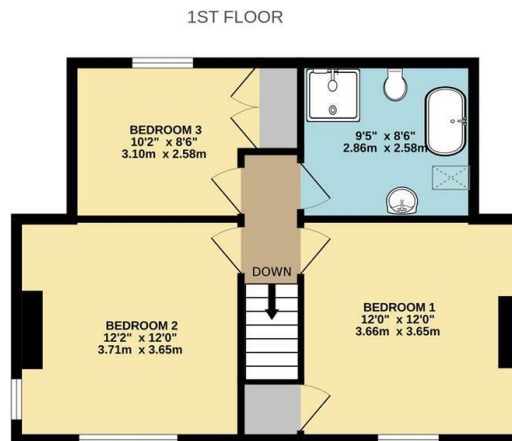
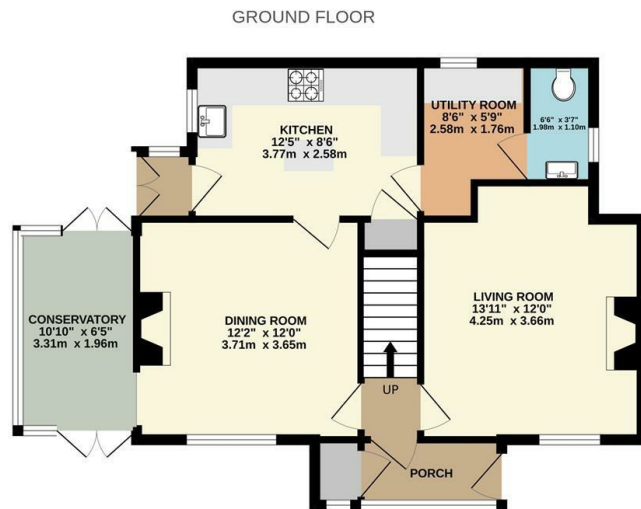
Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

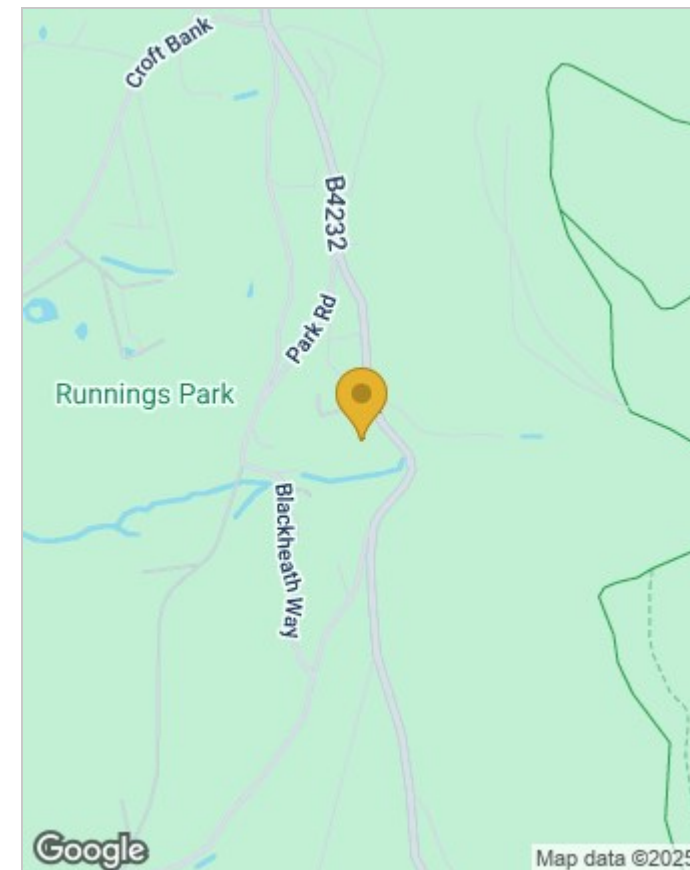
Agents Note

Please note the property is accessed via a gravelled pathway with no vehicular access.

PLEASE SEE ATTACHED VIDEO LINK



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.