



Mornington, Richmond Road
Malvern **WR14**



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Knight Frank is pleased to present a handsome double fronted townhouse with self-contained holiday let and beautiful views of the Malvern Hills.

Malvern town centre 1 mile

Worcester 8 miles

M5 (J7) 9 miles, M50 (J1) 10 miles



Guide price: £1,100,000

Tenure: Available freehold

Local authority: Malvern Hills District Council

Council tax band: F



A beautifully presented property in a very convenient location.



The property

- A detached, double fronted Victorian house dating from 1860. The property includes "Little Mornington", a self contained one-bedroom holiday let producing circa £20,000 rental income per annum, which could easily be re-incorporated into the main house providing flexible and spacious family accommodation.
- Spectacular, modern, light-filled kitchen extension with zinc roof and doors opening to the private west-facing garden.
- Off street parking at front and rear.
- Views of the Malvern hills.
- Only 500m from Malvern Link station.
- Well-maintained and beautifully presented.

Services

Mains gas, water and electricity, high speed fibre broadband.

Council Tax: MHDC Main House - B and F. Second floor Annexe - Band

A. Little Mornington (holiday let) is registered for Business Rates. A small business exemption is claimed.





Flexible and spacious family accommodation with views of the Malvern hills.

Situation

Malvern is a thriving spa town, with easy access to the motorway network and direct mainline train links. The Malvern Hills are designated an Area of Outstanding Natural Beauty. The town is also a renowned cultural centre with an excellent theatre and cinema. A Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

The cathedral city of Worcester has more comprehensive shopping and recreational facilities including theatres, art galleries, county cricket and horse racing on the banks of the River Severn. Worcester is a university city and there is excellent schooling from both the private and state sectors including The Royal Grammar School and The King's School in Worcester, Malvern College and Malvern St James Girls' School and Prep schools in nearby Colwall.

Directions

WR14 1NE

<https://w3w.co/retrieves.dignify.tomato>





Little Mornington, a self-contained holiday let.



Total Approximate Area **409 SQ M / 3694 SQ FT**
 Main House 343 sq m / 3694 sq ft
 Little Mornington 66 sq m / 711 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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