



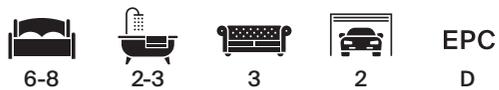
147 Worcester Road, Malvern, WR14 1ET



147 Worcester Road, Malvern, **WR14 1ET**

A semi-detached, Arts and Crafts townhouse close to the centre of Great Malvern.

Designed by local artist and architect Troyte Griffiths who came to Malvern in 1896 to work as an architect and remained in the town until his death in 1942. Among his claims to fame was his long friendship with Sir Edward Elgar, with whom he founded the Malvern Concert Club. He was immortalised as Variation VII ("Troyte") in Elgar's Enigma Variations.



: £725,000

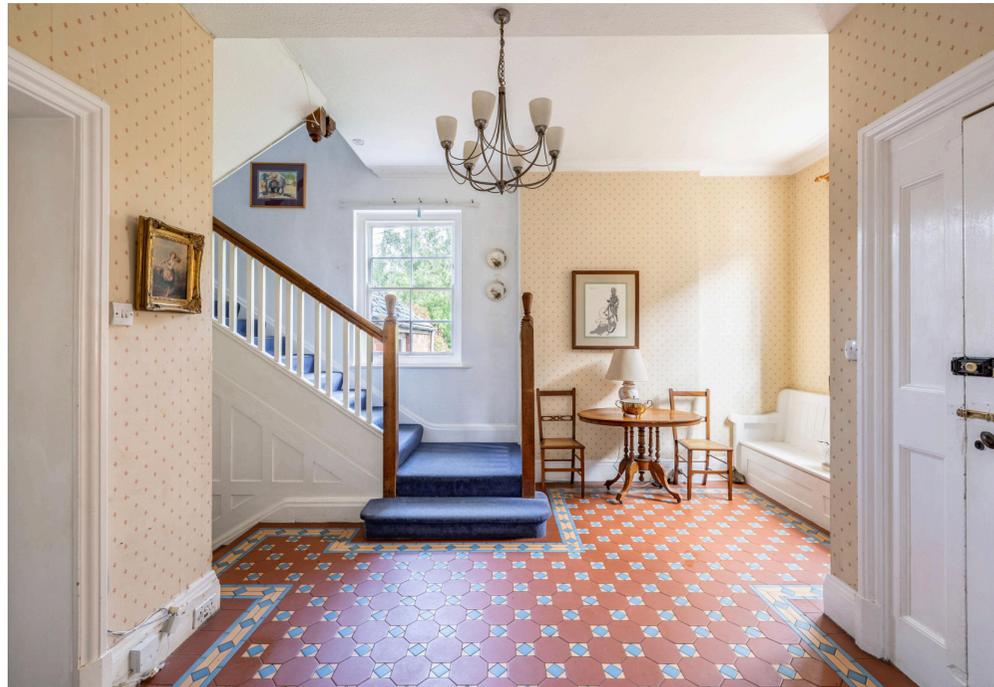
Tenure: Available freehold

Local authority: Malvern Hills District Council

Council tax band: E







An impressive arts and crafts property in a sought after location.



The property

- Substantial semi-detached townhouse built in 1903 overlooking Link Common.
- Located in a Conservation Area and walking distance to train stations and shops.
- Four storeys, with a two storey rear addition
- Self-contained two-bedroom flat with separate access.
- Beautifully proportioned rooms with high ceilings and large sash windows.
- 4000 Sq. Ft. of accommodation in all.
- Detached double garage.
- Large rear garden.
- Off street parking.
- Vehicular access to the rear garden and garage via Jenny Lind Grove.



Location

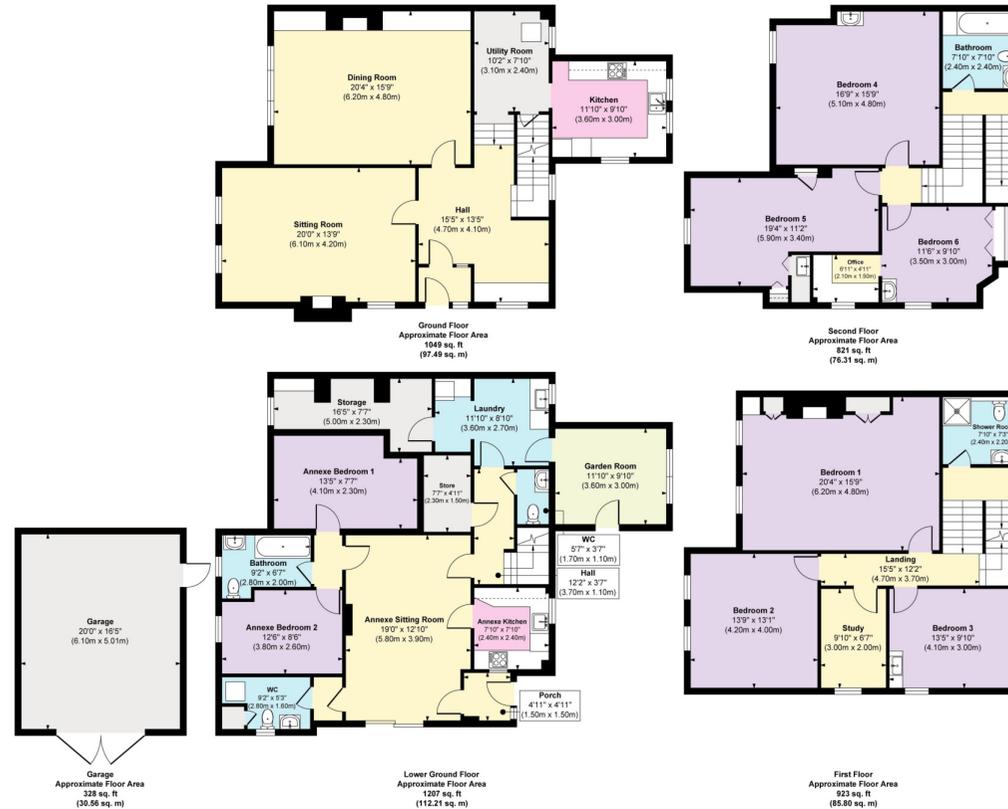
Malvern is a thriving spa town, with easy access to the motorway network and direct mainline train links. The Malvern Hills are designated an Area of Outstanding Natural Beauty. The town is also a renowned cultural centre with an excellent theatre and cinema. A Waitrose superstore is in the town centre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

<https://w3w.co/bells.gasp.moods>



147 Worcester Road, Malvern, Worcestershire, WR14 1ET



Approx. Gross Internal Floor Area
Main House = 4000 sq. ft / 371.81 sq. m
Garage = 328 sq. ft / 30.56 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

Knight Frank
Hereford & Worcester
 Oak House
 Bridgwater Road
 Worcester WR4 9FP
knightfrank.co.uk

I would be delighted to tell you more
Charles Probert
 01905 746884
charles.probert@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.