

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFUL DOUBLE FRONTED GEORGIAN THREE STOREY FARMHOUSE SITUATED WITHIN THIS FANTASTIC SETTING ENJOYING WONDERFUL PANORAMIC VIEWS AND SET WITHIN ESTABLISHED AND GENEROUS GROUNDS IN EXCESS OF 1.5 ACRES WITH BEAUTIFULLY REFURBISHED AND UPDATED ACCOMMODATION IN EXCESS OF 4,500 SQUARE FOOT INCLUDING A SELF CONTAINED ONE BEDROOMED DETACHED ANNEXE. MALVERN HOUSE EPC RATING "E" COACH HOUSE EPC RATING "D"**

## Malvern House - Guide Price £1,150,000

Brockamin Lane, Leigh, Worcestershire, WR6 5JU

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# Malvern House

## Location & Description

Situated in the popular village of Leigh located between the city of Worcester and the Victorian hillside town of Great Malvern. Both centres offer a wide range of amenities including high street and independent shops, supermarkets, eateries, takeaways, sports centres and community facilities. Close by is the popular Bransford Bank House Hotel and Golf Club.

Educational facilities are well catered for at both primary and secondary levels. Transport communications are excellent with mainline railway stations in Worcester and Malvern offering direct links to Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester and brings The Midlands, South West and South Wales into an easy commute.

## Property Description

Malvern House is a beautiful Georgian double fronted three storey period detached house which has undergone an extensive programme of refurbishment and updating since the current owners purchased it some 13 years ago. As part of this programme of development a one bedroom detached self-contained annexe has been created making the property ideal for a family with a dependant relative or family member or even as an annexe for a teenager suite.

Certainly one of the key selling points of this property is the generous grounds in excess of 1.5 acres of both formal gardens and paddock.

The property is initially set back behind a deep lawned foregarden with beautifully planted beds displaying colour and vibrance throughout the year and from here the block paved front terrace lies across the front of the property and vistas are on offer to the east aspect across farmland to Worcester in the far distance. Set between two bay windows the Georgian period facade houses a hardwood front door opening to the living accommodation which is spacious and versatile in its size. The main house is set over three floors and benefits from oil fired central heating.

Initially the front door opens to the reception hallway which is a welcoming space and having a wonderful balustraded staircase rising up to the first floor. This area further benefits from a door leading down to the cellarage and a refitted cloakroom as well as a useful cloaks cupboard. All principle reception rooms lead from this area and to the front right hand side is a lovely lounge enjoying a beautiful double glazed bay window with double doors opening to the front terrace and affording fine views. This is a cosy room where already the high ceilings which are a feature throughout this property can be found. An open fireplace with marble fire surround and slate hearth is a real feature and focal point of this room. The adjacent sitting room also benefits from a double glazed bay window with double French doors opening to the front and taking in the vistas. There is additional double glazed window to side and a focal fireplace with living flame effect gas fire and dado rail. The dining room is located just across the hall from the kitchen and is a wonderful space for formal entertaining housing a wood burning stove in the fireplace with a wooden mantel over. From this area double glazed double doors open to the conservatory which was installed in 2022 and is a fantastic space with double glazed windows to three sides flooding the area with natural light as well as the double glazed roof and overlooking the formal garden to the paddock beyond.

The farmhouse kitchen has been completely refurbished by the current owners and offering a range of cream fronted worktops and base units with matching wall units and ample granite work surface space. The large electric fired AGA makes this room a real hub of the home and enjoys a Belfast sink as well as a central breakfast bar island with additional cupboards. A shelved larder completed this space. A wooden stable door opens to the side porch giving direct access to the rear of the property and a further door leads through to the useful utility space with additional cupboards, space and plumbing for washing machine, tumble dryer and oil fired boiler.







The first floor of the property houses well proportioned bedrooms, all radiating off the light landing with further open balustraded staircase rising to the second floor. To the front aspect there is a beautiful and feature arched sash window taking in the views. The master suite is positioned to the front of the building and enjoys fine views across the rural scene and enjoying a bank of fitted wardrobes as well as its own en-suite shower room having been refitted with a modern suite with a lovely walk-in shower enclosure with multi-jet shower over. Bedroom 2 is also positioned to the front enjoying views also with fitted wardrobes and a built-in store which could be converted to provide an en-suite for this room, subject to the relevant permissions being sought. There are two doors which interconnect with Bedroom 3 which is a further double bedroom with super exposed floorboards and if one wished these two rooms could be combined to make a larger master suite with dressing area. Completing the first floor is a further double bedroom serviced by the family bathroom fitted with a modern suite with whirlpool bath and shower over.

To the second floor there are three further versatile rooms the first of which is a double guest suite with dressing area and private en-suite. There is a further bedroom which is double in proportions and a useful home office taking in the wonderful vistas.

Completing the property is the cellars which make for a useful storage area.

### Outside

The grounds for the property are extensive in size and as well as the front garden which has already been explained and is encompassed into the 1.5 plus acres of the entire plot. To the left hand side of the property is a block paved gated driveway allowing ample parking for vehicles which can be driven across the front terrace reaching the double detached garage (currently used as a gym). Across the rear of the property is continued block paving making for a wonderful seating area and giving access to a lawned area (formerly a tennis court) which is flat and private. A gentle slope leads up to a five bar gate accessing the rear paddock which is fenced to three sides and is a magnificent area. The grounds are enclosed by a hedged, fenced and walled perimeter throughout with gated vehicular access to driveway. Throughout the garden there are mature specimen trees interspersed throughout the plot. The garden further benefits from two wooden sheds and a greenhouse. Within the grounds of the property is the

### Coach House

This is currently a self-contained annexe which the current owners have converted from the old garaging/coach house of the main property. It consists of a wonderful detached self-contained living space which would be ideal for a dependant family member or relative. The property enjoys its own private access opening into the modern fitted kitchen with an internal door leading through to the generous living space with a single double bedroom with fitted wardrobes and a wet room style en-suite. A door from the bedroom leads through to a room which is currently being used as the garden store with further door giving external access. The annexe has double glazing and modern electric panel heaters.

Situated over the top of the Old Coach House is a versatile room which is currently used as a hobby space but would make for a wonderful home office or studio being heated via electric panel heaters and having access via a stable style door from metal steps with matching balustrading rising up from the side of the Coach House.

### Double Garage

Having electric operated door to front, pedestrian door to side and currently housing a sauna which will be retained at the property.



## Directions

Leave Malvern in the direction of Leigh Sinton. At the T junction in the village turn right towards Worcester. At the traffic island next to The Bank House Hotel turn left and go straight on through the village of Leigh. As you go up a small incline there is a right hand turn signposted Dingle Road. Proceed past Dingle Road. Just after passing the junction the driveway for the property will be found on the right hand side.



## Services

Oil fired central heating for the main house and electric heating for the annexe. Mains water, electric and septic tank drainage. The septic tank may not comply with the current regulations but this has been factored into the selling price of the property and will be the buyer's responsibility. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

MALVERN HOUSE COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

THE OLD COACH HOUSE COUNCIL TAX BAND "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for Malvern House is E (40).

The EPC rating for the Old Coach House is D (61)



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

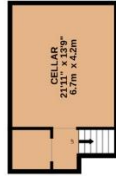
## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

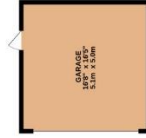
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



CELLAR  
209 sq.ft. (19.5 sq.m.) approx.



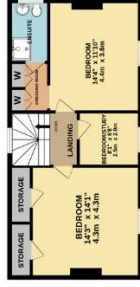
GROUND FLOOR  
1427 sq.ft. (132.6 sq.m.) approx.



1ST FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.



2ND FLOOR  
566 sq.ft. (52.3 sq.m.) approx.



ANNEXE  
1246 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 4568 sq.ft. (424.4 sq.m.) approx.

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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