

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DISTINGUISHED ELEGANT PROPERTY FINISHED TO AN EXCEPTIONALLY HIGH STANDARD OF CRAFTSMANSHIP CREATING A BLEND OF PERIOD FEATURES WITH CONTEMPORARY AND MODERN LIVING IN A WONDERFUL SETTING AFFORDING FINE ELEVATED WESTERLY VIEWS OVER HEREFORDSHIRE COUNTRYSIDE. EPC RATING "E"

Vernon Lodge - Guide Price £2,000,000

Harcourt Road, Malvern, Worcestershire, WR14 4DW

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Vernon Lodge

Location & Description

Vernon Lodge enjoys a convenient position in the popular village of West Malvern approximately two and a half miles from the well served village of Colwall and about two miles from the cultural and historic spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There are mainline railway stations in both Great Malvern and Colwall with services to Hereford, Worcester, Birmingham New Street, Oxford and most notably London Paddington within 2.5 hours. Junction 7 of the M5 motorway at Worcester is about nine miles and junction 2 of the M50 near Ledbury is just over ten miles. The property is also well placed for access to some of the best schools in the region at both primary and secondary levels and in the private and state sectors including Malvern College and Malvern St James Girls' School and the Chase and Dyson Perrins as well as The Downs and Elms preparatory schools in Colwall.

Property Description

Vernon Lodge is a fascinating fine period Victorian home which was once the summer house for Sir William Vernon Harcourt where the road and house retains his name. It was built around 1885 and Sir William Vernon Harcourt was Gladstone's Chancellor of the Exchequer. In later years it was owned by his sister and at one time by the renowned local private school Malvern St James.

In total the accommodation extends to over 5,180 square foot making it a substantial house with fine reception rooms and a wonderful reception hallway. In more recent years the current owners have undertaken a huge programme of refurbishment and updating to the property including a wonderful open plan extension housing the family orientated living dining kitchen. All this work has been done to a high standard of craftsmanship and finish and blends beautifully period charm with contemporary living.

The property is initially approached over a gravel driveway which has recently been re-laid with electrically operated gates, installed 14 years ago at great expense to the current owner with the touchpad being replaced a year ago, leading down to the private parking area which opens to allow ample parking for vehicles and is flanked on both sides by planted beds and wonderful mature hedging.

On approaching the property itself, of particular note is the architectural features of the carved woodwork on the porch set under which is a wooden front door opening to the accommodation.

The main vestibule has beautiful lead light windows and a vaulted ceiling. The grand proportions of this property are immediately apparent as you enter the magnificent Reception Hallway enjoying a beautiful wooden balustraded staircase rising to the first floor and wonderful fireplace. Stripped wood floorboards which are a common feature throughout the ground floor having been professionally restored. The beautiful stone mullioned windows, which have been refurbished and overhauled by the current owners, are in excellent condition and become apparent residing in many of the openings throughout the property.

From the reception hallway, doors open to all principle ground floor rooms. Of particular note is the Drawing Room flooded with natural light through the southern bay window with pedestrian door to garden and affording the fine views down the range of the Malvern Hills with May Hill in the distance. A focal point of this room is the wood burning stove installed into an elegant fire surround and slate hearth.

The deep level skirting boards and beautiful Victorian door facade lead you through into the main Dining Room, again with a southerly aspect with views and affording a range of useful fitted alcove cupboards.

Of particular note is the architect designed space which the current owners built about a year ago creating a wonderful open plan area, ideal for family living. The Kitchen enjoys a range of Masterclass units with quartz worktop sat over a central 'L' shaped island with sink and four ring





induction HOB with vertical extractor. Flanking this area to two sides is the wooden breakfast bar creating a real hub of this space. A range of units against one wall incorporate a full height LARDER FRIDGE and separate FREEZER as well as pullout larder cupboards and an extensive range of integrated Neff OVENS including a STEAM OVEN and COFFEE MACHINE with warming drawers under. Porcelain tiles flow throughout this area and through into a wonderful sitting space flanked to three sides through triple glazed windows incorporating patio and bi-folding doors, not only taking in the splendid and far reaching views to the west across the undulating Herefordshire countryside to Hay Bluff and the Black Mountains beyond but also extending out towards the garden and patio area bringing it all into one space. Conveniently situated adjacent to the kitchen is the Utility Space with additional cupboard and work surface space and an attached Boot Room and external access. Throughout this area there is zoned underfloor heating. The rest of the house benefits from central heating radiators in a period design and two boilers have recently been replaced over the last three years.



A further sizable Reception room provides a flexible and versatile space currently used as a home office and studio. The Guest Cloakroom is situated adjacent, having been refitted recently by Sarah Ireland of Worcester, a renowned bathroom fitter.

Completing the ground floor and accessed from the utility space is the Double Garage with wooden double doors to front doorway leads through to a further Single Garage which is currently used as home gym.

From the Reception Hall the grand staircase reaches the first floor landing accessing the Principle Master Suite with a beautiful south facing mullion bay window taking in the fabulous views. This is a sizeable room with fitted wardrobes and benefitting from a refurbished beautiful En-Suite. There is a further large Double Bedroom with period cornicing serviced and complimented by the family bathroom refitted by Sarah Ireland and enjoying a unique semi-circular steam room shower enclosure.



A flight of stairs lead up to the top floor which would originally have been the servants quarters for the main residence and now comprises of three good sized Bedrooms complimented by a refitted Shower Room and large store cupboard which would create a wonderful walk-in wardrobe or ensuite.

Outside

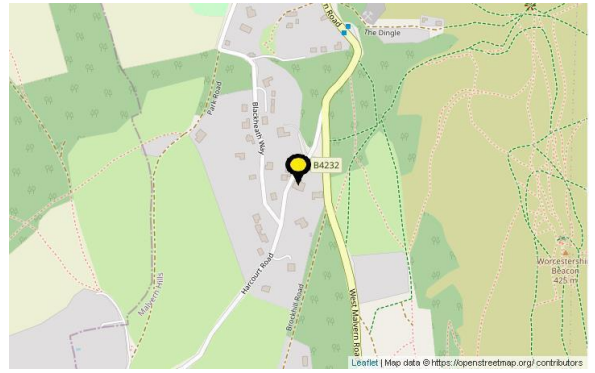
A lot of time and effort has gone into the design of this beautiful south facing landscaped garden. Initially the porcelain tiled patio extends away from the bi-folding doors from the kitchen allowing a wonderful setting where the pleasures of this fantastic area can be enjoyed in a peaceful and private setting, but retaining the glorious panoramic and far reaching views both to the south and west over undulating countryside. The patio is flanked by planted beds leading to a large lawn enclosed by hedged and mature shrub beds, a feature of which is the ornamental pond with stone water fountain. To the left hand side of the property the current owners have created a decked viewing and seating platform with glass balustrading taking in fantastic views with excellent entertainment and barbecue area under along with a hot tub to side. Paths continue to meander through the mature sloped wooded part of the garden displaying a number of specimen trees arriving at a fabulous child's tree house.



To the rear of the house is a glorious flowering climbing wisteria and various outside light points and power sockets. Access to the front of the property can be gained from both sides, but to the west aspect is a further gravelled seating area with path to front with hedges being kept low on purpose without losing its privacy to keep the westerly views.

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After approximately quarter of a mile, fork right onto Wyche Road (towards Colwall). Continue uphill for three quarters of mile, passing through the Wyche Cutting and taking the next turn to the right (only a few feet from the cutting) towards West Malvern. Follow this route for exactly 1.20 miles until you come to the West Malvern village sign. Just after this, turn sharp left into Harcourt Road and the driveway for the property can be found on the left hand side as indicated by the agent's for sale board.



Services

We have been advised that mains services are connected to the property. 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

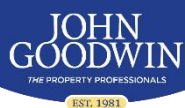
Council Tax

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.

EPC

The EPC rating for this property is E (53).



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.



This floor plan shows a house with a double garage (5.5m x 4.4m) and a gymnasium (4.3m x 3.0m) on the right side. The central area includes a reception hall with a staircase, a study (5.3m x 5.1m), a dining room (6.0m x 4.9m), and a kitchen/dining family room (8.6m x 8.4m). The left side features a double bedroom (5.2m x 4.6m) and another bedroom (4.4m x 2.8m). A utility room (4.4m x 2.8m) is located between the kitchen and the double bedroom. A bathroom (4.4m x 2.8m) and a cloakroom are also present. The plan includes various fixtures like a stove, sink, and toilet, as well as a vestibule and a store.

KITCHEN/DINING/FAMILY ROOM
28'2" x 27'6"
8.6m x 8.4m

DINING ROOM
19'8" x 16'1"
6.0m x 4.9m

DRAWING ROOM
17'0" x 15'0"
5.2m x 4.6m

RECEPTION HALL

STUDY
17'3" x 16'8"
5.3m x 5.1m

UTILITY ROOM
14'5" x 9'3"
4.4m x 2.8m

DOUBLE GARAGE
5.5m x 4.4m

GYMNASIUM
14'1" x 10'0"
4.3m x 3.0m

BED ROOM
14'5" x 9'3"
4.4m x 2.8m

DOUBLE BED ROOM
14'5" x 9'3"
4.4m x 2.8m

BATHROOM
4'4" x 2'8"
1.3m x 0.8m

CLOAKROOM
4'4" x 2'8"
1.3m x 0.8m

STORE

VESTIBULE

The second floor plan includes the following rooms and features:

- BEDROOM** (Top Left): 20'4" x 16'7", 6.2m x 5.0m. Features a large window and a built-in wardrobe.
- BEDROOM** (Bottom Left): 17'1" x 14'11", 5.2m x 4.6m. Features a large window and a built-in wardrobe.
- LANDING** (Center): A central landing area with a staircase leading down and a door to the bathroom.
- BATHROOM** (Right): Includes a bathtub, toilet, and sink. A window is labeled "AC".
- ENSUITE** (Top Right): Attached to the top bedroom, featuring a toilet and sink.
- STORAGE** (Middle Right): A small storage area near the landing.

[illegible]

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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