



92 Cowleigh Road

Malvern, WR14 1QW

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Elevated detached home with annexe, generous gardens and sweeping views, moments from the Malvern Hills, offering flexible living, income potential and access to Great Malvern.

- A versatile detached family home offering four bedrooms alongside a self-contained annexe.
- Elevated setting with far-reaching views, sunroom, multiple reception spaces and flexible living arrangements.
- Extensive, low-maintenance gardens with raised decking, lawned areas and future potential.
- Large shaped driveway providing parking for several vehicles with scope for further use.
- Sought-after Malvern location close to amenities, schools, transport links and countryside walks.

Set on the lower slopes of the Malvern Hills, this distinctive detached home combines generous accommodation with exceptional outdoor space. The main house offers four bedrooms, multiple reception rooms, a sunroom and direct access to raised decking with wide-reaching views. A self-contained annexe with private entrance provides flexible living or income potential. Mature gardens extend across the plot, balancing scale with ease of upkeep and offering future possibilities subject to consent. A substantial driveway allows parking for several vehicles. Great Malvern, its amenities, schools, transport links and countryside walks are all close at hand.

1903 sq ft (176.5 sq m)





The kitchen

The kitchen is arranged as a generous and practical space designed for everyday living and entertaining, with ample room to move and work comfortably. Shaker style cabinetry provides extensive storage, complemented by wood effect work surfaces and a substantial breakfast bar that works equally well for informal dining or social gatherings. Integrated Bosch appliances include a double oven, gas hob, dishwasher and fridge freezer, all positioned for ease of use within the layout.



A wide window above the sink frames views across the garden and brings a strong connection to the outside, while the oak flooring adds warmth and continuity with the rest of the ground floor. The kitchen links easily to the dining room and sitting room, making it well suited to hosting, family meals and larger occasions, with the dining room comfortably accommodating ten seated guests.



The living room

The living room is a generous and welcoming space arranged around wide glazing and French doors that open directly onto the raised decking. Its proportions allow for clearly defined seating areas while still feeling open and connected, making it equally suited to relaxed family use or entertaining on a larger scale. The room benefits from a broad outlook across the garden and beyond, enhancing the sense of elevation and outlook that defines the property.





Oak flooring continues through the space, adding warmth and continuity, while the layout flows easily through to the sun room and adjoining reception areas. With direct access to the decked seating areas, this room works particularly well for hosting, summer gatherings or quiet evenings enjoying the surrounding setting.



The sun room

The sun room provides a calm and uplifting space positioned to take full advantage of its elevated outlook, with extensive glazing wrapping around the room and opening onto the raised decking. The room links naturally with the sitting room, extending the sense of space and flexibility on the ground floor. With direct access to the decked seating areas, it works particularly well for relaxed daytime use or evening gatherings.





The dining room

The dining room is a well proportioned and inviting space set away from the main living areas, providing a dedicated room for formal dining and entertaining. Its layout comfortably accommodates a large table with seating for ten, making it ideal for family gatherings, celebrations and extended meals with guests. Positioned centrally on the ground floor, the dining room works particularly well for entertaining, with easy flow between preparation and dining areas.



The study and utility

The dining room is a well proportioned and inviting space set away from the main living areas, providing a dedicated room for formal dining and entertaining. Its layout comfortably accommodates a large table with seating for ten, making it ideal for family gatherings, celebrations and extended meals with guests. Positioned centrally on the ground floor, the dining room works particularly well for entertaining, with easy flow between preparation and dining areas.



The shower room

The shower room is positioned on the ground floor and arranged to provide practical convenience for both everyday use and guests. It is fitted with a walk in shower, wash basin and WC, making it well suited to support the main living areas as well as the study and annexe accommodation.



The entrance hall

The entrance hall provides a welcoming and well organised introduction to the home, setting the tone for the space and layout beyond. A contemporary staircase rises to the first floor, while doors lead off to the principal ground floor rooms, allowing the house to feel both connected and clearly structured. The hall offers a practical sense of arrival with space to pause, store coats and move comfortably between rooms.





The primary bedroom and balcony

The primary bedroom is a generous and comfortable room positioned to take full advantage of the elevated setting, with ample space for storage and circulation. Its proportions allow it to function as a calm retreat within the house, set apart from the main living areas while remaining close to the family bathroom and additional bedrooms. The room benefits from fitted wardrobes, supporting everyday practicality without compromising floor space.



A private balcony extends directly from the bedroom, providing an exceptional vantage point across the garden and wider landscape. Large enough to sit out and enjoy the outlook, it offers a peaceful spot for morning coffee or quiet evenings. The position of existing services nearby also presents future scope to convert the balcony into a striking en suite bathroom, subject to the necessary consents, adding further flexibility to this already appealing space.



The second bedroom

The second bedroom is a well proportioned double room offering comfortable accommodation for family or guests. Fitted wardrobes provide useful built in storage, helping keep the room organised and uncluttered. With a double aspect outlook towards the Malvern Hills, this bedroom enjoys an elevated position within the house and a strong sense of connection to its surroundings.





The third and fourth bedrooms

The third bedroom is a comfortable double room and well suited to family members or guests. Its proportions allow for flexible furniture arrangements while dual aspect windows bring in ample natural light. The fourth bedroom is currently arranged as a dressing room, demonstrating the flexibility of the accommodation and offering an excellent option for storage, home working or occasional guest use.





The family bathroom

The family bathroom serves the first floor and is arranged to comfortably support family life and guest use. It is fitted with a bath with shower over, along with a wash basin and WC. Finished with fully tiled walls, the bathroom feels well proportioned and functional, offering a calm and private space within the home. It complements the additional ground floor shower room, ensuring the property is well equipped for both everyday living and entertaining.



The annexe

The annexe forms a valuable and highly flexible part of the property, created from the former garage and arranged as a self contained space with its own private entrance and parking. It provides independent accommodation that works equally well for family members, guests or as a dedicated income stream, while remaining discreetly connected to the main house.



Internally, the annexe includes a living area, kitchenette and a separate shower room, offering everything required for day to day use or short stays. It currently generates a rental income of £675 per calendar month, with clear potential to achieve a higher return if used as short term accommodation, particularly given the proximity of the Malvern Hills and strong demand from walkers and theatre visitors. This adaptability makes the annexe a standout feature, adding versatility, income potential and long term flexibility to the home.



The decked terrace

Directly accessed from the rear of the house, the raised decking forms an exceptional outdoor living space arranged across generous levels. Two distinct seating areas are positioned to capture the sun, creating flexibility for dining, relaxing or entertaining. Elevated above the garden, the deck enjoys wide, open views across surrounding rooftops and mature trees, reinforcing the home's setting on the lower slopes of the Malvern Hills and providing a strong sense of privacy.





The lawn

Beyond the decking, the garden opens into a broad, gently sloping lawn framed by established shrubs and trees. The space feels expansive yet manageable, with planting that has matured naturally to create interest without demanding intensive upkeep. This central section works equally well for family use, quiet relaxation or informal gatherings, with clear sightlines back to the house and terraces.





The lower garden

The lower part of the garden continues the sense of scale and seclusion, bordered by further mature planting that enhances privacy and outlook. This area underlines the long-term versatility of the plot, with sufficient space to explore additional uses subject to the necessary consents. Practical considerations have already been accounted for, including nearby access to utilities, supporting the garden's adaptability while preserving its calm, established character.



The driveway and parking

Set back from Cowleigh Road, the property is approached via a wide, shaped driveway that immediately establishes a sense of arrival and privacy. The block-paved surface provides parking for several vehicles with ease. The driveway highlights the scale of the plot and its longer-term flexibility. There is sufficient room to consider additional development, with planning permission previously granted nearby creating a clear precedent.



Location

Cowleigh Road sits on the highly regarded lower slopes of the Malvern Hills, an area valued for its elevated position, green outlook and close connection to the surrounding countryside. The hills are within a short walk, offering immediate access to well-known walking routes and open landscapes, while still feeling firmly connected to the town below.

Great Malvern is only a short drive away and provides a broad range of everyday amenities including independent shops, cafés, restaurants and essential services. The town also offers reputable schooling options across primary and secondary levels, making the area particularly attractive to families seeking both lifestyle and practicality.

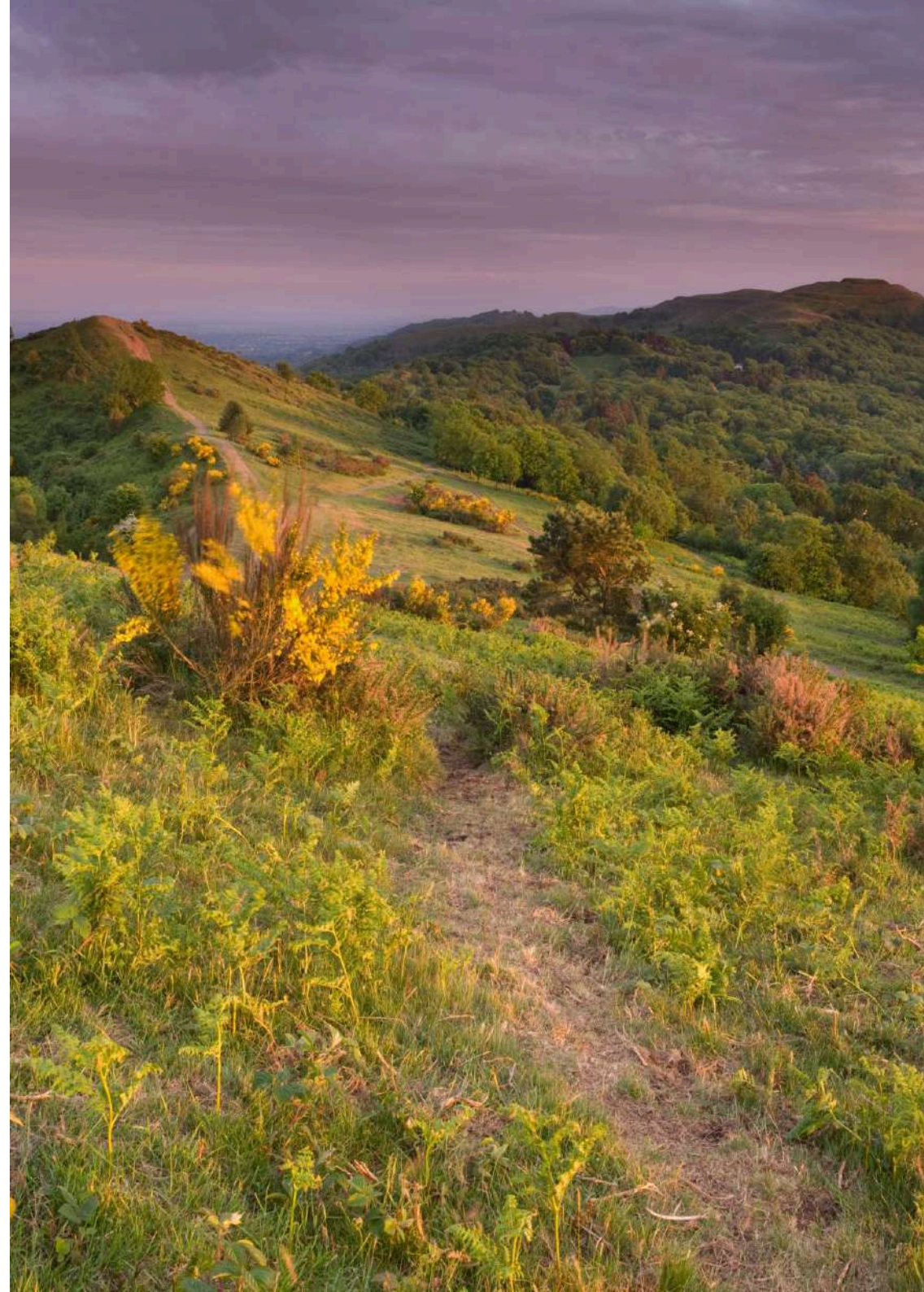
Transport links are well balanced, with road access allowing straightforward travel throughout Worcestershire and beyond, while Great Malvern railway station provides direct connections to larger regional centres. This combination of countryside setting, local amenities and accessible transport underpins Cowleigh Road's reputation as one of Malvern's most desirable residential locations.

Services

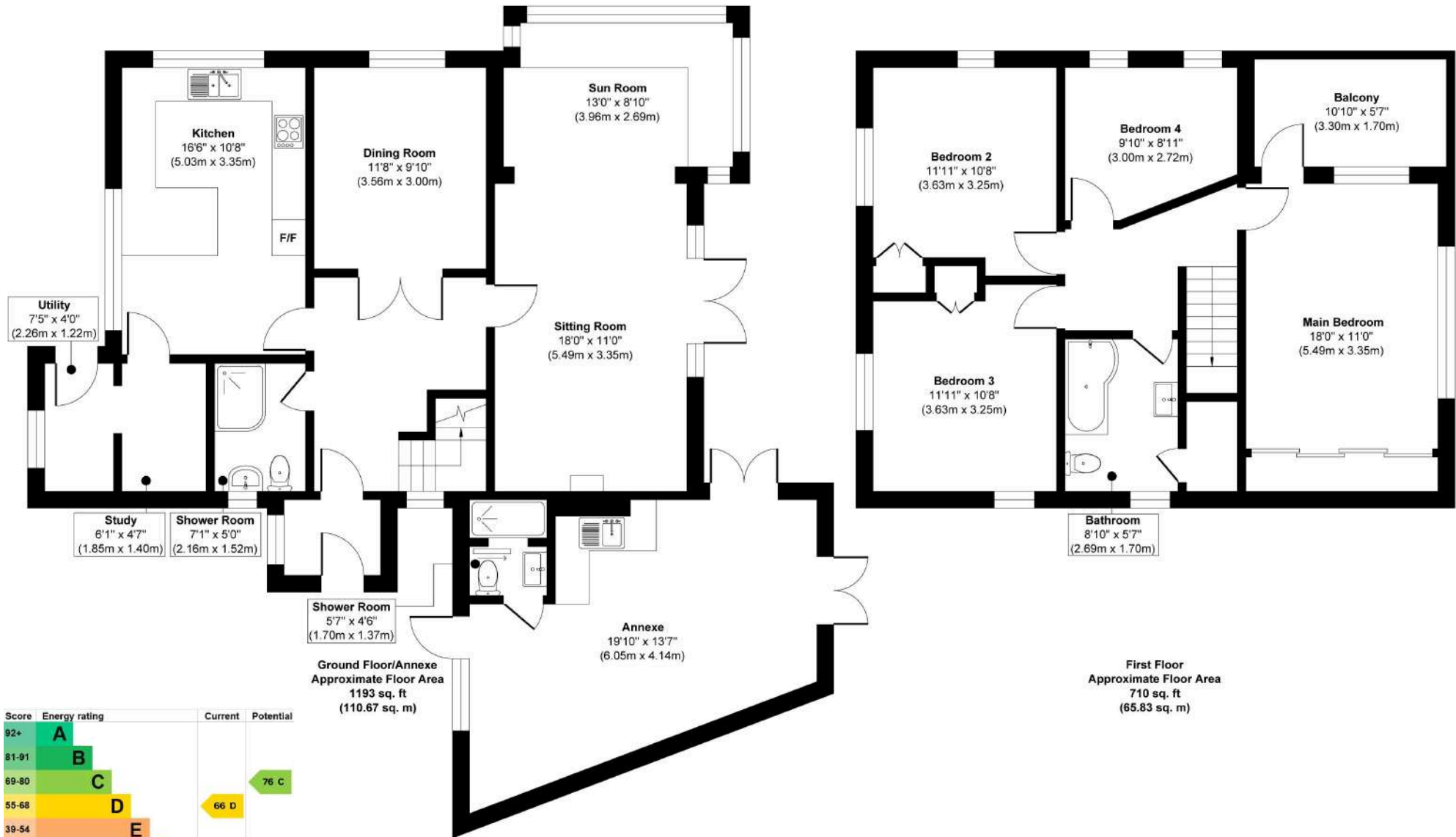
The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band F



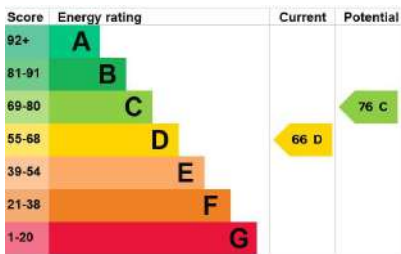
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Approx. Gross Internal Floor Area 1903 sq. ft / 176.50 sq. m (Including Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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