



## 12 Penny Lane

Guarlford, WR13 6PG

Andrew Grant

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**3 Bedrooms   1 Bathroom   1 Reception Room**

Modernised semi-detached family home offering open-plan living spaces, stylish kitchen, landscaped gardens, garage and ample parking in Guarlford.

- Fully renovated semi-detached home with well-planned, modern accommodation
- Open-plan living and dining space linking to a stylish kitchen with peninsula and garden access
- Landscaped rear garden with level lawn, decked seating under pergola and paved terrace
- Block-paved driveway and integral garage providing ample parking
- Peaceful village setting in Guarlford within easy reach of Malvern's amenities, schools and transport links

Located in the village of Guarlford, this modernised semi-detached home extends to over 1000 sq ft of thoughtfully arranged space. The ground floor centres around a bright open-plan living and dining room leading to a contemporary kitchen, utility and cloakroom. Upstairs are three comfortable bedrooms and a sleek shower room. Outside, landscaped front and rear gardens accompany a block-paved driveway and garage, with access to the utility. A solar panel system was installed in 2024 with battery storage, helping to improve energy efficiency and reduce running costs, while upgrades to plumbing, wiring and fittings ensure peace of mind, creating a ready-to-move-into family home.

1051 sq ft (97.6 sq m)





## The kitchen

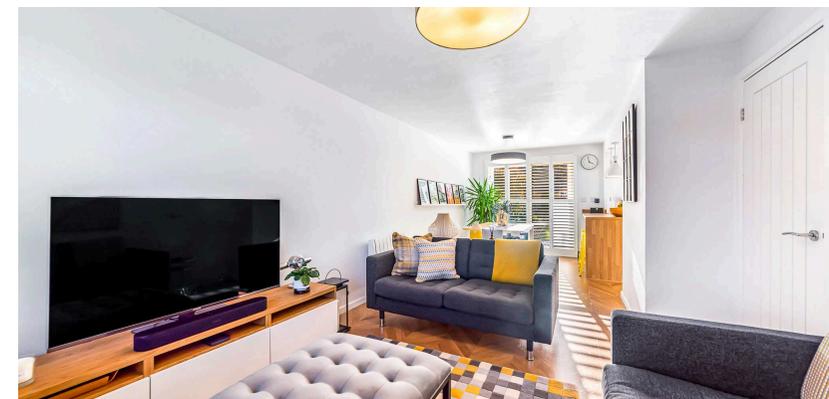
The kitchen is the culinary heart of the home, fitted with sleek white cabinets and warm timber work surfaces that integrate an oven, hob, extractor, fridge-freezer and sink beneath a wide window overlooking the garden. A peninsula creates a social link with the dining area, while a useful pantry provides additional storage. There's also a glazed door to the utility room.





## The living room

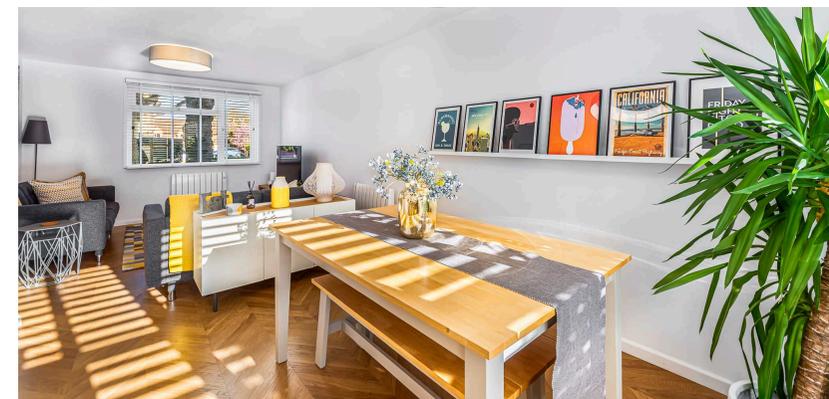
Forming part of the open-plan reception space, the living area offers a comfortable place to unwind with a broad front-facing window. It connects effortlessly to the dining area and hall, making it ideal for family life.





## The dining room

The dining area adjoins the kitchen and living area and enjoys glazed sliding doors opening onto the rear terrace. A breakfast bar provides an informal eating space and the open-plan design encourages sociable cooking, dining and entertaining.





## The utility and cloakroom

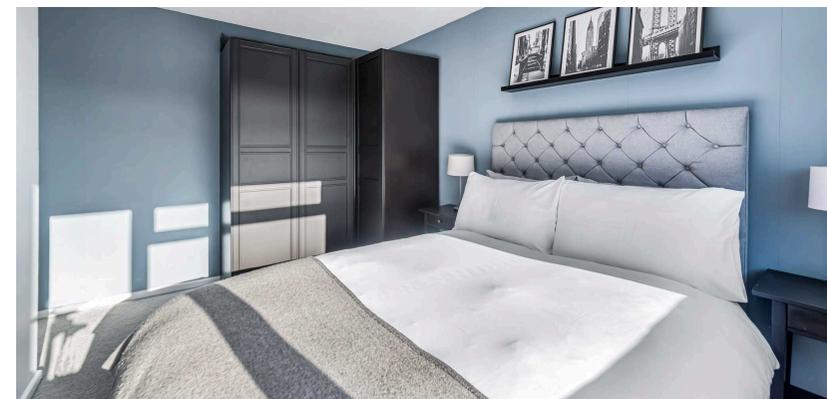
Serving the kitchen, the utility room has a sink, wooden worktop, fitted cabinets and space for laundry appliances, with a door opening to the garden. From here, there is also access to the garage. Adjoining the utility is a compact cloakroom finished with patterned wall tiling, a contemporary wash basin and WC plus a frosted window for ventilation.





## The primary bedroom

The primary bedroom is a generous double with a wide rear-facing window with views over the garden, and a fixed picture shelf for display. Fitted wardrobes provide practical storage, while there is ample remaining floorspace for additional bedroom furniture to create a calm retreat.





## The second bedroom

The second bedroom is a well-sized room featuring a long window with fitted blind, offering plenty of room for a double bed and storage.



## The third bedroom

The third bedroom is a versatile room with a large window fitted with blinds. It would serve equally well as a nursery, guest bedroom or home office and benefits from a built-in cupboard for additional storage.



## The family bathroom

The family bathroom showcases a generous walk-in shower with glass screen and rainfall head, a sleek vanity unit with countertop basin, WC and dual frosted windows. Contemporary tiling and a towel radiator adds a stylish finish.



## The garden

The rear garden is a highlight with a level lawn, timber decked seating area beneath a pergola and a paved terrace directly accessed from both the dining area and utility. Planted borders and mature hedging provide colour and screening.





## The driveway and parking

A block-paved driveway provides off-road parking and leads to the integral garage, offering further parking or useful additional storage. A level lawn with established shrubs and planting frames the approach, creating a sense of privacy and a well-kept frontage.

## Location

Guarford is a small, leafy village lying just east of the spa town of Malvern on the outskirts of the Malvern Hills. The area is known for its green spaces, local farms and access to beautiful countryside walks, while everyday amenities in Malvern include shops, cafés, supermarkets and leisure facilities. Well-regarded primary and secondary schools are within easy reach, as are road and rail connections to Worcester, Birmingham and beyond. Despite its rural setting, Guarford is conveniently positioned for commuters and offers a peaceful environment with a strong sense of community.

## Services

The property benefits from mains electricity, water and drainage.

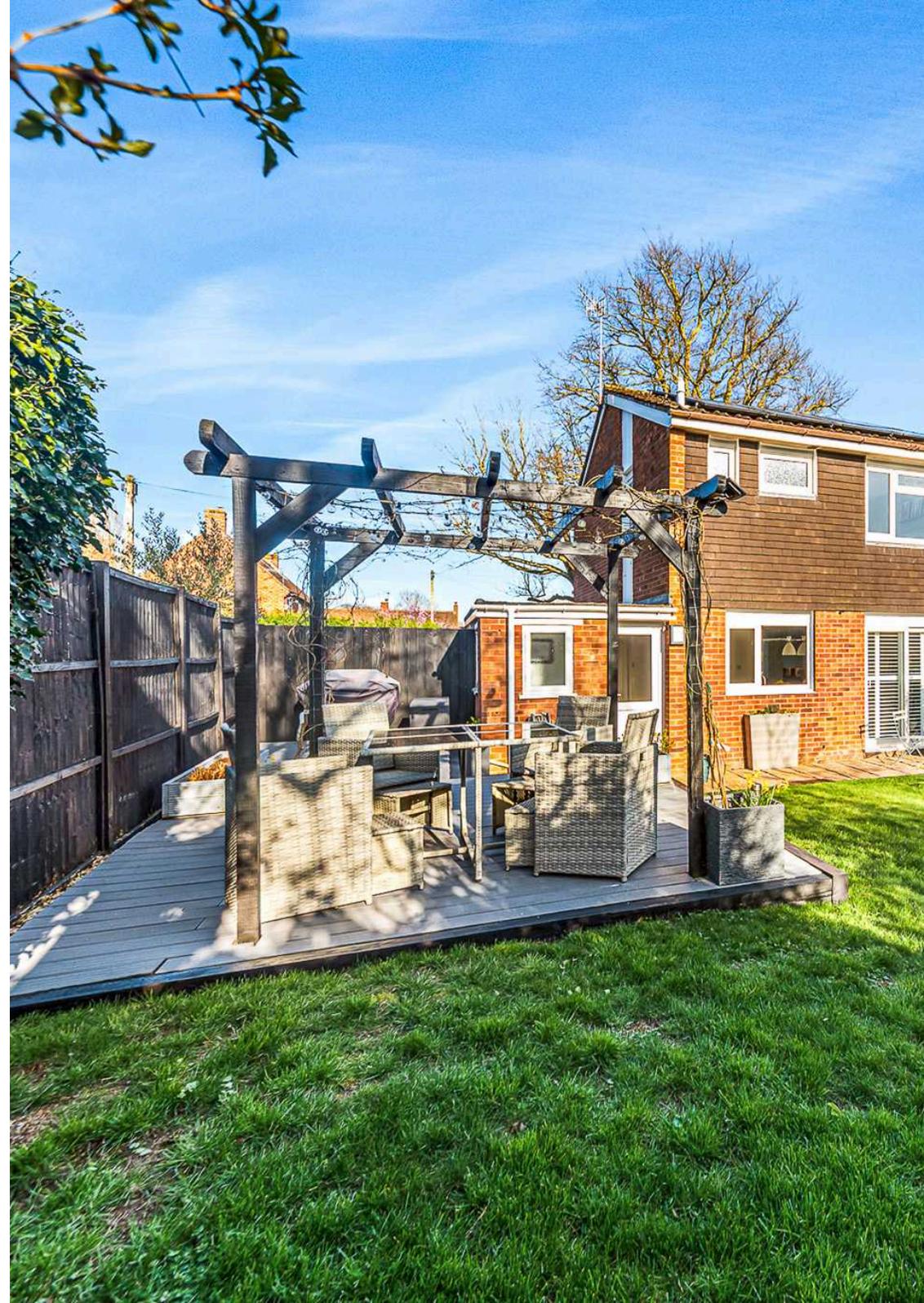
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

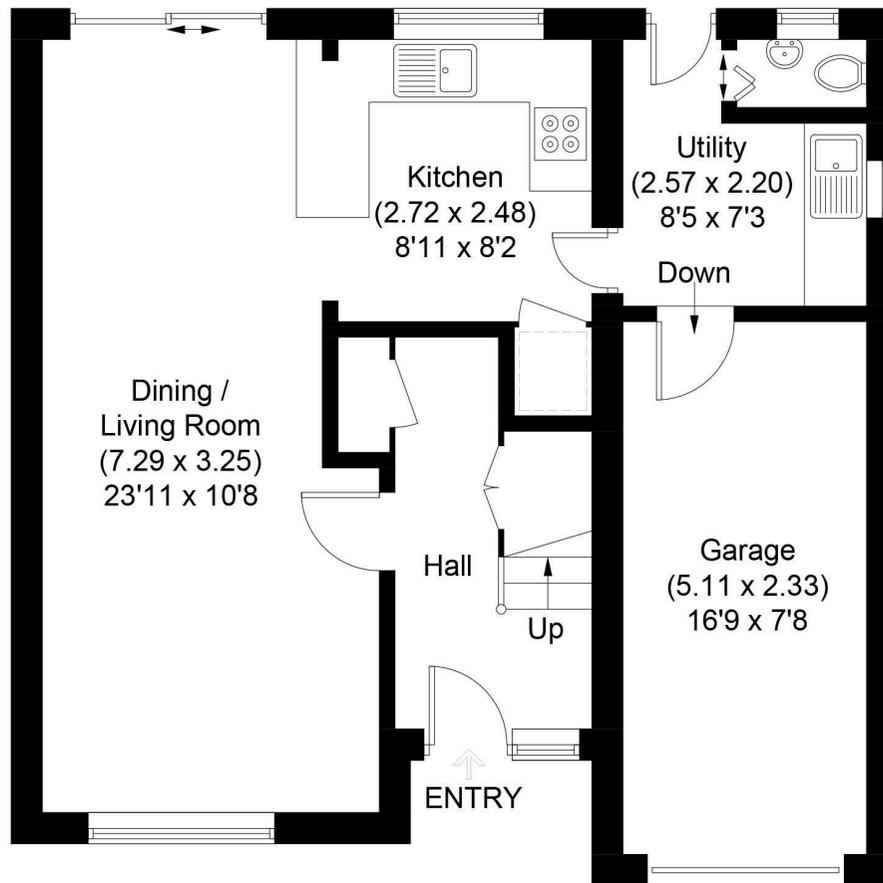
The Council Tax for this property is Band C.



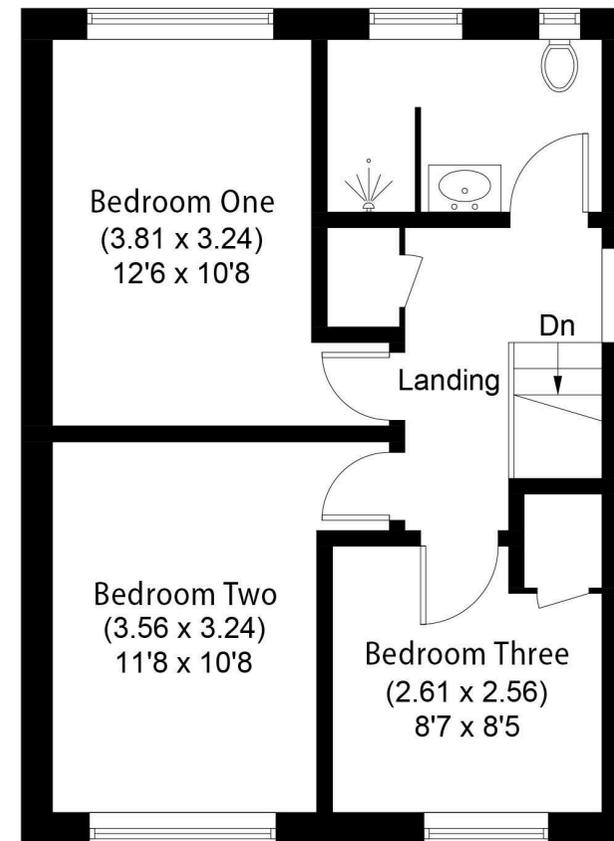
# Penny Lane

Approximate Gross Internal Area  
Ground Floor = 58.4 sq m / 629 sq ft  
(Including Garage)  
First Floor = 39.2 sq m / 422 sq ft  
Total = 97.6 sq m / 1051 sq ft

 = Reduced headroom below 1.5m / 5'0"



## Ground Floor



## First Floor

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



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