



LYTTLETON HOUSE

Malvern Road, Worcestershire



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Lyttleton House is a remarkable Grade II Listed family home set within around 1.8 acres of mature private grounds on the western edge of Worcester.





WELCOME TO LYTTLETON HOUSE

Dating back to the late 17th century, Lyttleton House is a home with real presence, history and warmth, offering approximately 5,586 sq ft of accommodation across three floors, together with useful cellarage and an impressive range of outbuildings.

This is a home that feels significant without feeling imposing. Elegant reception rooms, seven generous bedrooms, beautiful gardens, extensive parking and superb outbuildings come together to create a property that has worked wonderfully for generations.



Lyttleton House is rich with history and character. Originally believed to date from around 1680, the house has evolved over time, with later Georgian and Victorian additions adding scale, balance and architectural interest. The result is a home that feels layered, distinctive and full of charm.

One of its most extraordinary features is the entrance hall, which is lined with historic panelling from the SS Olympic, sister ship to the Titanic. The main staircase and dining room mantelpiece are also understood to have come from the ship, giving the house a rare and fascinating connection to one of the great liners of the early twentieth century.

The house also has a musical past. It is believed to have once been a music school, with Edward Elgar connected to the property both as a pupil and later as a teacher. The large sitting room is understood to have been the former music room, adding another wonderful layer to the story behind the house.



A HOUSE WITH A STORY

FIRST IMPRESSIONS

The approach to Lyttleton House immediately sets the tone. A private in-and-out driveway gives a wonderful sense of arrival, with mature planting and established boundaries creating privacy from the outset. The house sits beautifully within its grounds, surrounded by lawns, trees and carefully divided garden spaces that give the whole setting a peaceful, enclosed feel.

Although positioned close to Worcester, the house feels wonderfully tucked away. It is private, mature and not overlooked, with views across its own gardens from many of the principal rooms.



THE ENTRANCE HALL

The entrance hall is one of the most memorable spaces in this home. Full of atmosphere, character and proportion, it is a proper central hall, a room in its own right rather than simply a place to pass through. The historic panelling gives it real depth and distinction, whilst the layout allows the house to flow naturally into the main reception rooms. It is easy to imagine this space coming into its own at Christmas, during family gatherings, or when welcoming guests for a celebration.





THE HEART OF THE HOME

At the heart of the house is a beautifully-proportioned kitchen and breakfast room, designed for proper family living. Hand-built by a local craftsman, the kitchen features oak cabinetry, granite worktops and a traditional range-style cooker, creating a warm, timeless and practical space.

There is room to cook, gather and eat together, with a generous pantry off providing excellent storage and a naturally cool space for everyday essentials. A utility room, cloakroom and useful side access support the kitchen, making it as functional as it is characterful.



LIVING BEAUTIFULLY

The reception rooms at Lyttleton House are another of its great strengths. The spaces are elegant and well balanced, giving the house flexibility for everyday life as well as entertaining.

The dining room is beautifully placed for more formal meals and family celebrations, with period detail giving a sense of occasion. The sitting room is generous and welcoming, with an open fire that draws well and

creates a wonderful focal point in the colder months. The drawing room is another standout space, overlooking the gardens and offering a striking space for entertaining, relaxing or enjoying quieter evenings.

There is also the generous reception hall as already mentioned, adding further living space and giving the house a lovely sense of openness.



A home for gatherings

Lyttleton House has clearly been a home suited for gatherings. It has hosted weddings, Christmases, family parties, weekends with friends and quieter moments in between. The scale of the house allows everyone to come together, but equally gives people room to retreat.

The layout is particularly practical, with two staircases allowing easy movement through the house. This also creates flexibility for multi-generational living, older children, guests, live-in help or simply a family wanting space that can adapt over time.

The cellars

The cellars are arranged as several cellar rooms and a cellar hallway. This provides valuable practical space for storage, wine, household overflow or other lifestyle uses, subject to any necessary consents.

For a house of this age and scale, the cellars are hugely useful and add another layer of character and practicality.



AND SO TO BED

The bedroom accommodation is arranged across the first and second floors, with seven bedrooms in total. The principal suite sits beautifully within the later extension, designed to make the most of the outlook onto the garden. It is a peaceful and private space, with views across the grounds and a well-appointed en-suite bathroom.

There are four further bedrooms on the first floor, together with a family bathroom, separate WC and the enormous practical benefit of an upstairs laundry room. The remaining two bedrooms are positioned on the second floor, offering brilliant additional space for children, guests, hobbies or working from home.

The bedrooms are generous, characterful and versatile, making the house well suited to family life at every stage.







THE GARDENS

The gardens are exceptional. Extending to around 1.8 acres including the driveway, they are mature, private and beautifully established, with lawns, trees, shrubs and hedging creating a setting that changes throughout the seasons.

Yew hedges divide the garden into different areas, giving each part its own atmosphere and purpose. There is space for children to play, for large family gatherings, for croquet, garden parties, summer lunches and quiet moments outdoors. It is a garden that has clearly been lived in and loved.

The mature boundaries provide a high degree of privacy, and the house is not overlooked in any direction.





OUTDOOR ENTERTAINING

One of the standout features of the grounds is the oak and cedar-shingled summer house. With stone flooring, detachable winter doors and a log burner, it is much more than a seasonal garden structure.

It is a proper year-round entertaining space, perfect for barbecues, relaxed lunches, drinks with friends or cosy evenings outside. It adds another dimension to living at Lyttleton House and makes the garden feel usable year round.

Outbuildings and garaging

The outbuildings are extensive and incredibly useful. A two-storey coach house provides large garaging and workshop space, with an upper floor currently unused and offering further potential. There is also a wooden stable block, brick-built piggeries and additional storage.

For anyone with cars, hobbies, garden machinery, animals, a workshop requirement or simply a need for space, the outbuildings are a major asset. They add huge flexibility and open up many possibilities.





EVERYDAY PRACTICALITY

Lyttleton House may be historic, but it is also a practical family home. The large pantry, upstairs laundry room, generous airing cupboard, cellarage, outbuildings and extensive parking all make daily life run smoothly.

There is oil-fired central heating, mains water, mains electricity and mains drainage. Fibre broadband has been connected directly to the house, and there is good mobile signal. The rear roof has also been replaced in recent years.



A house for all ages

Lyttleton House has been a much-loved family home for almost fifty years, adapting beautifully through different generations and stages of life. It has been a place for children, grandchildren, guests, celebrations and everyday living.

It is large enough to host and entertain, yet warm enough to feel like home. That balance is what makes it so special.





WHERE TO GO WHEN YOU NEED...



Coffee or brunch

For coffee, cake or a relaxed weekend brunch, Bennetts Willow Barn at Manor Farm is wonderfully close by on Malvern Road. Set on the Bennett family's working dairy farm, it brings together a farm café, Bennetts Ice Cream, outdoor space and a lovely rural feel - a real bonus to have so nearby. Worcester city centre and St John's also offer a wide choice of independent cafés for everyday coffee, casual lunches and meeting friends.



Dinner out

For an easy evening meal, Ego at Manor Farm is within the Lower Wick/St John's side of Worcester, whilst the city centre opens up a much wider choice of restaurants, bars and relaxed dining. Cathedral Square is particularly good for a simple night out, with well-known restaurants including All Bar One, Ask Italian, Miller & Carter, Pizza Express, Coffee#1 and other eateries gathered around the cathedral setting.



Fresh air & walks

This is one of the loveliest parts of life at Lyttleton House. From the house, there are dog walks and open fields close by, with routes towards the River Teme and peaceful stretches of countryside. The Severn towpath offers a scenic route into Worcester on foot or by bike, while Chapter Meadows and Cherry Orchard Nature Reserve sit either side of the river for easy fresh air without needing to drive. For bigger walks and views, the Old Hills near Callow End and the Malvern Hills are within easy reach.



Everyday essentials

Day-to-day life is very convenient, with Lower Wick, St John's and Worcester all close by for essentials. The Co-op in Lower Wick, shops in St John's and nearby petrol station convenience stores make quick errands simple, while Worcester offers the larger supermarkets and wider city-centre shopping. It is the kind of location where you can feel tucked away at home, yet still be close to everything needed for everyday family life.



Golf & tennis

Worcester Golf & Country Club is nearby and adds a wonderful sense of space to the local area. The club offers an 18-hole course and a range of facilities, with England Golf also listing amenities including a driving range, practice area, clubhouse and coaching. Worcester Golf Range is also close by at Lower Wick, making this a particularly good location for keen golfers.



Gym & fitness

For fitness, there are excellent options close to home. D1 Gyms Worcester is a 24-hour gym with strength and cardio equipment and a wide class offering, while Blueprint Training is known for CrossFit and functional training. Worcester also offers David Lloyd, yoga, pilates, boutique fitness studios and riverside running routes, giving plenty of choice depending on how you like to train.



Schools

The area is particularly well placed for schooling. Pitmaston Primary School sits on Malvern Road and is rated Outstanding by Ofsted. Worcester's independent schools are also within easy reach, including RGS Worcester in the city centre and The King's School Worcester at College Green. The current owners also noted that the position of the house allowed their children to walk or cycle to school independently, particularly along the towpath.



Getting around

Lyttleton House is brilliantly placed for both Worcester and the surrounding countryside. The city centre is accessible by car, bike or on foot via riverside routes, whilst the Malvern Hills, wider Worcestershire villages and the M5 are all within easy reach. Worcester's main stations serve the city, whilst Worcestershire Parkway provides wider rail connections, including services towards London, Oxford, Birmingham, Cardiff, Bristol and the South West.

THE FINER DETAILS

Grade II Listed

Approximately 5,586 sq.ft

Around 1.8 acres

Seven bedrooms

Oil-fired central heating

Mains water, electricity and drainage



Total Floor Area: 5,586.46 sq.ft / 519 sq.m



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