



Old Mill House

Malvern, WR14 3QS

Andrew Grant

Old Mill House

Mill Lane, Malvern, WR14 3QS

4 Bedrooms 2 Bathrooms 2 Reception Rooms 0.7 Acres

Charming detached cottage with room for modernisation offering characterful living space, four bedrooms and delightful gardens, nestled in a peaceful 0.7 acres within accessible Malvern location.

- A detached period cottage offering spacious and versatile accommodation, perfect for modern family living while retaining character and charm.
- Generously sized kitchen and reception rooms providing flexible spaces for entertaining, dining and relaxing in a bright, welcoming environment.
- Beautifully appointed bedrooms including a distinctive top-floor suite with exposed beams, offering privacy and a peaceful retreat.
- The property boasts 0.7 acres of mature gardens & grounds offering a tranquil, private outdoor space, with established trees and lawns ideal for relaxing or entertaining guests.
- Secure gated driveway with ample parking space for several vehicles, ensuring convenience and peace of mind.
- Situated in a sought-after Malvern location, close to excellent schools, local amenities, scenic countryside and strong transport links.

1979 sq ft (183.8 sq m)





The kitchen

The kitchen is generously sized and well laid out, with a defined space for dining. Fitted with a range of cabinets and featuring character details such as timber doors and a partially open staircase, it combines practicality with rustic charm. The kitchen benefits from dual-aspect windows offering excellent natural light and direct access to the garden via a side door, making it ideal for family living and entertaining alike.





The living room

The living room is characterful and welcoming, offering the perfect setting for cosy gatherings. It benefits from good proportions, double aspect windows and a French door to the garden, creating a wonderful flow for both everyday living and entertaining.



The dining room

The dining room is spacious and full of charm, with a feature fireplace providing a focal point. Multiple windows allow plenty of natural light to fill the room, enhancing its warm and inviting atmosphere. Original features complement the cottage's period character, making it the ideal place to relax and unwind.





Principal bedroom

The principal is generously proportioned with a charming fireplace and ample space for freestanding furniture. It is bright and airy, benefitting from a large window overlooking the garden, and makes for a spacious and comfortable double bedroom.



Bedroom two

Bedroom two is a spacious room full of character, featuring the original stable door cupboard. The room benefits from double aspect windows, offering excellent natural light throughout the day. A striking exposed ceiling beam adds to the period charm, making this a standout feature of the property.



Bedroom three

Bedroom three is perfectly suited as a bedroom which benefits from a lovely garden view and is a flexible space, ideal for adapting to the needs of a growing family or those working from home.



Bedroom four

Situated on the second floor, bedroom four is full of character with exposed beams and vaulted ceilings. Velux windows add to the feeling of space and light. This serene retreat offers privacy and a real sense of charm, ideal for a peaceful night's sleep.





The bathrooms

The property offers two well-sized bathrooms, both fitted with white suites. One bathroom features a full bath with overhead shower, WC and washbasin, while the other benefits from a larger family bath, separate bidet, WC and basin. Both are well lit and spacious, providing practical family accommodation and room for modernisation.





The garden & grounds

The 0.7 acres of grounds wrap around the property, providing a private and peaceful outdoor space. Mostly laid to lawn with established trees and shrubs, it offers a tranquil retreat with plenty of space for outdoor seating, entertaining, or simply enjoying the surroundings. Beside the house, there is a carport area offering potential for enhancement and a charming water mill adds a unique and historic feature to the property, further enriching its character.



Location

Malvern is renowned for its stunning natural beauty, nestled at the foot of the Malvern Hills Area of Outstanding Natural Beauty.

The area boasts excellent amenities including a wide range of shops, cafes, and restaurants. Nearby Barnards Green offers an additional vibrant selection of local shops, supermarkets, and services, enhancing the convenience of everyday living. The area is also highly sought-after for its excellent educational options, with several highly regarded primary and secondary schools within catchment, including The Chase School, Malvern Parish C of E Primary School, and Great Malvern Primary School.

Transport links are strong, with Malvern Link and Great Malvern railway stations providing direct services to Worcester, Birmingham, and London. Road links via the M5 motorway ensure easy access to major cities.

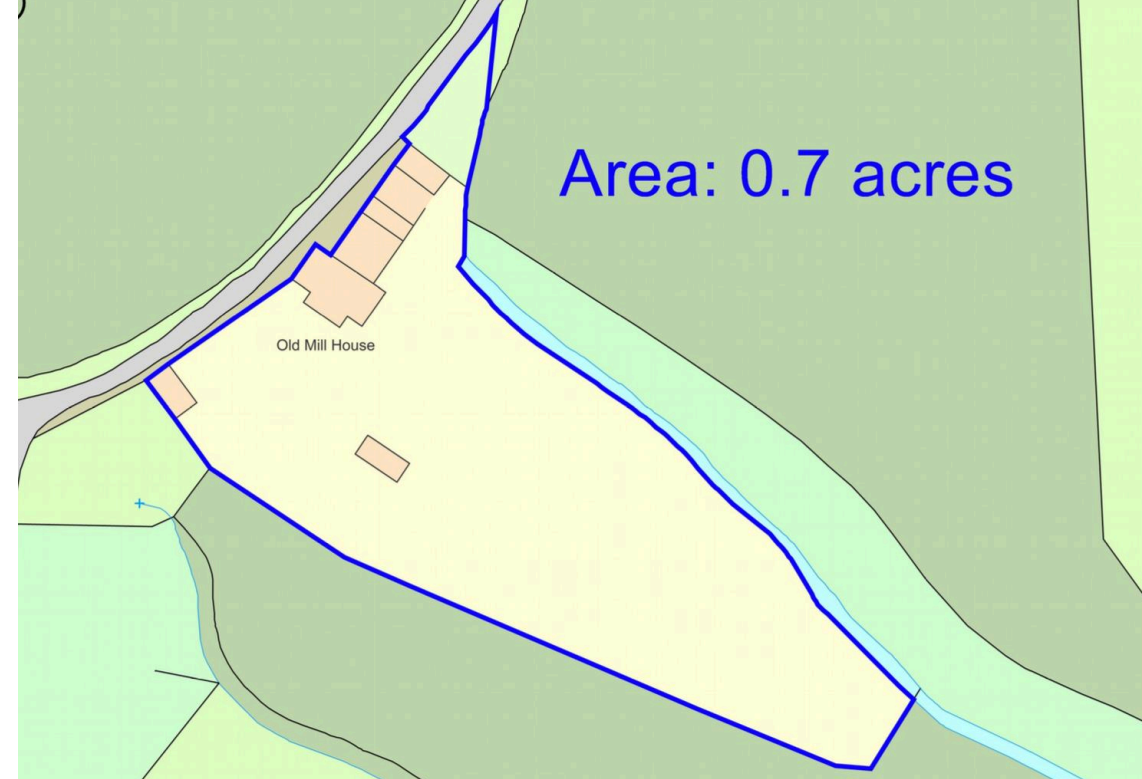
Malvern is also home to numerous parks and leisure facilities, offering endless opportunities for walking and outdoor pursuits. This property's peaceful setting, close to both natural beauty and vibrant community hubs like Barnards Green, offers the best of both worlds – tranquillity and accessibility.

Services

This property has access to a septic tank, mains gas, mains electricity and mains water.

Council Tax

This property is council tax **band F**





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

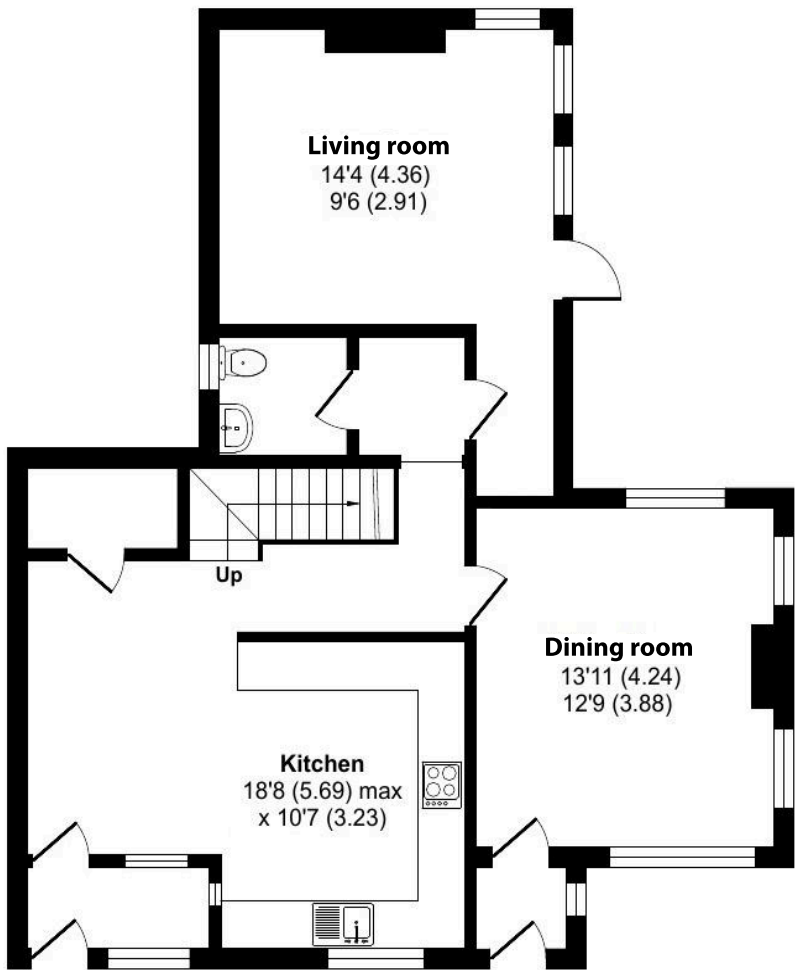
Mill Lane, Malvern, WR14

Approximate Area = 1873 sq ft / 174 sq m

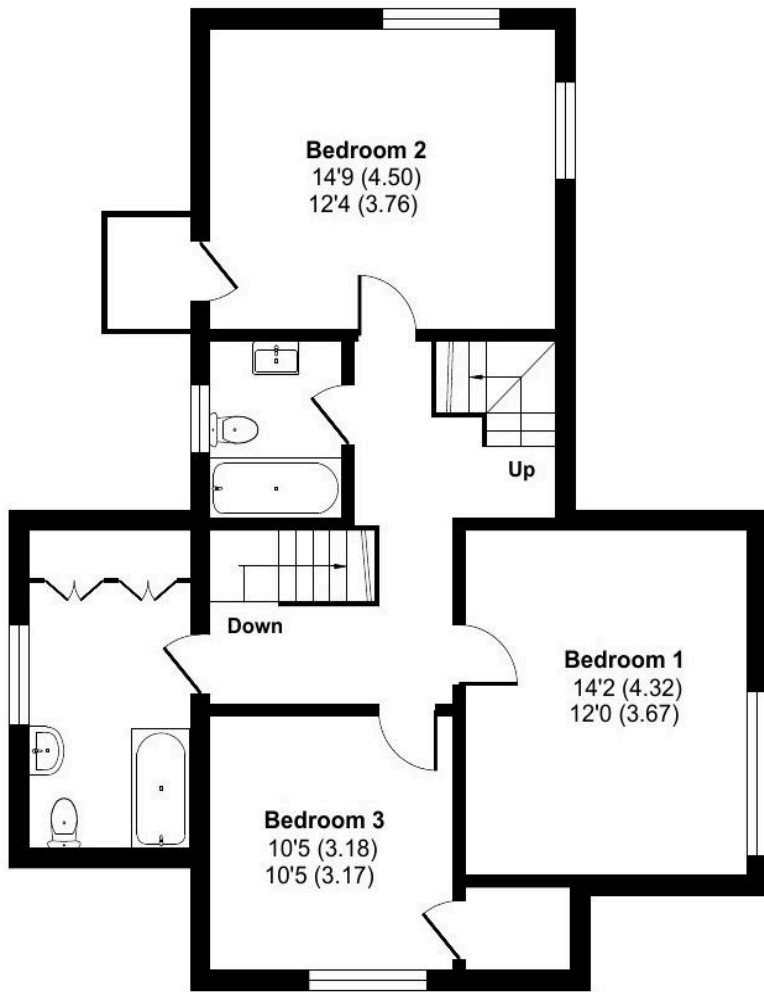
Outbuilding = 106 sq ft / 9.8 sq m

Total = 1979 sq ft / 183.8 sq m

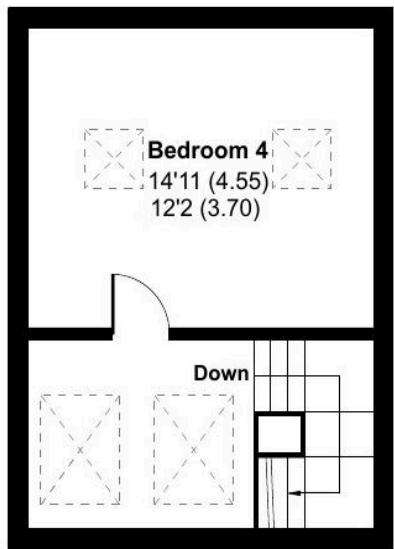
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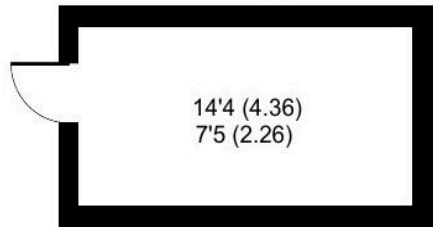
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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