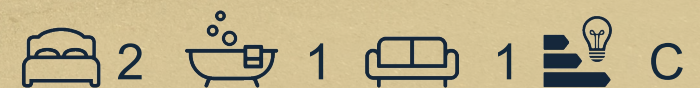




South Coach House Holywell Road, Malvern, WR14 4LH  
Guide Price £350,000



South Coach House is a charming and serene property set on the quiet and highly sought after Holywell Road. Originally part of the historic Wells House School, this home was fully renovated in 2012 and thoughtfully converted into one of the attractive Freehold coach houses seen today. Having been lovingly cared for by the current owner for over a decade, it offers a sense of peace, comfort and character throughout.

Perfect for a single occupant or a couple, the house features an open plan kitchen and living area with expansive glass bifold doors that open onto a full-length patio. This seamless indoor-outdoor flow creates an ideal space to relax, entertain, and enjoy uninterrupted views across the Severn Valley.

The kitchen is fitted with integrated appliances, including a dishwasher and fridge freezer, alongside recently added essentials such as a washing machine, hob and cooker. A cloakroom and handy downstairs storage cupboard add to the practicality of the home, and a new boiler was installed in December 2023.

Upstairs, a bright landing leads to the garden via a glass door. The outdoor space is a blank canvas with enormous potential, featuring decked and gravelled areas that lead to a raised viewing platform. A sloping grassy bank could be transformed with planting and colourful shrubs, creating a beautiful and tranquil retreat.

Both double bedrooms enjoy spectacular views across the valley. The main bedroom is a comfortable double with room for fitted wardrobes, while the second bedroom, currently used as a dressing room, could easily serve as a home office or guest room. The bathroom is conveniently located off the landing, completing this delightful and thoughtfully arranged home.

There are also two parking spaces opposite the property, both named South Coach House, which are available for a nominal rent.

EPC: C Council Tax Band: C Tenure: Freehold

#### Entrance

Wooden door with glazed panel into:

#### Kitchen Area

Double glazed window to the side aspect. Kitchen fitted with a range of wall and base units with granite work surface over. Belling 4 ring induction hob with cooker hood over. Stainless steel sink. Electric oven. Integrated fridge freezer, integrated dishwasher and washing machine. Tiled flooring.

#### Living Area

Stunning bi-fold doors enjoying far reaching views with double glazed window to the front aspect. Laid to carpet with stairs rising to first floor. Ceiling spotlights and radiator. Understairs storage cupboard.

#### WC

Basin, WC and chrome heated towel rail. Wall mounted Ideal Boiler. Tiled floor and walls. Ceiling spotlights.

#### Landing

Double glazed door to the garden. Keylite window. Doors to all first floor rooms.

#### Bedroom 1

Double glazed window to the front aspect with far reaching views. Radiator and ceiling spotlights.

#### Bedroom 2

Double glazed window to front aspect. Radiator and ceiling spotlights.

#### Bathroom

Panelled bath with shower over and glazed screen. WC and basin. Chrome heated towel rail. Tiled floor and walls. Skylight window.





#### Outside

The outdoor space is a blank canvas with enormous potential, featuring decked and gravelled areas that lead to a raised viewing platform. A sloping grassy bank could be transformed with planting and colourful shrubs, creating a beautiful and tranquil retreat. Full length patio to the front enjoys far reaching uninterrupted views.

#### WR14 Area Summary

Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

#### Parking

There are two parking spaces opposite the property, both named South Coach House, which are available for a nominal rent.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Council Tax MHDC

We understand the council tax band presently to be : C

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Broadband

We understand currently that Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

GROUND FLOOR

FIRST FLOOR



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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 02-05                                       | A |                         | 89        |
| 06-10                                       | B |                         |           |
| 11-15                                       | C | 76                      |           |
| 16-20                                       | D |                         |           |
| 21-25                                       | E |                         |           |
| 26-30                                       | F |                         |           |
| 31-35                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.