



Brookburn Lodge
Broadwood Drive | Malvern | Worcestershire | WR13 6QD

 FINE & COUNTRY

BROOKBURN LODGE



Brookburn Lodge is an impressive and individually designed detached residence, offering extensive and highly versatile accommodation of approximately 3,000 sq ft, set within private grounds of around 0.4 acres. A ten-minute stroll to the train station and the centre of the sought after village of Colwall, at the foot of the Malvern Hills, the property combines generous proportions with flexibility, presenting an ideal home for modern family living. Well maintained throughout, the accommodation is arranged across multiple levels, including a substantial lower ground floor and a large attic space offering further scope for enhancement (subject to the necessary consents). With five bedrooms, three ensembles, and a range of adaptable reception and ancillary spaces, the property lends itself equally well to multi-generational living, home working, or lifestyle-led buyers seeking space and potential.



STEP INSIDE

Ground Floor: The ground floor is thoughtfully arranged to provide both comfortable family living and excellent entertaining space. From the porch, a welcoming reception hall forms the central hub of the home, with a sense of openness enhanced by natural light and access to both the upper and lower levels.

The principal sitting room is generously proportioned and centred around a feature fireplace with gas fire, creating a warm and inviting atmosphere, with direct access through to a conservatory that enjoys views towards the Malvern Hills. A wraparound veranda provides a seamless transition to the outdoor space.

A separate dining room provides an ideal setting for more formal occasions, with French doors opening onto the garden, while the breakfast kitchen offers a well-appointed and functional space, fitted with a range of units and integrated appliances, and designed to accommodate informal dining.

Additional ground floor accommodation includes a separate utility room with a wine cellar, further WC facilities, and four bedrooms - three of which benefit from ensuite shower rooms - alongside a family bathroom. The principal bedroom suite is particularly well considered, incorporating a dressing area and direct access to the garden, creating a private and restful retreat.

















SELLER INSIGHT

“ Perfectly positioned just moments from the heart of Colwall and framed by the beauty of the Malvern Hills, this exceptional home offers a rare combination of privacy, versatility and lifestyle appeal. Thoughtfully designed to adapt to changing needs, it is a residence that has effortlessly embraced both large-scale family living and quieter day-to-day comfort.

Originally chosen for its generous proportions and enviable setting, the property has provided a wonderful backdrop for bringing together an extended family of five children and later welcoming grandchildren and guests with ease. The sense of space is immediately apparent, with flexible accommodation arranged over three levels and connected by stairs that make movement throughout the home both practical and seamless.

The interiors are warm, inviting and wonderfully adaptable. Elegant reception areas create ideal spaces for entertaining or relaxing, while the principal bedroom enjoys a particularly special relationship with the garden. Opening onto a private terrace, it offers a peaceful sanctuary for morning coffee, breakfast in the sunshine or simply enjoying the tranquillity of the surrounding greenery.

Outside, the grounds are every bit as impressive as the home itself. Once a blank canvas, the gardens have been carefully shaped into a series of enchanting spaces that provide colour, texture and interest throughout the seasons. There are secluded corners for quiet reflection, open areas for children to play, and beautifully considered pathways and lighting that transform the garden into a magical evening setting. Dawn brings

birdsong and stillness, while the evenings invite gentle strolls beneath subtle illumination.

The front approach has been designed to create a charming courtyard feel, while the driveway has long been a source of enjoyment for younger generations — perfect for bikes, games and family fun.

This is also a home made for entertaining. From Easter gatherings and Christmas celebrations to milestone birthdays, it has comfortably hosted large family occasions, with multiple bathrooms and generous bedroom space allowing guests to stay in complete comfort. Most recently, 14 guests were accommodated with ease for an unforgettable 80th birthday weekend.

Colwall itself is one of Herefordshire's most desirable villages, offering a welcoming community atmosphere alongside excellent amenities including a railway station, village stores, cafés, butcher, pharmacy, pubs and restaurants. Highly regarded schooling options, sporting clubs and endless walking routes across the Malvern Hills further enhance the appeal.

A home of immense warmth, flexibility and possibility, this is a property ready to be enjoyed exactly as it stands or reimaged to suit the aspirations of its next owner.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor: The first floor is currently configured as a substantial attic room, offering an impressive and flexible space with excellent natural light via four Velux windows.

This area provides significant scope for conversion into additional bedrooms, a studio, or further living accommodation, subject to the relevant planning permissions, and represents an opportunity to further enhance the already generous footprint of the property.



Basement / Lower Ground Floor: A key feature of Brookburn Lodge is the extensive lower ground floor, offering a suite of versatile rooms ideally suited to a variety of uses. Suggestions include a large games room, gymnasium, cinema room, teenager room, additional bedroom, study and a store room/sauna, and further ancillary spaces: this level provides exceptional flexibility. It could readily

be adapted to create self-contained accommodation for a dependent relative, guest suite, or even workspace or business use, subject to any necessary consents. The scale and adaptability of this floor significantly enhance the overall functionality of the property, allowing it to evolve with changing lifestyle requirements.



Outside: Externally, Brookburn Lodge is set within attractively landscaped gardens extending to approximately 0.4 acres, offering both privacy and a pleasant outlook towards the Malvern Hills. A private driveway provides ample parking for multiple vehicles and leads to a detached double garage, further enhancing practicality.

The gardens are thoughtfully arranged with a combination of lawned areas, patio terraces, and seating spaces - ideal for outdoor entertaining and relaxation. There are designated areas for potting, children's play area, pergola seating area, a greenhouse with water and electricity, and a kitchen

garden. A range of established shrubs and fruit trees include apples, plums, raspberries and fig. Well-screened boundaries ensure a high degree of privacy, while the elevated terraces and seating areas make the most of the surrounding views.

Brookburn Lodge represents a substantial and highly adaptable home, offering generous accommodation across multiple levels, with further scope to enhance, all set within a desirable and well-connected village location.



LOCATION

Brookburn Lodge enjoys an enviable position on the fringes of Colwall, a highly regarded village nestled at the western foot of the Malvern Hills. Renowned for its natural beauty and strong sense of community, Colwall offers a charming selection of local amenities including independent shops, a village hall, primary school, and well-regarded public houses, all set against a backdrop of rolling countryside.

The nearby spa town of Great Malvern (approximately 5 minutes by car) provides a wider range of facilities, including boutique shops, cafés, restaurants, and the renowned Malvern Theatres. The area is particularly well known for its cultural offering, as well as its extensive network of walking and riding routes across the Malvern Hills—designated an Area of Outstanding Natural Beauty.

For more comprehensive amenities, the cathedral city of Worcester lies approximately 20 minutes away, offering an excellent selection of retail, dining, and leisure facilities. The area is particularly well served for education, with highly regarded independent schools including Malvern College, The Downs Malvern, RGS Worcester, and The King's School Worcester, all within comfortable driving distance.

Healthcare provision is equally accessible, with Malvern Community Hospital located nearby, and the larger Worcestershire Royal Hospital offering a full range of medical services within approximately 25 minutes.

To the west, Herefordshire provides further access to countryside pursuits, market towns, and a rich agricultural landscape.

Transport connectivity is a key strength of the location. Colwall railway station offers direct services to London Paddington, typically within approximately 2 hours 30 minutes, making it a viable option for those requiring access to the capital. Alternatively, Malvern Link railway station and Great Malvern railway station provide additional connectivity.

Road links are equally convenient, with the M5 motorway accessible via Worcester, enabling straightforward travel north and south. Birmingham is approximately 1 hour by car, offering access to major commercial centres and Birmingham Airport for international travel. London is reachable by car in approximately 2 hours 30 minutes to 3 hours, depending on traffic.

In essence, Brookburn Lodge offers a rare combination of idyllic countryside living with excellent connectivity—perfectly positioned for those seeking both lifestyle and accessibility within one of the region's most desirable settings.





Services, Utilities and Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Herefordshire

EPC: Rating D

Property Construction: Standard (brick and tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage: Mains

Heating: Gas central heating

Broadband: FTTC Full-fibre ultrafast broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and driveway parking for 6 vehicles.

Additional Information: EV charger (13amp only). Situated in a Conservation Area. All glazing units to all 4 bedrooms and lounge were replaced in 2022.

Please note that the basement rooms cannot be classified as a bedroom without modifying at least one window as they currently do not meet the minimum opening size for alternative means of escape.

Title deeds information: The property is subject to restrictive covenants limiting development to a single-storey dwelling. The property benefits from and is subject to rights of way over adjoining land, together with shared access and maintenance obligations. There are also rights for neighbouring properties and service providers to install, inspect and maintain utilities, drainage and water infrastructure within the land.

Split over three title numbers.

Directions

Postcode: WR13 6QD

what3words: ///kitten.snapping.homeward

Brookburn Lodge is in close proximity to the train station and the Malvern Hills.

https://www.malvernhillsonb.org.uk/wp-content/uploads/2022/01/Colwall-lowres-040508_001.pdf. Other maps are of course available.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

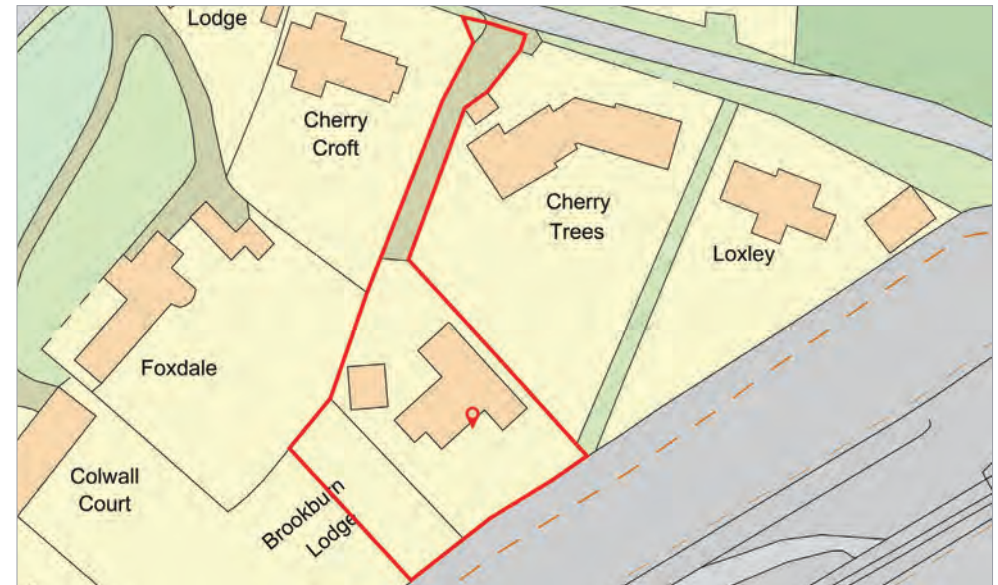
For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	77 C
39-54	E		
21-38	F		
1-20	G		



Garage



Basement



Ground Floor



First Floor

Brookburn Lodge, Malvern - Sales Plan

Main House: 325m² / 3504ft²

Garage: 34m² / 365ft²

Total: 359m² / 3869ft²

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 29.04.2026





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We value the little things that make a home



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