



The Cottage

Upper Colwall, WR13 6DJ

Andrew Grant

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Chase Road, Upper Colwall, WR13 6DJ

2 Bedrooms 1 Bathroom 3 Reception Rooms

A beautifully restored late Victorian cottage with a striking contemporary timber extension, enjoying an exceptional hillside setting, mature orchard gardens and direct access to the Malvern Hills.

- Period cottage dating back to the late 1880s, originally the stable block of a neighbouring property.
- Three flexible reception rooms including a dramatic chalet style timber framed living space, with potential to create a third bedroom from either the snug or office.
- Gardens to front and rear, with patio, greenhouse and an orchard with fruit trees set within approximately a third of an acre of westerly facing grounds.
- Gravel driveway providing parking for one car, owned solar PV system with sixteen panels and an EV charging point.
- Quiet Upper Colwall setting with village amenities and access to the Malvern Hills.

Combining period character with modern design, The Cottage offers versatile accommodation across three storeys, enhanced by a striking pine and cedar extension completed in 2003. The dramatic timber framed living room forms the centrepiece, complemented by a snug, spacious kitchen diner, office and garden room, with the snug or office offering potential to create a third bedroom if required. Two double bedrooms and a family bathroom occupy the top floor, while the lower ground floor also offers potential for self contained annex accommodation. Outside, a gravel driveway leads to mature gardens of around a third of an acre, featuring a patio, greenhouse, orchard and productive fruit garden.

1725 sq ft (160.2 sq m)





The living room

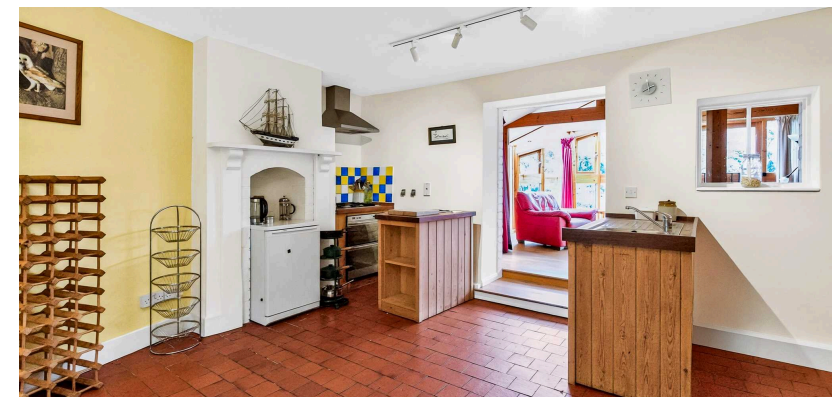
Forming the showpiece of the home, the living room occupies a striking timber framed extension. With a charming chalet style feel, this pine and cedar wood room features French oak flooring and a wall of full height double glazed wooden windows frames garden views and far reaching vistas towards Hay Bluff. An external door opens onto a wooden staircase to the rear terrace and lawns and an internal door connects to the kitchen diner and a Juliet style balustrade allows the space to open to the outside.





The kitchen and dining room

The kitchen diner forms a sociable hub for cooking and informal dining. Terracotta tiled flooring and a deep chimney recess with canopy and colourful tiling provide character, complemented by a rustic farmhouse style pine kitchen unit with inset sink and drainer and a freestanding butcher's block. There is a front aspect double glazed window and gas hob with electric oven, along with space for white goods.





The snug

Perfect for quiet evenings or as a study, this inviting room could also serve as a third bedroom if required. It features a brick fireplace with an arched opening and cast iron grate as an attractive focal point, set against stripped pine floorboards. A cottage style latch door and multi paned windows emphasise the home's period charm and link to the hallway.





The garden room

Positioned at garden level, the garden room offers a flexible space for hobbies, work or play. An exposed stone pillar and matching feature wall flank a wood burning stove, while timber framed windows and doors overlook the patio. Direct access to the garden makes it a versatile extension of the living accommodation and it forms part of a lower ground floor that could be configured as a self contained annex with its own hallway and cloakroom.





The office and wc

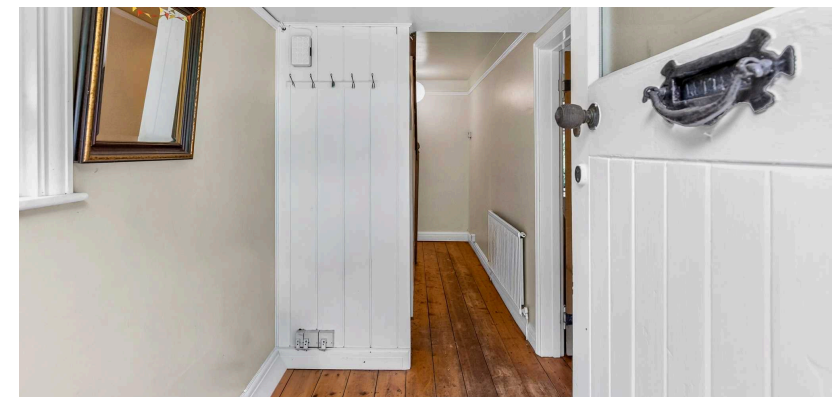
A compact office provides a handy workspace, dressing room or storage area on the lower level, while also offering potential to create a third bedroom if required. Built-in shelving, a work surface and hanging rails maximise the utility of the space. A window offers a garden outlook, while a WC with wash basin is positioned opposite for added convenience.





The hallway

The entrance hall provides a warm welcome and connects the principal ground floor rooms. An open porch with pitched roof leads to a part glazed wooden entrance door with double glazed side panels opening onto stripped floorboards. A timber staircase rises to the first floor and stairs lead down to the lower ground floor. Useful coat hooks and understairs storage help keep everyday essentials organised.





The primary bedroom

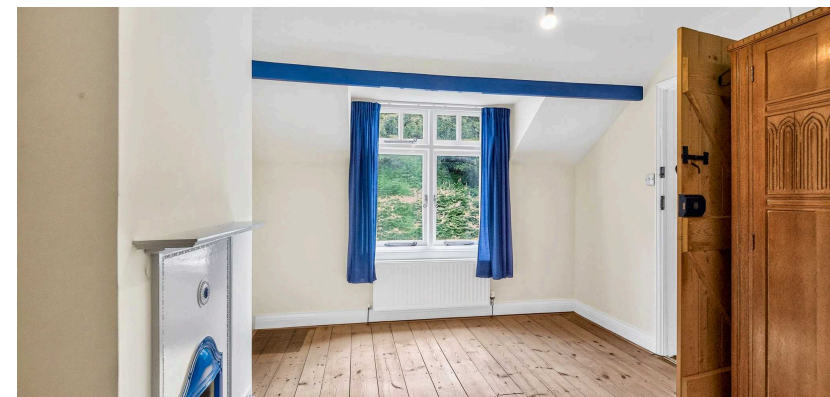
The primary bedroom is another comfortable double. A cast iron fireplace with a coloured surround adds period character, while built-in shelves maximise storage. A dormer window faces the garden and a latch door opens to the landing.





The second bedroom

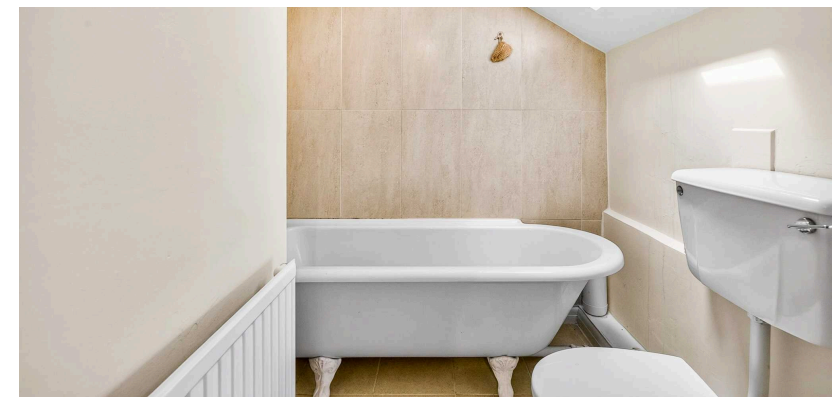
The second bedroom is a generous double with sloping ceilings and a dormer window, providing a peaceful retreat. A decorative cast iron fireplace and exposed painted beams provide character, complemented by stripped floorboards. Views over the rear garden complete this charming room.





The bathroom

Serving both bedrooms, the family bathroom sits off the landing. A traditional roll top bath with claw feet sits beneath a Velux roof window, accompanied by a washbasin set in a vanity unit and WC. Measuring similar to a generous family bathroom, it includes a folding shower screen over the bath, tiled splashbacks and matching floor tiles. A rear aspect double glazed window, radiator and sloping ceiling create a cosy, characterful space.





The garden

The gardens are a delightful feature of this home, extending to around a third of an acre. The rear grounds include sweeping lawns, mature trees and an orchard with numerous fruit trees together with blackcurrant, redcurrant and gooseberry bushes, a greenhouse, shed and patio for outdoor dining.



Sloping westerly facing lawns benefit from fabulous sunsets and there is a wildlife pond that provides a haven for newts. A small cottage garden fronts the house behind a low stone boundary wall, and a pathway links the front and rear. Electric is available to the garden shed but is not currently connected.



The driveway and parking

At the front of the property, a gravelled driveway provides off street parking for one vehicle. It is bordered by a low stone wall and leads to a porch canopy over the front door. An EV charging point is installed and the property benefits from an owned solar PV system with sixteen panels. From the side of the property, steps lead down to the generous rear garden enjoying a westerly aspect.

Location

Upper Colwall is a sought after village on the western slopes of the Malvern Hills, offering a range of local shops, cafés, pubs, a post office, doctor's surgery and highly regarded schools. Great Malvern, around two miles away, provides further shopping, leisure and cultural amenities including Waitrose, the renowned theatre and cinema complex and the Splash leisure centre. Excellent transport links include railway stations at Colwall and Great Malvern, with convenient access to the M50 and M5. Positioned directly on the Malvern Hills, the property enjoys immediate access to an extensive network of footpaths and bridleways, making it an ideal base for walking, cycling and riding.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

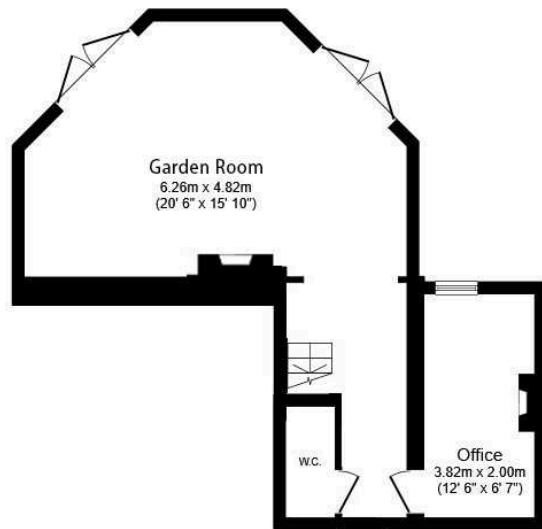
Mobile Coverage: Likely available from Vodafone, Three, O2 and EE (source: Ofcom checker).

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.

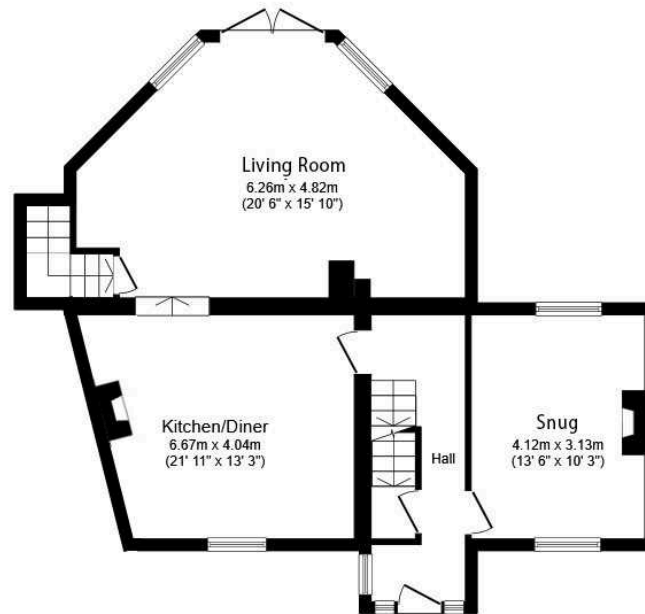
Council Tax

The Council Tax for this property is Band E.

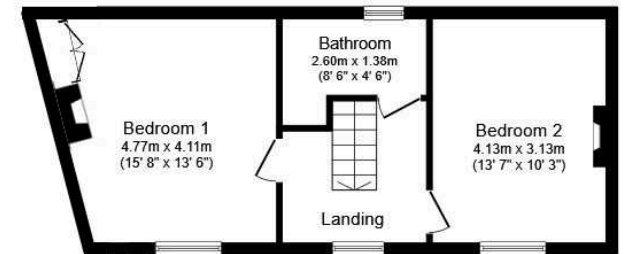




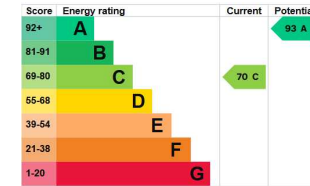
Basement



Ground Floor



First Floor



Total floor area 160.2 sq.m. (1,725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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