



92 Cowleigh Road

Malvern, WR14 1QW

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms Annexe

Elevated detached home with annexe, generous gardens and sweeping views, moments from the Malvern Hills, offering flexible living, income potential and access to Great Malvern.

- A versatile detached family home with self-contained annexe and future development potential (subject to planning).
- Elevated setting with far-reaching views, sunroom, multiple reception spaces and flexible living arrangements.
- Extensive, low-maintenance gardens with raised decking, lawned areas and future potential.
- Large shaped driveway providing parking for several vehicles with scope for further use.
- Sought-after Malvern location close to amenities, schools, transport links and countryside walks.

Set on the lower slopes of the Malvern Hills, this distinctive detached home combines generous accommodation with exceptional outdoor space. The main house offers four bedrooms, multiple reception rooms, a sunroom and direct access to raised decking with far-reaching views. A self-contained annexe with private entrance provides flexible living or income potential. Mature gardens include a newly established Butterfly and Bee Wild Garden, while the generous plot also offers exciting future possibilities, including redevelopment or multi-generational living, subject to the necessary planning consents and supported by a neighbouring precedent. A substantial driveway provides parking for several vehicles. Great Malvern, its amenities, schools, transport links and countryside walks are all close at hand.

1903 sq ft (176.5 sq m)





The kitchen

The kitchen is arranged as a generous and practical space designed for everyday living and entertaining, with ample room to move and work comfortably. Shaker style cabinetry provides extensive storage, complemented by wood effect work surfaces and a substantial breakfast bar that works equally well for informal dining or social gatherings. Integrated Bosch appliances include a double oven, gas hob, dishwasher and fridge freezer, all positioned for ease of use within the layout.



A wide window above the sink frames far reaching views to Suckley Hills and brings a strong connection to the outside, while the oak flooring adds warmth and continuity with the rest of the ground floor. The kitchen links easily to the dining room and sitting room, making it well suited to hosting, family meals and larger occasions, with the dining room comfortably accommodating ten seated guests. Outside the kitchen lies a sheltered decked preparation area, creating a practical outdoor workspace for gardening, potting and tending to the surrounding grounds.



The living room

The living room is a generous and welcoming space arranged around wide glazing and French doors that open directly onto the raised decking. Its proportions allow for clearly defined seating areas while still feeling open and connected, making it equally suited to relaxed family use or entertaining on a larger scale. The room benefits from a broad outlook across the garden and beyond, enhancing the sense of elevation and outlook that defines the property.





Oak flooring continues through the space, adding warmth and continuity, while the layout flows easily through to the sun room and adjoining reception areas. With direct access to the decked seating areas, this room works particularly well for hosting, summer gatherings or quiet evenings enjoying the surrounding setting.



The den

Flowing naturally from the living room, the den creates a relaxed and inviting seating area that feels connected while enjoying its own distinct character. Extensive glazing frames far reaching views across the surrounding countryside, filling the space with natural light and creating a wonderful place to unwind in any season. Doors open directly onto the raised decking, strengthening the connection with the garden and making this a peaceful spot for morning coffee or simply taking in the exceptional outlook.





The dining room

The dining room is a well proportioned and inviting space set away from the main living areas, providing a dedicated room for formal dining and entertaining. Its generous proportions comfortably accommodate eight guests around the table, with space for up to ten on larger occasions, making it ideal for family gatherings, celebrations and extended meals with friends. Currently arranged as a creative studio, the room also demonstrates its versatility and could easily adapt to a variety of uses while remaining perfectly suited to formal dining. Positioned centrally on the ground floor, it works particularly well for entertaining, with easy flow between the preparation and dining areas.



The study and utility

Positioned just off the kitchen, the study provides a practical and well organised workspace with bespoke fitted cabinetry, generous desk space and useful storage. Ideal for home working, it also offers flexibility as a hobby room, craft space or quiet retreat. The utility area offers additional storage together with space and plumbing for laundry appliances. With external access, it provides a practical everyday entrance and helps keep household tasks neatly separate from the main living areas.



The shower room

The shower room is positioned on the ground floor and arranged to provide practical convenience for both everyday use and guests. It is fitted with a walk in shower, wash basin and WC, making it well suited to support the main living areas as well as the study and annexe accommodation.



The entrance hall

The entrance hall provides a welcoming and well organised introduction to the home, setting the tone for the space and layout beyond. A contemporary staircase rises to the first floor, while doors lead off to the principal ground floor rooms, allowing the house to feel both connected and clearly structured. Beyond the entrance, a practical porch with durable coir flooring provides the ideal place for coats, boots and outdoor clothing, helping to keep the main living areas clean.





The primary bedroom and balcony

The primary bedroom is a generous and light filled retreat, enjoying magnificent far reaching views that make the most of the home's elevated position. A private balcony extends the living space outdoors, providing a peaceful spot to enjoy a morning coffee or take in the ever changing countryside scenery. The room offers ample space for furnishings while fitted wardrobes provide excellent storage without compromising the sense of space, creating a calm and comfortable principal suite.



A private balcony extends directly from the bedroom, providing an exceptional vantage point across the garden and wider landscape. Large enough to sit out and enjoy the outlook, it offers a peaceful spot for morning coffee or quiet evenings. The position of existing services nearby also presents future scope to convert the balcony into a striking en suite bathroom, subject to the necessary consents, adding further flexibility to this already appealing space.



The second bedroom

The second bedroom is a well proportioned double room offering comfortable accommodation for family or guests. Fitted wardrobes provide useful built in storage, helping keep the room organised and uncluttered. With a double aspect outlook towards the Malvern Hills, this bedroom enjoys an elevated position within the house and a strong sense of connection to its surroundings.





The third and fourth bedrooms

The third bedroom is a comfortable double room and well suited to family members or guests. Its proportions allow for flexible furniture arrangements while dual aspect windows bring in ample natural light. The fourth bedroom is currently arranged as a dressing room, demonstrating the flexibility of the accommodation and offering an excellent option for storage, home working or occasional guest use.





The family bathroom

The family bathroom serves the first floor and is arranged to comfortably support family life and guest use. It is fitted with a bath with shower over, along with a wash basin and WC. Finished with fully tiled walls and the added comfort of underfloor heating, the bathroom feels well proportioned and functional, offering a calm and relaxing space within the home. It complements the additional ground floor shower room, ensuring the property is well equipped for both everyday living and entertaining.



The annexe

The annexe forms a valuable and highly flexible part of the property, created from the former garage and arranged as a self contained space with its own private entrance. It provides independent accommodation that works equally well for family members, guests or as a dedicated income stream, while remaining discreetly connected to the main house.



Internally, the annexe includes a living area, kitchenette and a separate shower room, offering everything required for day to day use or short stays. It offers excellent potential as a holiday let, particularly given the property's proximity to the Malvern Hills and its appeal to walkers, theatre visitors and those exploring the surrounding countryside. Equally well suited to multigenerational living, guest accommodation or home working, the annexe is a standout feature, adding versatility, income potential and long term flexibility to the home.



The decked terrace

Directly accessed from the rear of the house, the raised decking forms an exceptional outdoor living space arranged across generous levels. Two distinct seating areas are positioned to capture the sun, creating flexibility for dining, relaxing or entertaining.





Elevated above the garden, the deck enjoys wide, open views across surrounding rooftops and mature trees, reinforcing the home's setting on the lower slopes of the Malvern Hills and providing a strong sense of privacy.





The lawn

Beyond the decking, the garden opens into a broad, gently sloping lawn framed by established shrubs and trees. The space feels expansive yet manageable, with planting that has matured naturally to create interest without demanding intensive upkeep. This central section works equally well for family use, quiet relaxation or informal gatherings, with clear sightlines back to the house and terraces.







The lower garden

The lower part of the garden continues the sense of scale and seclusion, bordered by further mature planting. A newly established Butterfly and Bee Wild Garden introduces an exciting wildlife-friendly feature, with thoughtfully chosen planting that will continue to mature and flourish over the coming seasons. This area underlines the long-term versatility of the plot, with sufficient space to explore alternative uses or future redevelopment, subject to the necessary planning consents.





The size and configuration of the garden may appeal to those seeking to create additional accommodation for family or to explore development opportunities, with neighbouring redevelopment providing an established planning precedent. Practical considerations have already been accounted for, including nearby access to utilities, supporting the garden's adaptability while preserving its peaceful, evolving and established character.



The driveway and parking

Set back from Cowleigh Road, the property is approached via a wide, shaped driveway that immediately establishes a sense of arrival and privacy. The block-paved surface provides parking for several vehicles with ease, while the generous frontage further enhances the flexibility of the plot.



Beyond its practical day-to-day use, the driveway also contributes to the property's longer-term potential. Subject to the necessary planning consents, the overall site may lend itself to alternative configurations or future redevelopment, with neighbouring schemes providing an established planning precedent. The existing layout and access create an exciting opportunity for buyers seeking a home with scope to evolve alongside their future plans.

Location

Cowleigh Road sits on the highly regarded lower slopes of the Malvern Hills, an area valued for its elevated position, green outlook and close connection to the surrounding countryside. The hills are within a short walk, offering immediate access to well-known walking routes and open landscapes, while still feeling firmly connected to the town below.

Great Malvern is only a short drive away and provides a broad range of everyday amenities including independent shops, cafés, restaurants and essential services. The town also offers reputable schooling options across primary and secondary levels, making the area particularly attractive to families seeking both lifestyle and practicality.

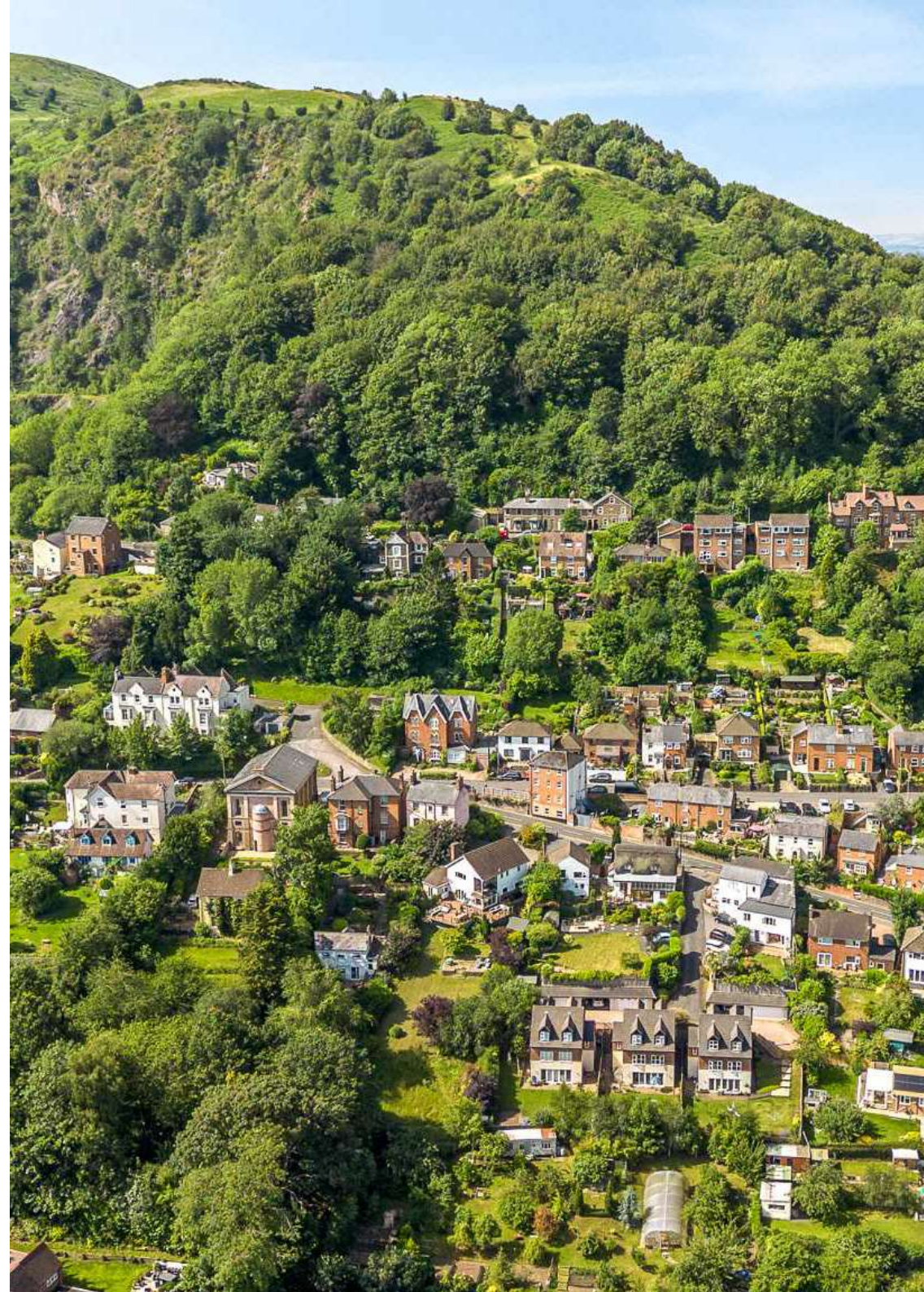
Transport links are well balanced, with road access allowing straightforward travel throughout Worcestershire and beyond, while Great Malvern railway station provides direct connections to larger regional centres. This combination of countryside setting, local amenities and accessible transport underpins Cowleigh Road's reputation as one of Malvern's most desirable residential locations.

Services

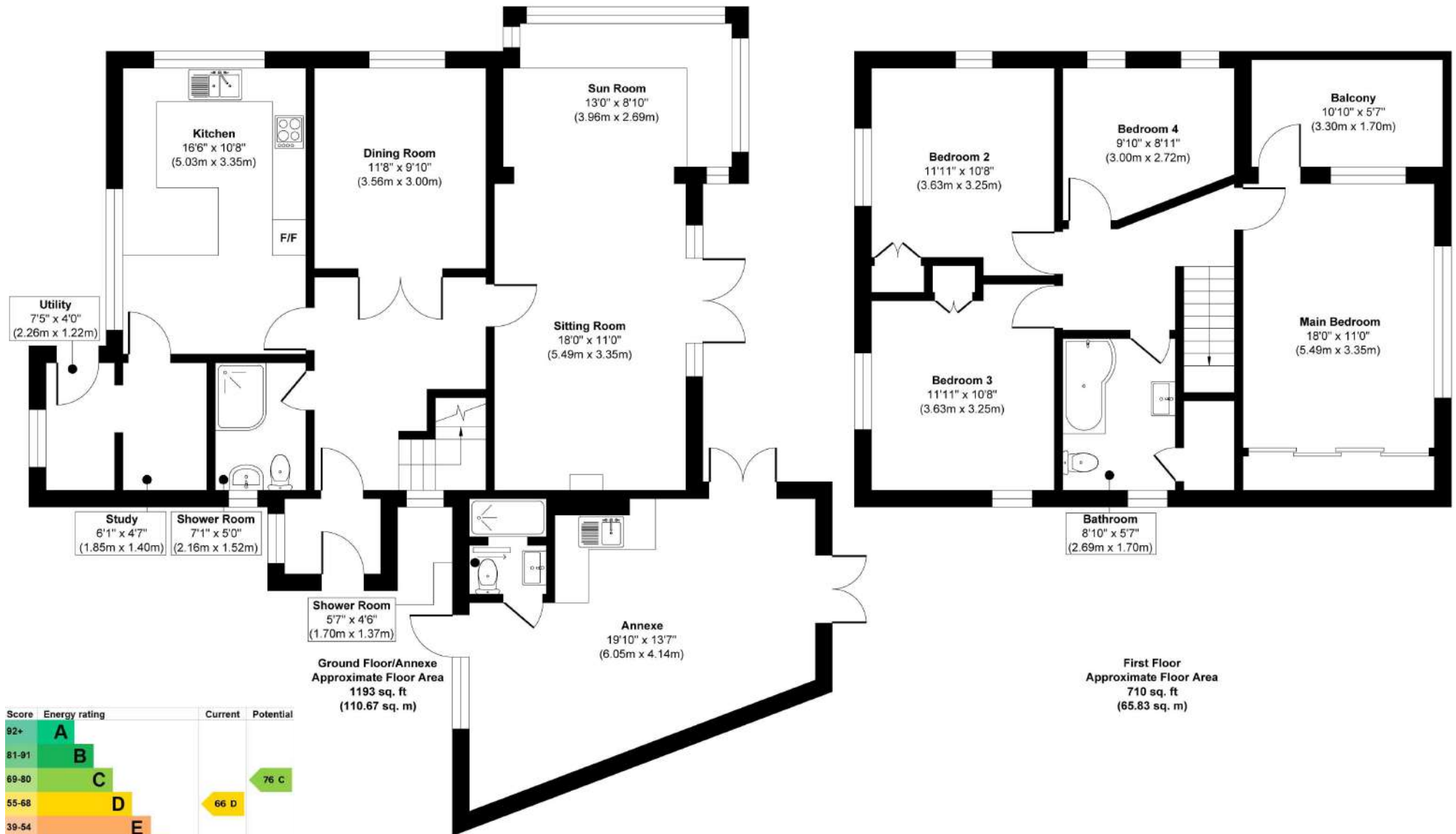
The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band F



Cowleigh Road, Malvern, WR14



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area 1903 sq. ft / 176.50 sq. m (Including Annexe)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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