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**Andrew
Grant**



15 Millers Croft



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Malvern, WR14 3QH

Exposed roof timbers and a traditional courtyard setting define this two bedroom barn conversion, complete with a substantial garage and two allocated parking spaces.

2 Bedrooms | 2 Bathrooms | 1 Reception | Substantial garage

Forming the end of a converted barn terrace, this brick built home combines a courtyard setting with characterful upper floor rooms. A separate kitchen and dining room complements the living room, while a cloakroom completes the ground floor. Upstairs, exposed roof timbers distinguish the two bedrooms, with an en suite shower room to the primary bedroom and a separate bathroom. A paved patio fronts the property, with the garage across the courtyard and allocated parking for two cars in front.

829 sq ft (77.1 sq m)

Freehold

The ground floor

Cream panelled cabinetry and dark work surfaces give the kitchen and dining room a traditional feel, with a stainless steel splashback and extractor defining the cooking area. A courtyard facing window and space for a dining table complete the room.

Two courtyard facing windows and a fireplace with a timber surround lend the living room a welcoming character. There is space for both seating and a dining table, allowing the separate kitchen to remain primarily a cooking and breakfast space.

The cloakroom is reached directly from the entrance hall and has a white WC and pedestal basin. A mosaic tiled splashback adds detail behind the basin.

The front door opens into a compact entrance hall with a tiled floor. Separate doors open to the kitchen and dining room, living room and cloakroom, keeping the principal ground floor spaces independently accessible.







The first floor

A vaulted ceiling and substantial exposed roof timbers give the primary bedroom its distinctive barn character. A built in wardrobe provides storage, while the adjoining en suite has an enclosed shower, pedestal basin and WC, with tiling around the shower and lower walls.

Twin rooflights and a courtyard facing window bring light into the second bedroom beneath its vaulted ceiling and exposed timber beam. Its separate position off the landing also offers scope for use as a dedicated home office.

The main bathroom is independently accessed from the landing and fitted with a white bath, pedestal basin and WC. Pale tiling surrounds the bath and continues around the lower walls, with a handheld shower attachment over the bath.

The landing features a timber balustrade overlooking the staircase, with doors to both bedrooms and the bathroom.







The courtyard and parking

Traditional brick elevations and the neighbouring arched passage give the courtyard its distinctive setting. A paved patio immediately in front of the property provides space for outdoor seating and container gardening without the upkeep of a lawn.

Across the courtyard, the exceptionally spacious garage is a standout feature, offering far more than simply somewhere to park a car. With double timber doors, generous internal proportions and additional storage areas, it provides excellent scope for use as a workshop, hobby space or potentially a dedicated home office or studio, subject to any necessary adaptations and consents. Whether for practical projects, a home-based business or simply valuable extra storage, this versatile space is a real asset. Allocated parking for two cars immediately in front completes this impressive and highly practical provision.





Location

Millers Croft lies off Guarlford Road in the Barnards Green area of Malvern. Its converted farm buildings create a distinctive courtyard setting within an established residential part of the town.

Barnards Green provides independent shops and everyday services, including a Co op food store on Barnards Green Road. Great Malvern offers a further choice of shops, cafés and restaurants.

Local education includes Great Malvern Primary School and The Chase, which provides secondary and sixth form education. Malvern also has independent schooling options, giving buyers a choice across different age groups.

Great Malvern railway station provides connections towards Worcester, Hereford, Oxford and London Paddington. Road routes link Malvern with Worcester and the M5, supporting travel across Worcestershire and the wider region.

The Malvern Hills offer extensive walking routes and far reaching countryside views. Malvern Theatres adds a varied cultural programme, combining access to outdoor recreation with entertainment in the town.



Services

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

The courtyard and access are maintained by Maple (267). All properties in Millers Croft contribute an annual fee, currently £275. All householders are entitled to become members or directors and vote to set the annual fee.

Broadband Speed

Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: TBC.

Council Tax

The Council Tax for this property is Band C.

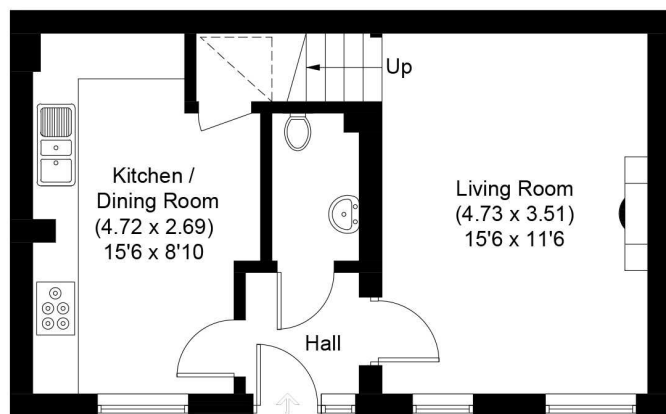


Millers Croft

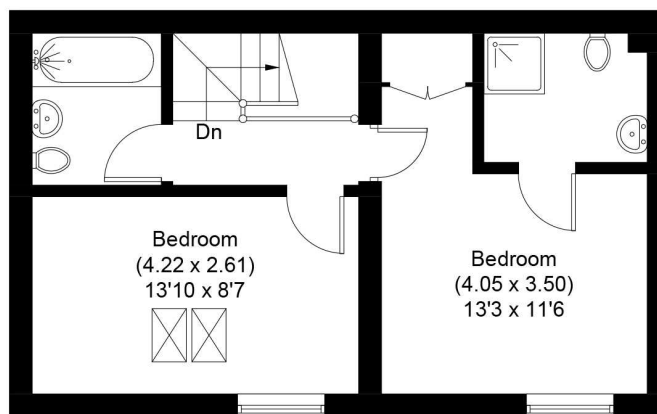
Approximate Gross Internal Area
 Ground Floor = 38.6 sq m / 415 sq ft
 First Floor = 38.5 sq m / 414 sq ft
 Garage = 31.0 sq m / 334 sq ft
 Total = 108.1 sq m / 1163 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

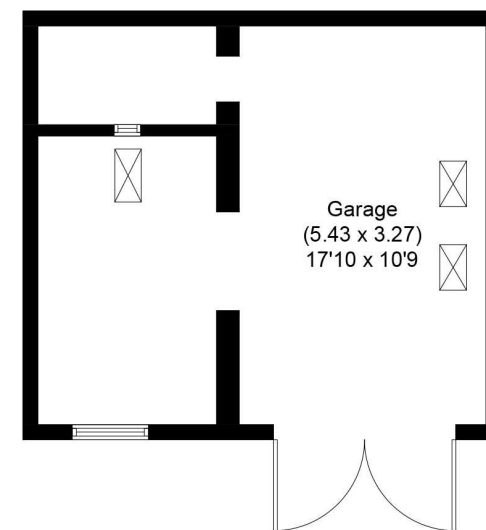
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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



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