



Mount Pleasant

Ashfield, WR13 5DH

Andrew Grant

Mount Pleasant

Ashfield, Leigh Sinton, WR13 5DH

4 Bedrooms 2 Bathrooms 3 Reception Rooms

An elevated family home with extensive gardens, solar panels and a versatile log cabin, enjoying peaceful far-reaching rural views.

- Detached four-bedroom family home
- Flexible living spaces include a wood-burning stove, dining room, conservatory and balcony
- Expansive garden with lawn, patio and raised beds plus children's play area and log cabin with a bedroom, en suite and kitchenette.
- Driveway with ample parking and double garage along with a decked terrace and a roof fitted with 21 solar panels and battery
- Well-connected semi-rural location close to Leigh Sinton, Malvern and Worcester, with countryside walks, riding routes and the nearby Stinchin's Hill Farm Airstrip enhancing the area's unique character

Mount Pleasant is a well-proportioned family home arranged over two floors. The ground floor provides a well-equipped kitchen with adjoining breakfast area, alongside a generous sitting room centred around a wood-burning stove, a separate dining room and a bright conservatory opening onto the garden. The first floor offers four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property is complemented by substantial gardens with areas for entertaining, recreation and planting. A detached log cabin offers flexible ancillary space, while a double garage and driveway provide practical parking and storage.

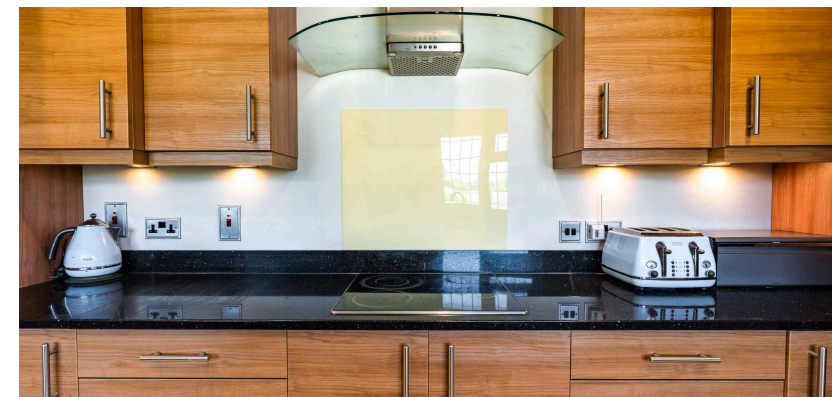
1734 sq ft (161.1 sq m)





The kitchen

Well-equipped for family meals, the kitchen features extensive wood-fronted cabinetry and polished worktops housing an induction hob with glazed extractor and a double oven. A stainless-steel sink sits beneath one of two leaded windows overlooking the front. A tiled floor continues into the breakfast room and utility, creating a practical flow through the ground floor.





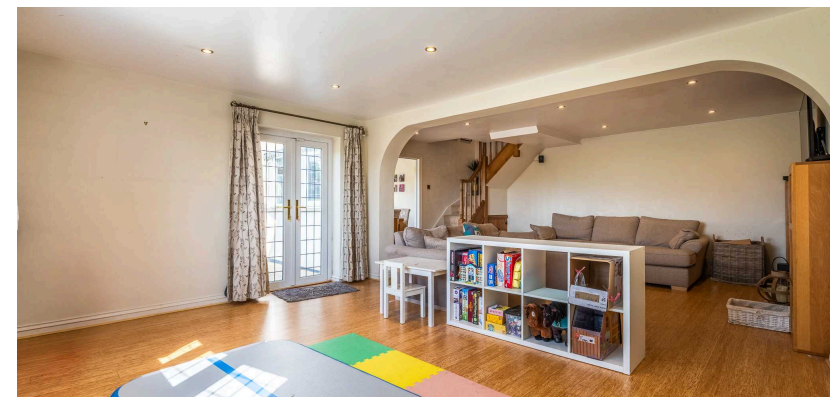
The breakfast room

This flexible breakfast room provides a casual spot for morning coffee or informal meals between the kitchen and utility. Neutral tiled flooring and two leded windows make the space feel open. This room also offers potential as a large boot room.



The living room

Perfect for family gatherings, the generous living room centres on a wood-burning stove set within an oak-framed fireplace. A wide bay window and French doors frame views of the garden and there is ample room for both sitting and play areas. An open-tread staircase with timber balustrade leads up to the first floor and an opening connects this room with the dining room, making it a social heart of the home.





The dining room

Suited to formal dinners and family suppers, the dining room enjoys tiled flooring and a large leaded window that brings in daylight. A trio of pendant lights over the table provides a focal point, while glazed doors open to the conservatory.



The conservatory

This light-filled conservatory offers a year-round connection to the garden with wrap-around glazing and a vaulted roof. French doors lead directly onto the terrace and lawn, while neutral floor tiles tie in with the adjoining dining space. It provides a peaceful setting for relaxing, entertaining or enjoying panoramic countryside views.



The primary bedroom and en suite

The principal bedroom spans the width of the house, accommodating a king-size bed with ease and enjoying dual-aspect broad leaded windows, looking over the gardens and countryside. A carpeted floor and neutral décor create a restful atmosphere. Its en suite shower room is appointed with a generous glazed shower enclosure featuring rainfall and handheld heads, a vanity basin, WC, colourful tiled accents and a heated towel rail.





The second bedroom

This spacious second bedroom is currently arranged as a vibrant children's room. Dual-aspect wide leaded windows frame pastoral views and fills the space with light. This room could easily accommodate a double bed alongside freestanding furniture.



The third and fourth bedrooms

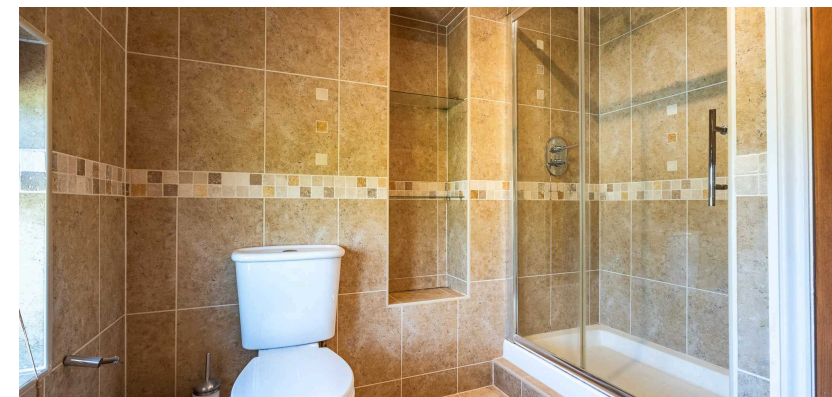
Two additional bedrooms complete the first floor, offering flexibility for family, guests or home working. One smaller room features a window to the side and suits a single bed or nursery, while the larger room benefits from a wide ledged window with countryside outlook and a sloping ceiling, currently used as a study with space for desks and storage.





The bathroom

The family bathroom caters for busy mornings with both a panelled bath and a separate large shower enclosure. Fully tiled walls and floors with a decorative border add a cohesive finish and there is a pedestal basin, WC and heated towel rail. A leaded window provides ventilation and daylight to the space.

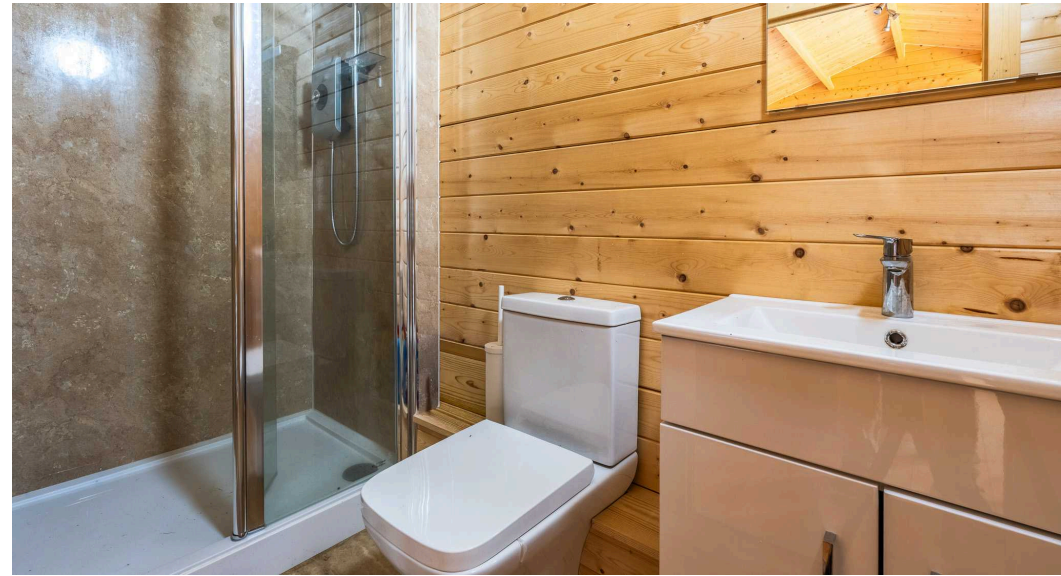




The garden

The garden is an outdoor haven, laid mainly to lawn and enclosed by post-and-rail fencing and mature hedging. A raised gravel bed with planters and a children's playhouse sits alongside a paved patio and seating area. At the far end two outbuildings provide versatility, with mature trees and uninterrupted rural views beyond.





The log cabin

Separate from the main house, a timber log cabin provides versatile ancillary accommodation. Inside, the cabin offers a vaulted, fully timbered interior currently arranged as a bedroom and sitting area with space for a television and seating. There is a modern shower room and a compact kitchenette with sink and storage, making the cabin ideal for guests, hobbies or home working.





The balcony

Above the garage sits a sizeable decked balcony enclosed by metal balustrades, creating an elevated entertaining space. The timber decking offers room for seating and dining while enjoying panoramic views over the surrounding countryside. Steps lead down to the driveway and up to the front door, linking this terrace with both the house and the grounds.



The driveway and parking

Accessed via a private drive, the block-paved driveway sweeps up to a generous parking area in front of the home. Here, there is space for several vehicles alongside an integral double garage under the balcony. Steps rise from the parking area to the front door and garden, while retaining walls and planting border the driveway and emphasise the elevated setting.



Location

Mount Pleasant enjoys a secluded position in the hamlet of Ashfield, close to Leigh Sinton and at the foot of the Malvern Hills. The surrounding countryside provides excellent opportunities for walking, cycling and equestrian pursuits, with a network of bridleways and footpaths readily accessible from the property. For aviation enthusiasts, the nearby Stitchin's Hill Farm Airstrip adds a distinctive feature to the setting, offering occasional light aircraft activity within the local landscape. Everyday amenities including a village shop, public house and primary school can be found in Leigh Sinton, while the thriving spa town of Malvern and the cathedral city of Worcester provide a wider range of shopping, dining, cultural and leisure facilities. The area is well connected, with convenient access to the M5 motorway and rail services from Malvern offering direct links to Birmingham, London and beyond.

Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a septic tank.

Broadband Speed: Ultrafast fibre broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (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 F



Mount Pleasant, Malvern, WR13

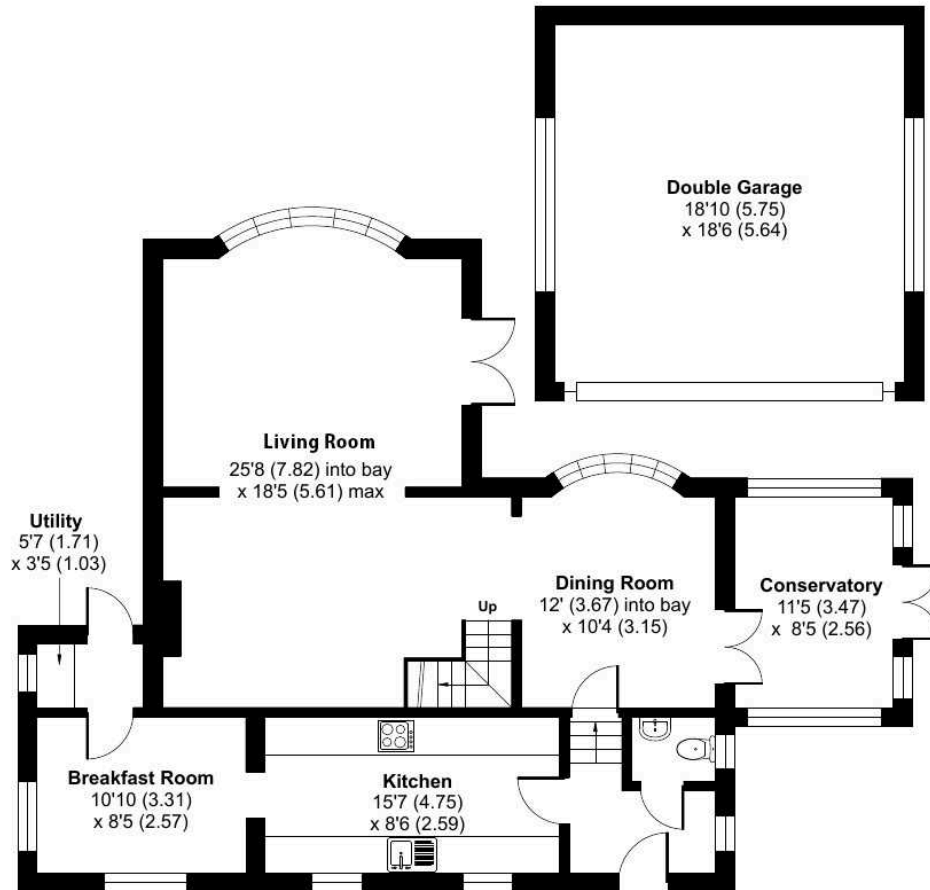
Approximate Area = 1734 sq ft / 161.1 sq m

Garage = 349 sq ft / 32.4 sq m

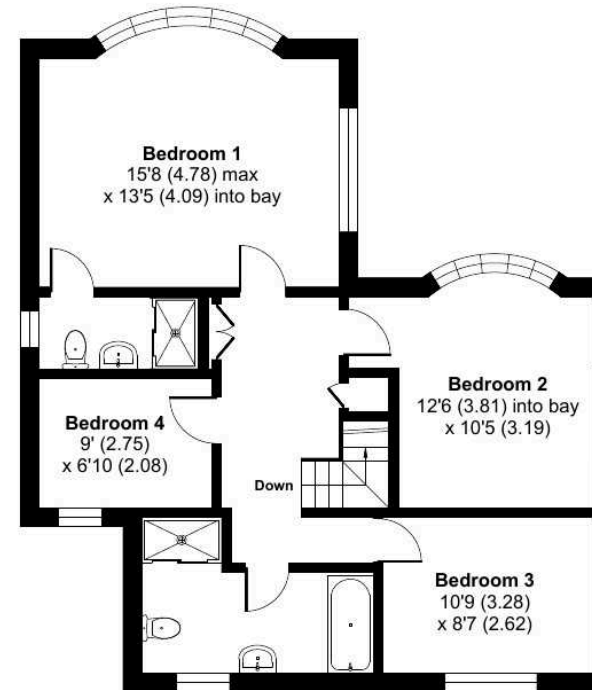
Outbuilding = 200 sq ft / 18.6 sq m

Total = 2283 sq ft / 212.1 sq m

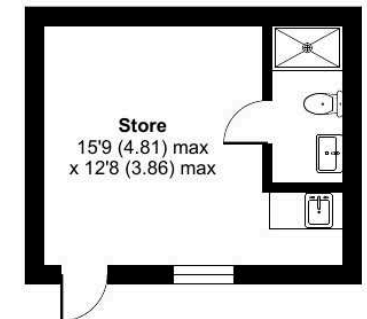
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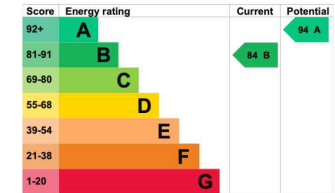
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1464054



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com