



198 West Malvern Road

Malvern, WR14 4AZ

Offers in excess of £500,000

Andrew Grant

198 West Malvern Road

Malvern, WR14 4AZ

5 Bedrooms 3 Bathrooms 5 Reception Rooms

Spacious four-storey Victorian property with two income producing apartments, far-reaching views and excellent scope for multi-generational living, holiday lets or long-term rental investment.

- Elegant three-bedroom Victorian residence with two apartments generating a combined monthly income of £1,245.
- Superb elevated views and characterful interiors across all levels.
- Private gardens with patio areas, mature planting and separate workshop.
- Garage, driveway and convenient road access from both front and rear.
- Strong investment opportunity close to Great Malvern with excellent transport links and local amenities.

198 West Malvern Road is an elegant mid-Victorian house sitting in an elevated position on the western slopes of the Malvern Hills, with spectacular views over Herefordshire countryside. The main house has extremely versatile accommodation including a hall, sitting room, dining room, sunroom, garden room and conservatory, kitchen, utility/cloakroom, three double bedrooms, bathroom, garage, driveway, workshop/store room and gardens. Below the main house are two separately accessed self-contained apartments (198a and 198b) currently let and together producing a monthly income of £1,245. Alternatively these flats could be used as holiday lets or as additional accommodation for family or friends. 198a has a separate entrance and comprises: hall, double bedroom, lounge, kitchen/diner, utility room, bathroom and small garden space. 198b also has a separate entrance and comprises: lounge/bedroom, kitchen/diner, inner hall, bathroom and garden space.





198 West Malvern Road

3 Bedrooms 1 Bathroom 3 Reception Rooms

A substantial four-storey Victorian home offering spacious and adaptable accommodation with striking period features and spectacular views. The layout includes three double bedrooms, multiple reception spaces, a garden room and conservatory, all arranged to make the most of its elevated position. Ideal for family living or those seeking additional income potential.

1788 sq ft (166.1 sq m)



The kitchen

The kitchen enjoys rear-facing views across Herefordshire to the Welsh borders. It features a range of units with granite-effect worktops, integral Bosch hob, double oven, dishwasher, space for a tall fridge-freezer and a built-in cupboard in the chimney recess. Decorative wooden flooring adds character. Adjacent is the rear-aspect cloakroom/utility, with a wash hand basin, WC, space and plumbing for a washing machine. Wood-effect flooring provides a practical addition to the home.



The dining room

The rear-aspect dining room offers superb views and is perfect for both formal dinners and casual gatherings. It features a wooden fire surround with tiled sides and a marble hearth, along with an inset living flame gas fire. The exposed wooden floorboards and dual radiators add character and warmth.



The sitting room

A charming dual-aspect sitting room with both front and side-facing windows, including original built-in wood shutters. The bay window frames sweeping countryside views, while the room itself features a Christopher Wray chandelier, coving, an electric flame-effect fire, exposed wooden floorboards and two radiators.





The sun room

Bright and triple-aspect, the sun room is filled with light and perfectly positioned to enjoy panoramic views over West Malvern. A double-glazed door opens to the garden, while a cast-iron spiral staircase leads down to the garden room below. It's a peaceful spot to relax or read.



The primary bedroom

A spacious dual-aspect double bedroom with both front and side-facing windows, providing superb light and countryside views. The room includes a wash hand basin, radiator and charming exposed wooden floorboards, creating a welcoming and restful space.



The second bedroom

This generous dual-aspect double bedroom features rear and side-facing windows with beautiful views. It offers a classic original cast iron fireplace, a wash hand basin, two radiators and exposed wooden floorboards, making it an inviting space.



The third bedroom

A rear-facing double bedroom capturing sweeping views across West Malvern. It includes a fitted wardrobe, built-in laundry cupboard housing the wall-mounted Ideal gas combi boiler, a radiator and plenty of space for furniture.



The bathroom and first floor WC

The bathroom offers both front and side-facing windows with obscure glass, a panel bath, a corner shower unit with electric shower and a wash hand basin with storage below. The separate WC features a rear-facing window, WC and wash hand basin.



The garden room and conservatory

The double-glazed conservatory and garden room open on three sides to the garden, letting the views flood in. With two wall lights, coving and twin radiators, this is a versatile and inviting space, perfect for relaxing or entertaining, with doors opening directly to the garden.



The garden

The landscaped, southerly gardens can be accessed from the sun room or conservatory, or via a pathway running past the front. There's a paved patio ideal for seating, stone chip pathways and mature flower and shrub beds leading to the garage. An additional workshop, which is accessed from Lower Road, includes a rear-aspect window, power, light and a concrete floor, offering useful extra space for storage or hobbies.





The driveway and parking

The driveway provides off-road parking, with access from West Malvern Road. It leads conveniently to the garage and offers ample space for vehicles. The garage, accessed via an up-and-over door, includes a rear window and glazed door to the garden. Equipped with power and light, it offers practical parking and storage, while an additional workshop accessed from Lower Road adds further flexibility.





198a West Malvern Road

1 Bedroom 1 Bathroom 1 Reception Room

Accessed via its own front door off West Malvern Road, 198a is a one-bedroom flat currently let at £695 per month, including an entrance hallway with generous built-in storage, a kitchen/diner with fitted units and space for appliances, rear-facing lounge, a double bedroom and a bathroom with full suite and shower. Outside, the flat has access to its own outdoor seating space. Whether retained as a rental, adapted for holiday use or reserved for dependent relatives, it offers valuable flexibility and strong yield potential.

603 sq ft (56 sq m)

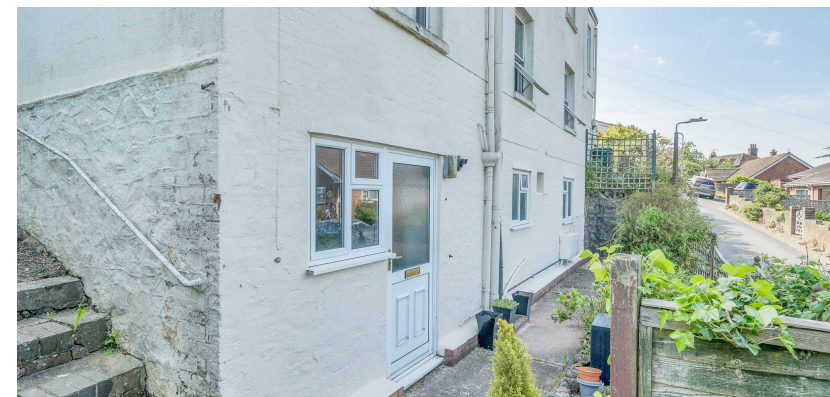


198b West Malvern Road

1 Bedroom 1 Bathroom 1 Reception Room

198b has its own entrance from Lower Road and is currently let, producing £550 per month. It comprises a re-fitted kitchen/dining area with units, cooker space and plumbing for appliances, along with a living/bedroom area with built-in storage. A re-fitted bathroom completes the accommodation. This apartment benefits from a low-maintenance private garden area with space to sit out and enjoy the views. It suits both long-term rental and short-stay models.

374.3 sq ft (34.8 sq m)



Location

The property sits in an elevated position in the sought after area of West Malvern. Served by its own primary school, Church and community run public house, the area is loved by those who enjoy glorious sunsets. On the doorstep is easy access to The Malvern Hills an Area of Outstanding Natural Beauty, the open countryside and network of footpaths including the Worcestershire Way.

The well served cultural and historic spa town of Great Malvern is just under two miles away. Here there is a comprehensive choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The property is within easy reach of several renowned schools. Transport communications are good. There are mainline railway stations in both Colwall and Great Malvern. Junction 7 of the M5 motorway south of Worcester is about ten miles and Junction 2 of the M50 south of Ledbury is a similar distance.

Services

The properties benefit from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for 198 West Malvern Road is Band C

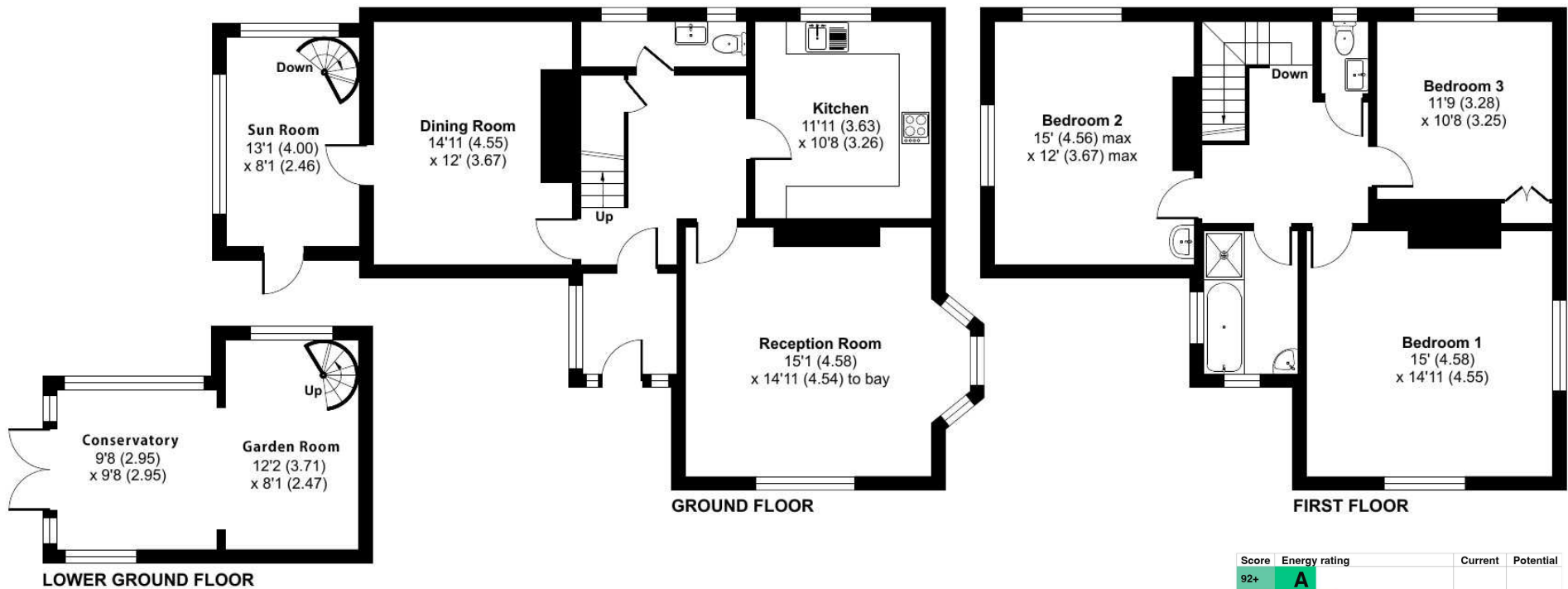
The Council Tax for 198a and 198b West Malvern Road are Band B



West Malvern Road, Malvern, WR14

Approximate Area = 1788 sq ft / 166.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1289288

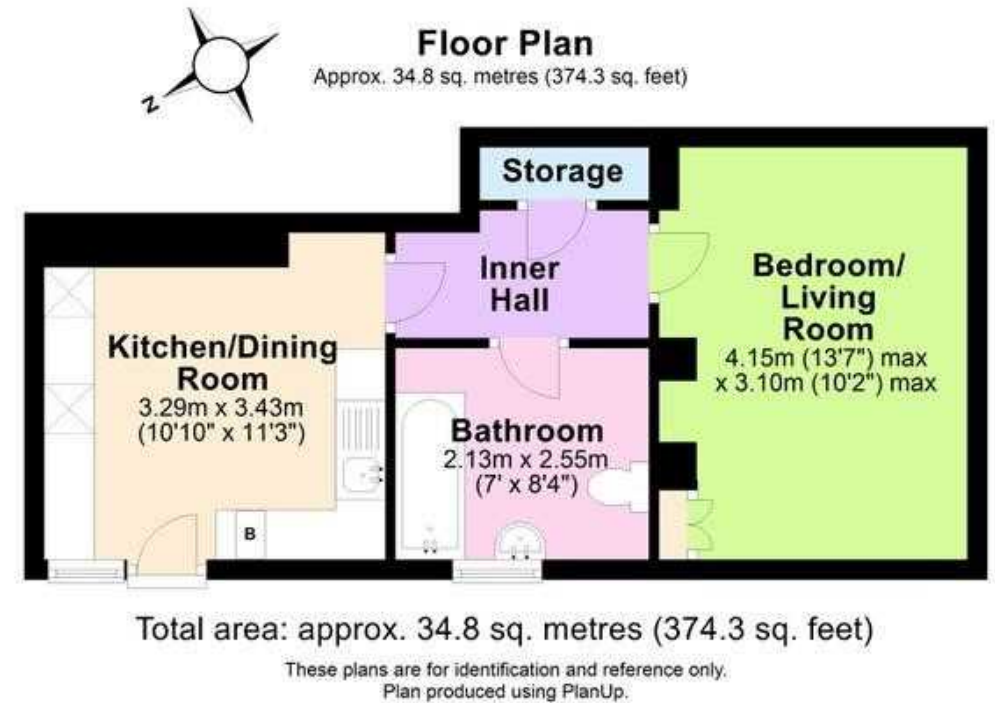


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198A West Malvern Road, Malvern

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



198B West Malvern Road, Malvern

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



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