



Andrew Grant
PRESTIGE & COUNTRY

Summercoombe
Castlemorton, WR13 6AA



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Golden Valley, Castlemorton, WR13 6AA

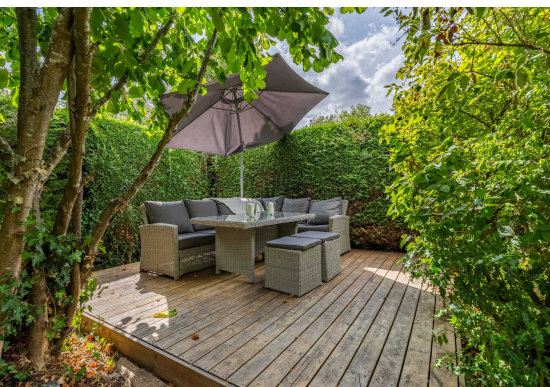
5 Bedrooms 2 Bathrooms 2 Reception Rooms

“An extended traditional home with versatile accommodation, an annexe and an exceptional one acre garden beneath the Malvern Hills...”

Scott Richardson Brown CEO

- Summercoombe has evolved over generations into a wonderfully individual country home shaped by characterful architecture and modern improvements
- A generous kitchen and breakfast room provides an inviting centre for everyday life
- The living room combines fireside seating with a bright garden facing dining area
- Five bedrooms include a principal suite with a well appointed private bathroom and a separate one bedroom annexe
- An extraordinary one acre cottage garden with over 30 varieties of roses, ornamental trees and fruit trees, which has opened for the National Garden Scheme charity
- A detached annexe and numerous outbuildings, including a garage, offering considerable additional versatility
- A peaceful setting on a no-through road on Hollybed Common within an Area of Outstanding Natural Beauty

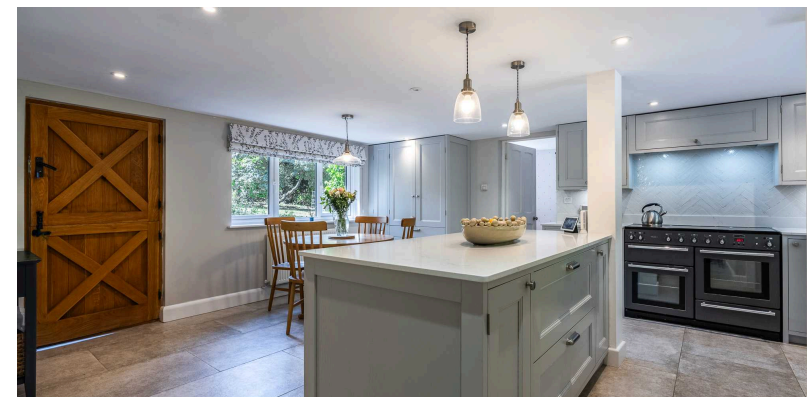
2806 sq ft (260.6 sq m)





The kitchen and breakfast room

Forming an inviting centre for everyday life, this generous open plan room accommodates cooking, dining and gatherings with ease. Ample cabinetry is arranged around a substantial central island, complemented by extensive work surfaces, an inset double Butler sink, induction electric range cooker with extractor and an integrated dishwasher. Windows overlook the wrap around gardens from two elevations, while direct connections lead into the adjoining living spaces and practical rooms beyond.







The living room and dining area

Combining two complementary areas, this substantial reception room offers generous space for relaxing and dining. A log burner forms the focal point, flanked by fitted shelving, while the extended dining area has roof windows and broad glazing overlooking the garden. The open arrangement allows each area to retain its own purpose while remaining comfortably connected.

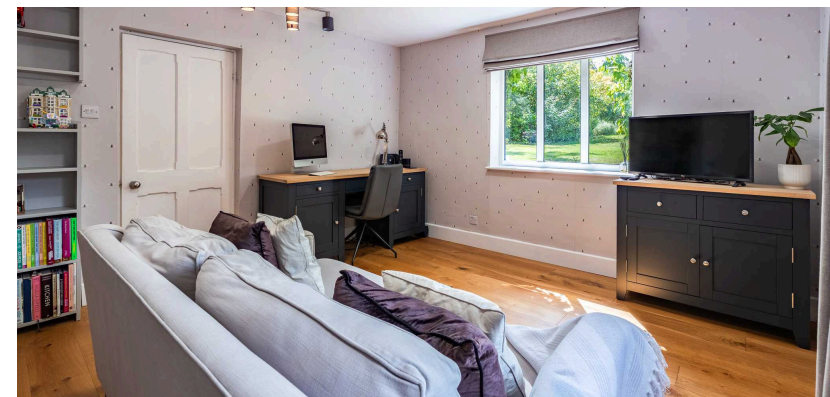






The snug, utility and store

Providing a relaxed alternative to the principal reception room, the snug is equally suited to informal sitting or home working. Windows to two elevations and timber flooring complete the space. An adjoining utility cupboard accommodates the boiler and laundry appliances, while a separate store provides further practical storage space.





The study

Offering a dedicated workspace away from the main reception rooms, the study supports focused home working within a compact and practical setting. A window overlooks the garden and the room is positioned beside the main utility area.



The utility, cloakroom and boot room

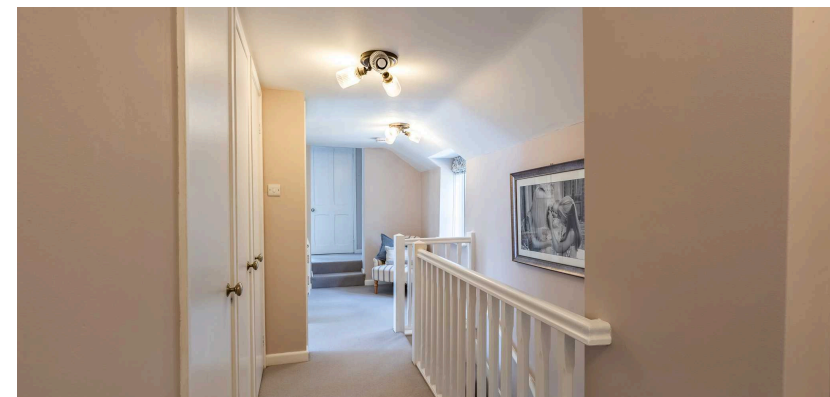
Everyday practicalities are thoughtfully accommodated within this sequence of spaces beside the kitchen. The utility includes fitted cabinetry, a Belfast sink and space for an American-style fridge freezer, while the cloakroom provides a WC and wash basin. A glazed external door and surrounding windows make the boot room a useful transition between the home and garden.





The landing

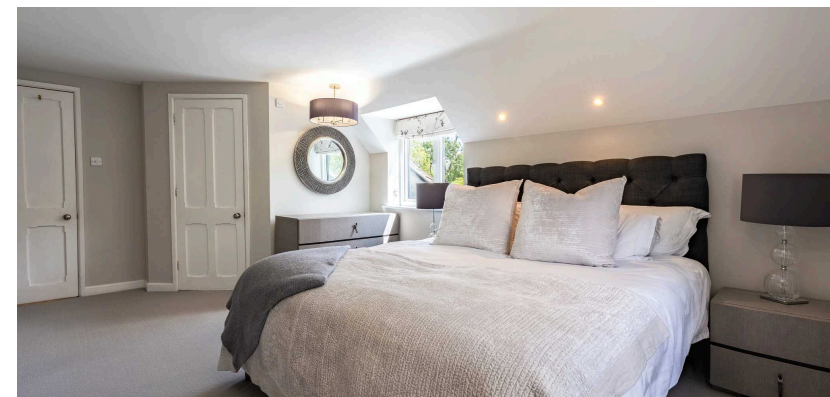
Connecting the four bedrooms and principal bathroom, the landing forms a central link across the first floor. A traditional staircase rises beneath a broad window, while several built in cupboards provide valuable storage.





The principal bedroom

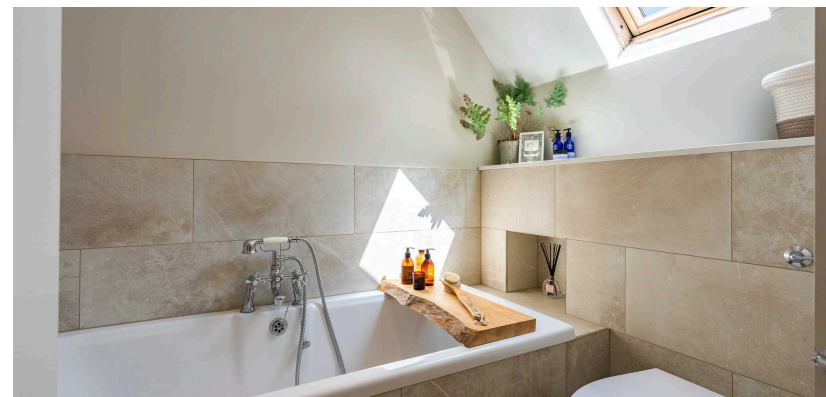
The principal bedroom provides a generous retreat. Windows to two elevations frame garden outlooks, while built in cupboards offer useful storage. Its proportions allow ample space for a large bed and additional furnishings and the adjoining en suite completes the private arrangement.





The principal en suite

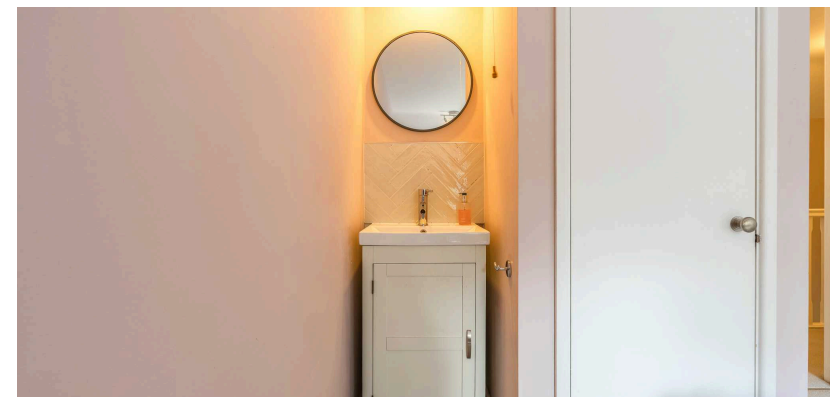
Serving the principal bedroom, the en suite is arranged with a bath with handheld shower, WC and wash basin. Neutral wall tiling creates a calm finish, while a Velux window introduces daylight.





The second bedroom

The second bedroom offers generous proportions for family members or guests. A pair of windows extends along one wall with outlooks across the surrounding grounds, while a recessed alcove next to a built-in cupboard features a sink.





The third bedroom

Well proportioned and comfortable, the third bedroom provides ample space for sleeping and additional furniture, with the added convenience of a fitted vanity unit with wash basin. Windows to two elevations frame varied outlooks across the garden and neighbouring countryside.





The fourth bedroom

Quietly positioned at the end of the landing, the fourth bedroom provides another adaptable sleeping space. A window overlooks the grounds and built-in cupboards make efficient use of the room.



The bathroom

Serving the remaining bedrooms from the landing, the bathroom is arranged with a panelled bath and separate walk-in shower enclosure, accompanied by a WC and pedestal wash basin. Tiled walls provide a practical finish, while a large frosted window sits above the bath.



The annexe

The detached annexe creates valuable additional accommodation for guests, multi-generational living or recreational use. Exposed roof trusses and timber flooring give the principal room architectural character, with Velux windows set into the pitched ceiling. An adjoining cloakroom contains a WC and wash basin, offering scope to create an en suite.





The gardens

Extending to approximately one acre, the wraparound cottage garden is a remarkable living legacy shaped by successive owners and has opened for the National Garden Scheme charity. Meandering grass paths pass specimen and fruit trees, richly planted borders and over 30 varieties of roses interwoven with shrubs and perennials. A wildlife pond, small brook and well to the rear of the utility room add further interest, while a dedicated play area incorporates a sunken trampoline. Electricity points, eight external water taps and numerous water butts are conveniently positioned across the garden.





The seating areas

A series of secluded seating areas is woven through the garden, allowing its changing character to be enjoyed from different perspectives. A raised timber deck sits beneath established trees, while paved terraces provide further places for outdoor dining. A timber gazebo and summerhouse, both with electricity, create sheltered retreats among the surrounding borders and mature planting.





The kitchen garden and orchard

Productive areas bring another dimension to the grounds, with an established orchard comprising around 15 apple trees alongside pear, plum, damson, greengage, walnut and fig trees. The kitchen garden is arranged with defined growing beds and brick pathways, with gooseberries, strawberries, blackcurrants, rhubarb and an established asparagus bed adding to the abundance of homegrown produce. A dedicated composting area is positioned to the rear of the vegetable patch, while a potting shed supports cultivation and traditional metal gates introduce these purposeful spaces.





The outbuildings

Numerous outbuildings provide extensive storage and scope for a variety of practical uses. A substantial timber barn which forms part of the annexe at the entrance to the home provides garage storage. An open fronted wood store sits adjacent to the garage, while three additional timber sheds are positioned within the play area, with electricity and lighting provided to the sheds and potting shed.



The driveway and parking

A gravelled approach leads to Summercoombe from the quiet common, with five bar gates defining the principal entrance. An area of land adjoining the property, although not included within its ownership, is currently used for additional parking. The timber barn provides garage space and secure covered parking.





Location

Summercoombe occupies a peaceful position on Hollybed Common, approached along a no-through road in the Golden Valley at Castlemorton. Set within an Area of Outstanding Natural Beauty at the foot of the Malvern Hills, the home is surrounded by a distinctive landscape of common land, open countryside and wooded slopes. Castlemorton offers a strong rural character while the wider Malvern area provides a broad range of everyday amenities, leisure opportunities and educational facilities. The setting also places the home conveniently for surrounding towns and regional road connections while retaining an exceptional sense of seclusion.

Services

The property benefits from mains electricity, water and drainage. There is oil-fired central heating and Liquid Propane Gas pipes are still in place but the supply has currently been terminated.

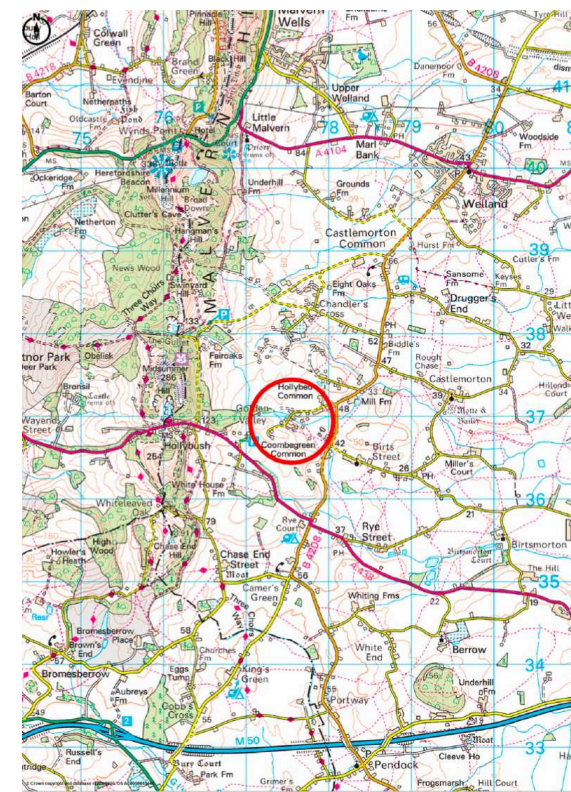
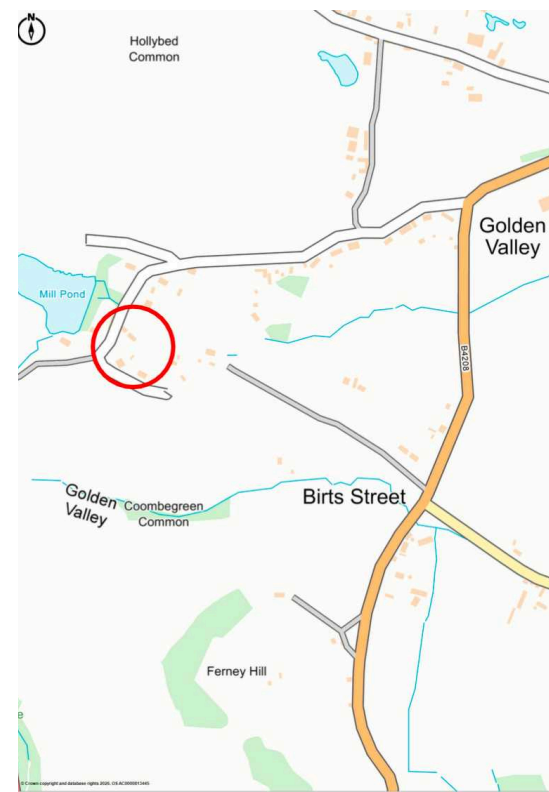
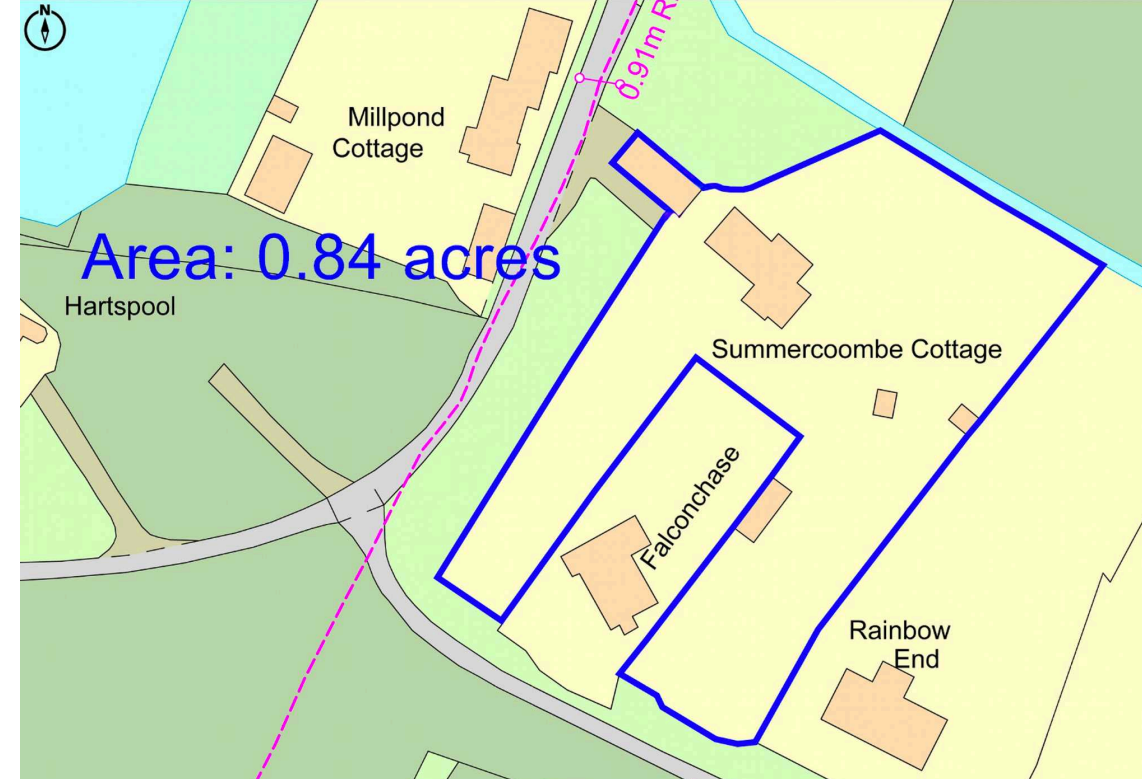
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: EE and O2 provide poor to no outdoor coverage, while Three and Vodafone provide variable outdoor coverage (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 G





Denotes restricted
head height

Summercoombe, Golden Valley, Castlemorton, Malvern, WR13

Approximate Area = 1984 sq ft / 184.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

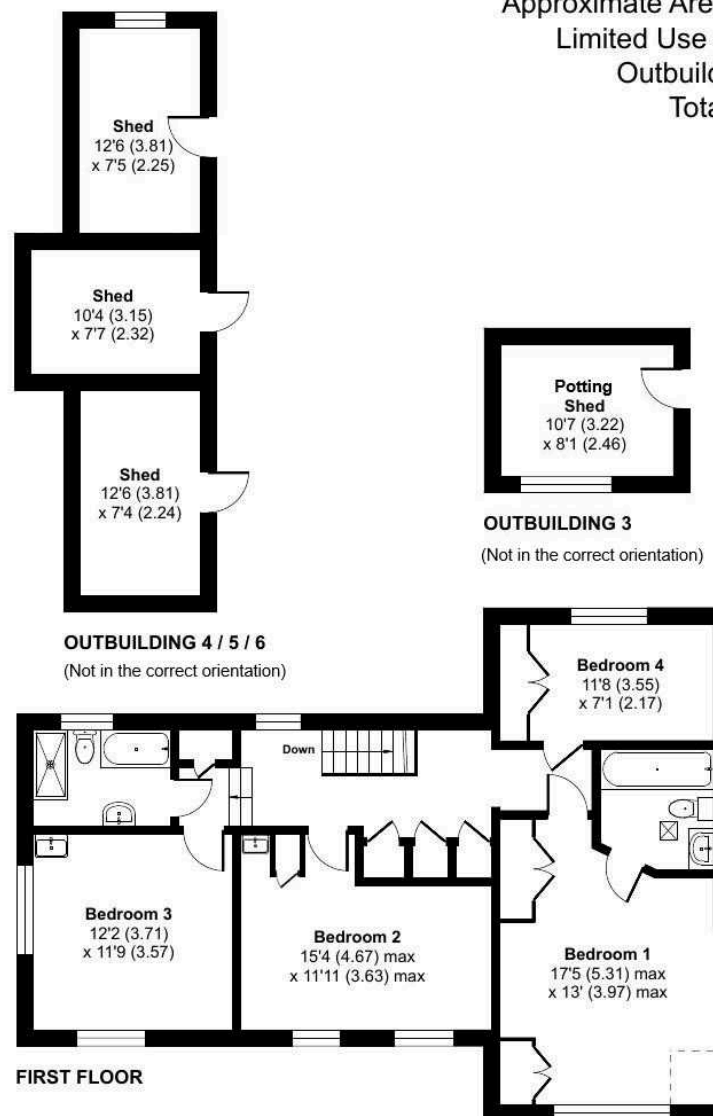
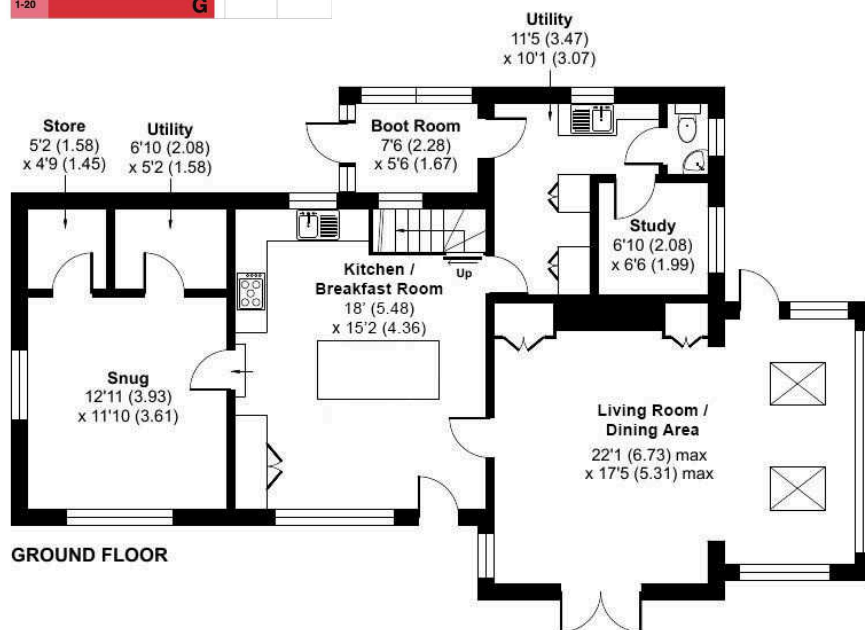
Outbuilding = 814 sq ft / 75.6 sq m

Total = 2806 sq ft / 260.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	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 2026. Produced for Andrew Grant. REF: 1509942



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