



98 Cowleigh Road

Malvern, WR14 1QW

Andrew Grant

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4 Bedrooms 2 Bathrooms 4 Reception Rooms

A charming Grade II listed thatched home with detached annexe, beautiful gardens and exceptional far reaching views across the Severn Plain towards Worcester and beyond.

- A Grade II listed thatched home with three bedrooms and a separate one bedroom annexe, currently operating as a successful Airbnb let with excellent flexibility for guest accommodation or multigenerational living
- Abundant period character including exposed timbers and an inglenook fireplace with a cast-iron gas fire
- Contemporary kitchen opening to a glazed sun room and terrace overlooking the gardens and views
- Landscaped rear gardens with lawn, patios, raised beds, two garden sheds and a summerhouse.
- Extensive parking, a double garage, private annexe garden and convenient access to Malvern, schools and transport

This enchanting Grade II listed thatched home combines the charm of a period cottage with modern comforts. Three reception rooms include a cosy sitting room with a cast-iron gas fire, a versatile study and a formal dining room. The kitchen flows into a light-filled sun room, opening onto a deck with far-reaching views. Three bedrooms and a cloakroom occupy the first floor. Outside, landscaped gardens with lawns, patios, two garden sheds and a summerhouse provide wonderful space for relaxing. A detached one bedroom annexe, ample parking and a double garage complete the package.

2182 sq ft (202.8 sq m)





The kitchen

The kitchen forms the social heart of the home, flowing naturally into the adjoining sun room. Shaker style units with solid oak doors and granite worktops are complemented by a green tiled splashback and terracotta flooring. A farmhouse style sink, integrated dishwasher and a gas hob with oven provide practical everyday convenience.





The sun room

The sun room provides a bright and versatile extension to the kitchen, creating an inviting space for informal dining while enjoying panoramic views across the garden and the Severn Plain. Extensive glazing fills the room with natural light, while a comfortable seating area offers a peaceful place to relax and take in the ever changing outlook. A single door opens onto the decked terrace, extending the living space outdoors.



At one end, a practical utility area incorporates a single drainer sink, cupboards, worktop, space for a washing machine, tumble dryer and tall freezer, together with a useful food storage cupboard and the gas boiler.



The living room

The living room is a welcoming retreat for relaxing with friends and family. Its exposed timber framing and an inglenook fireplace with a cast-iron gas fire create a striking focal point, while the original bread oven adds to the room's historic character. Two cottage windows overlook the front garden and the room opens to the hall, ensuring easy flow around the ground floor.





The dining room

The dining room provides an inviting setting for formal meals and family gatherings. Exposed beams frame the space and dual aspect windows bring in ample light. The generous proportions comfortably accommodate a dining table. Positioned just off the entrance hall, it offers a distinct entertaining space that complements the rest of the ground floor.





The study

The study provides a quiet spot for working or reading. French doors open onto the deck, making it a pleasant place to spend time. Shelving and desk space ensure practicality and the room is conveniently positioned off the living room.



The bathroom

The ground floor bathroom serves the home's living areas and bedrooms. Fitted with a white suite including a corner bath with shower over, it features tiled walls with a mosaic border, a vanity unit, WC and a large airing cupboard. A window provides natural light and the bathroom is accessed directly from the hall.





The entrance hall

The entrance hall introduces the character of this historic home. Flagstone flooring and exposed timbers convey a sense of history while the staircase rises to the first floor. From here there is access to the living room, dining room, kitchen and bathroom. A large understairs cupboard provides practical storage.





The primary bedroom

The primary bedroom offers a tranquil retreat at the end of the day. Exposed oak framing and dual aspect windows lend cottage charm, while a vanity basin is neatly positioned in one corner. There is ample floorspace for freestanding furniture.





The second bedroom

The second bedroom is a comfortable double bedroom with exposed beams and a casement window overlooking the side elevation. Polished wooden floorboards give a warm feel and the sloping ceiling adds character.



The third bedroom

The third bedroom is ideal as a guest room or further family bedroom and features exposed timber framing and a window enjoying valley and garden views. The room accommodates a double bed, chest of drawers and a wardrobe, and could equally serve as a dressing room or study if desired.



The landing and WC

The landing links the three bedrooms and cloakroom on the first floor. A stained-glass panel and leaded window bring colour and light while exposed timbers continue the period theme. The first floor WC provides additional convenience with a low-level toilet and wall-mounted basin. It is tucked neatly off the landing beneath the eaves where exposed timbers add character.







The garden

The rear garden is a major highlight of this home. A raised deck off the sun room enjoys breathtaking panoramic views stretching across the Severn Plain towards Worcester and far beyond, creating an outstanding backdrop for everyday living. A generous lawn bordered by mature shrubs, perennials and specimen trees extends below, while a paved terrace and decking provide multiple spaces for outdoor dining and entertaining.



Beyond the lawn, gravel paths wind through raised beds and a vegetable patch, leading to a summerhouse and additional seating area, with two further garden sheds on the opposite side. The garden is screened by hedging and enjoys a sunny aspect throughout the day. A gate provides access to the rear parking space and the driveway, which in turn leads to the double garage. At the front, a pretty cottage garden frames the entrance.



The annexe

The annexe offers self contained accommodation across two levels and is currently operating as a successful Airbnb holiday let. The upper level features a spacious living and dining room enjoying panoramic views alongside the generous double bedroom. Stairs descend to a well equipped kitchen with breakfast bar, gas boiler and a large storage cupboard for essential appliances. From here there is access to the modern bathroom. A substantial, well lit loft with a lockable hatch and ladder provides excellent additional storage. Outside, the annexe benefits from parking shared with the cottage and a private courtyard garden.



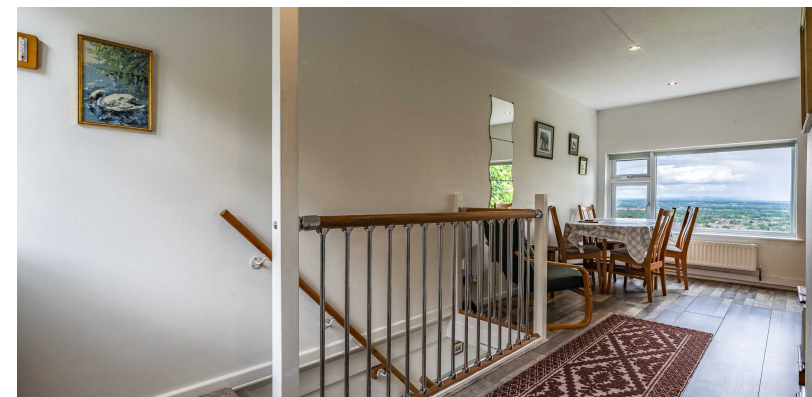
The annexe kitchen

The annexe kitchen on the lower level is fitted with crisp white cabinetry and contrasting work surfaces. A breakfast bar sits beneath a window and a door opens to the courtyard garden. Tiled flooring makes for easy maintenance and there is space for essential appliances.



The annexe living and dining room

Occupying the upper level of the annexe, the living and dining room provides a generous space for everyday living. Large picture windows capture panoramic views and recessed lighting adds a contemporary feel. There is ample room for both sitting and dining areas with an open stair down to the lower level.





The annexe bedroom

The annexe bedroom is a comfortable double room with neutral décor and a window overlooks the frontage. There is space for additional seating or dressing furniture.



The annexe bathroom

The annexe bathroom features a white suite comprising a bath with shower over, pedestal wash basin and WC. Fully tiled walls and a glazed screen ensure easy maintenance, while a generous understairs storage cupboard provides valuable practical space. A small window provides natural light.





The annexe garden

Set to the rear of the annexe, the private courtyard garden is laid mainly to gravel with steps up to a raised seating area. Mature hedging and Mediterranean-style planting create an enclosed feel and there is ample space for an outdoor table and chairs.





The driveway and parking

A generous gravel driveway at road level provides parking for several vehicles and leads to the one bedroom annexe, from here steps descend to the cottage and rear garden. Down a driveway to the side of the home, there is a further parking space and, beyond that at the end of the garden, a double garage with an electric sectional door incorporating a personnel door.

Location

98 Cowleigh Road occupies an elevated position on the western slopes of the Malvern Hills, enjoying exceptional panoramic views across the Severn Plain towards Worcester and far beyond. On a clear day, the view extends as far as Worcester Cathedral, creating a remarkable backdrop to everyday life.

Great Malvern is within easy reach, offering a wide range of independent shops, cafés, restaurants, theatres and leisure facilities. There are highly regarded schools nearby, together with train services to Worcester, Birmingham and London.

Road links via the A449 and M5 provide convenient access to the wider region, while the surrounding countryside and the Malvern Hills National Landscape offer outstanding opportunities for walking, cycling and outdoor recreation.

Services

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

Broadband Speed: Ultrafast 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 for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F



98 & 98a Cowleigh Road, Malvern

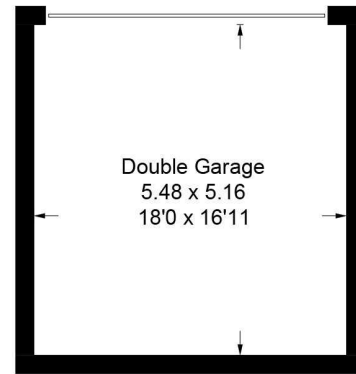
Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft

Garage = 28.1 sq m / 302 sq ft

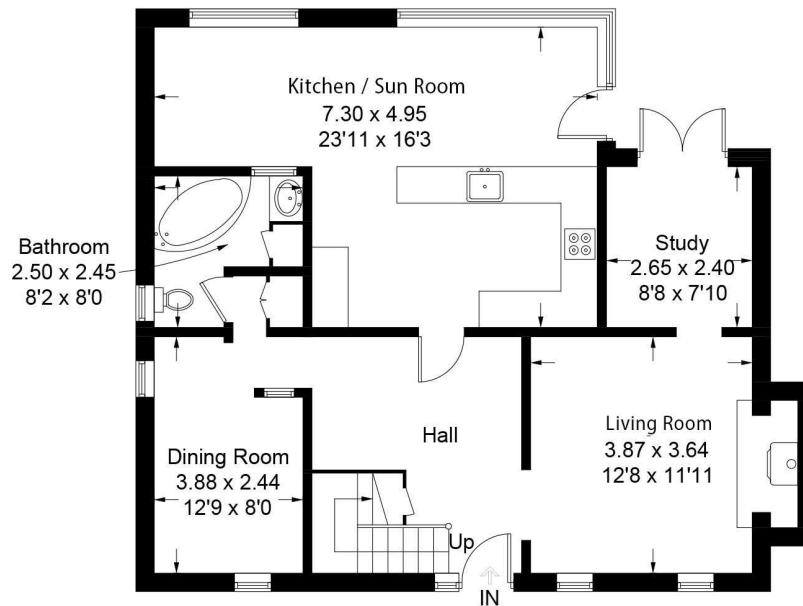
Annexe = 51.0 sq m / 549 sq ft

Total = 202.8 sq m / 2182 sq ft

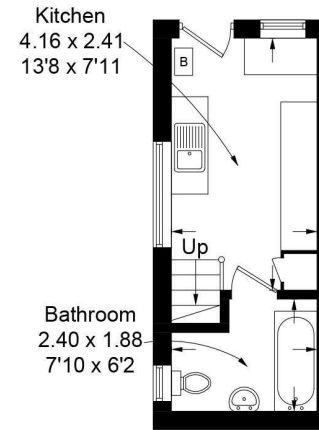
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		



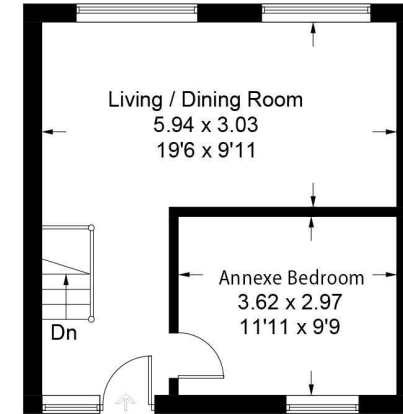
(Not Shown In Actual Location / Orientation)



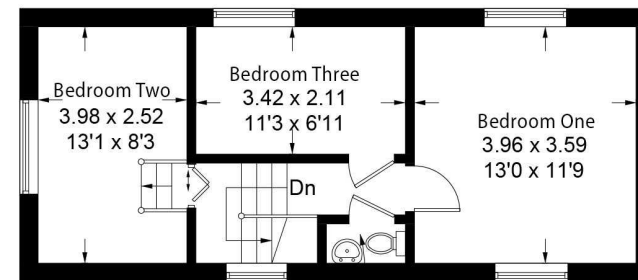
Ground Floor



Annexe - Lower Ground Floor



Annexe - Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact



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