

Philip Laney & Jolly

South Coach House Holywell Road, Malvern, WR14 4LH

Guide Price £340,000

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South Coach House is a charming and peaceful property set on the quiet and highly sought-after Holywell Road. Originally part of the historic Wells House School, the home was fully renovated in 2012 and thoughtfully converted into one of the attractive Freehold coach houses seen today. Lovingly cared for by the current owner for over a decade, it offers a wonderful sense of peace, comfort and character throughout.

Ideal for a single occupant or couple, the property features an open plan kitchen and living area with expansive glass bifold doors opening onto a full-length patio. This creates a fantastic connection between the indoor and outdoor spaces, providing an ideal place to relax and entertain while enjoying uninterrupted views across the Severn Valley.

The kitchen is fitted with integrated appliances, including a dishwasher and fridge freezer, alongside recently added essentials including a washing machine, hob and cooker. A cloakroom and useful understairs storage cupboard add to the practicality, while a new boiler was installed in December 2023.

Upstairs, a bright landing leads to the garden via a glazed door. The outdoor space is currently a blank canvas with plenty of potential, featuring decked and gravelled areas leading to a raised viewing platform. A sloping grassed bank could be transformed with planting and colourful shrubs to create a beautiful and tranquil garden.

Both double bedrooms enjoy spectacular views across the valley. The main bedroom is a comfortable double with space for fitted wardrobes, while the second bedroom, currently used as a dressing room, could easily be used as a home office or guest room. The bathroom is conveniently located off the landing, completing the accommodation.

There are also two parking spaces situated opposite the property, both named South Coach House, which are available for a nominal rent.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance
Wooden door with glazed panel into:

Kitchen Area
Double glazed window to the side aspect. Kitchen fitted with a range of wall and base units with granite worksurface over. Belling 4 ring induction hob with cooker hood over. Stainless steel sink. Electric oven. Integrated fridge freezer, integrated dishwasher and washing machine. Tiled flooring.

Living Area
Stunning bi-fold doors enjoying far reaching views with double glazed window to the front aspect. Laid to carpet with stairs rising to first floor. Ceiling spotlights and radiator. Understairs storage cupboard.

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Basin, WC and chrome heated towel rail. Wall mounted Ideal Boiler. Tiled floor and walls. Ceiling spotlights.

Landing
Double glazed door to the garden. Keylite window. Doors to all first floor rooms.

Bedroom 1
Double glazed window to the front aspect with far reaching views. Radiator and ceiling spotlights.

Bedroom 2
Double glazed window to front aspect. Radiator and ceiling spotlights.

Bathroom
Panelled bath with shower over and glazed screen. WC and basin. Chrome heated towel rail. Tiled floor and walls. Skylight window.

Outside
The outdoor space is a blank canvas with enormous potential, featuring decked and gravelled areas that lead to a raised viewing platform. A sloping grassy bank could be transformed with planting and colourful shrubs, creating a beautiful and tranquil retreat.
Full length patio to the front enjoys far reaching uninterrupted views.























WR14 Area Summary
Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

Parking
There are two parking spaces opposite the property, both named South Coach House, which are available for a nominal rent.

Tenure - Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Council Tax MHDC
We understand the council tax band presently to be : C
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently that Full Fibre Broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

GROUND FLOOR

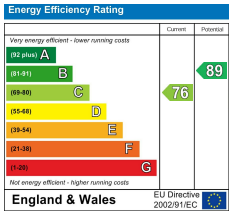
FIRST FLOOR



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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