

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A TRULY UNIQUE OPPORTUNITY TO SECURE A SUPERBLY PRESENTED DETACHED RESIDENCE NESTLED IN A SEMI-RURAL SETTING, SURROUNDED BY APPROXIMATELY 9.3 ACRES OF FORMAL GARDENS, WOODLAND, AND OPEN Paddock. EPC RATING "C".**

## Willow End Farm Cottage - Guide Price £1,100,000

Blackmore Park Road, Malvern, Worcestershire, WR13 6NN





# Willow End Farm Cottage

## Location & Description

The property enjoys a convenient location close to both the villages of Hanley Swan and Welland which are well served with a mix of local stores with post offices, primary school, church, pub and village hall. Welland is less than four miles from the cultural and historic spa town of Great Malvern and a similar distance from the riverside town of Upton upon Severn both of which provide a comprehensive range of amenities. The city of Worcester is about twelve miles.

Transport communications are excellent. There is a mainline railway station in Great Malvern and Junction 1 of the M50 motorway near Upton is just seven miles. Educational needs are well catered for. The property is within a few minutes drive of some of the best primary and secondary schools in the region including Hanley Castle, The Chase and Dyson Perrins State schools as well as Malvern College and Malvern St James Girls School in the private sector.

The property is situated only a few minutes drive from Castlemorton Common. This is an area of outstanding natural beauty set against the backdrop of the Malvern Hills.

## Property Description

Willow End Cottage is a beautifully positioned detached home set within substantial private grounds, overlooking woodland, farmland, and enjoying far-reaching views towards the Malvern Hills. The site has hosted a labourer's cottage connected to Merebrook Farm since 1832. In 2006 the current owners secured planning permission from Malvern Hills District Council to replace the then sub-standard dwelling, creating the exceptional home offered today. Construction began in 2007 and was completed in 2008 to an outstanding standard, with meticulous care given to the design and material choices throughout.

The property is approached via a driveway that passes Willow End Business Park before arriving at a private, electrically operated gates set between brick pillars. This opens onto a block-paved circular driveway allowing access to the detached double garage. Rebuilt in 1998 the garage block features an electric door and a large loft space above which could subject to the necessary permissions being sought offers potential for conversion into a home office, studio, or even an annexe. An electric vehicle charging point is conveniently positioned by the entrance.

A paved path leads to the front door, opening into living accommodation extending to TBC sq ft, benefitting from double glazing, oil-fired central heating and has recently undergone a full redecoration meaning it is beautifully presented throughout.

The enclosed Entrance Porch with obscured composite front door opens into a welcoming Reception Hallway, from which most principal ground floor rooms are accessed. Immediately noticeable are the high-quality light oak fittings used throughout, including the staircase. French Louis XV doors with gold plated fittings are also a feature. During construction, the foundations, heavy protection and insulation were all designed to exceed building standards of the time and reportedly still surpassing current requirements all reflecting the owner's intention for this to be a high quality build as it was to be his retirement home.

The layout offers great flexibility. The generous Sitting Room enjoys dual aspect windows, including French doors opening to the rear patio with views over the formal garden and fields beyond. There is potential here for an open fire or wood-burning stove, which would make excellent use of the ample timber available within the property's woodland.

The Family Room, positioned conveniently near the kitchen, features a marble fire surround with a wood-burning stove and dual-aspect windows including a box bay framing views of the Malvern Hills.

A well-proportioned Study with engineered oak flooring is on offer, while the Kitchen, newly installed in 2024, offers an extensive range of units with beautiful granite worktops and a picture window overlooking the garden paddock and hills beyond. High-quality integrated appliances include a four-ring induction hob, two double Bosch ovens, a microwave, fridge-freezer, Bosch dishwasher, and washing machine with tumble dryer above.

Double doors lead into the Garden Room, a wonderfully light space with double-glazed windows on three sides and French doors opening onto the rear





decked seating area. Currently used as a dining room, it enjoys private views over the garden, woodland, and paddock, and features a tiled floor.

Completing the ground floor are a useful Cloaks Cupboard and a Cloakroom with shower.

The first-floor landing features a picture window with views towards the Malvern Hills. Doors lead to all principal bedrooms, including a large Master Suite with dual-aspect windows and French doors opening onto a chrome and glass balcony with superb countryside views. The suite is complemented by an En-Suite Shower Room. A further dual-aspect double bedroom is served by the main Family Bathroom. A fourth walk-through bedroom with airing cupboard leads to another double bedroom with a modern En-Suite Shower Room.

One of the property's major attractions is its extensive grounds approaching 9.3 acres, which wrap around the home. The formal garden includes multiple lawned areas, with paved and decked seating terraces to the southern and eastern aspects perfect for outdoor entertaining and appreciating the peaceful surroundings. Steps from the front lawn lead to a lower tier with a mature apple tree and a five bar gate providing one of the access points into the woodland. The garden is enclosed by fencing and hedging proving a secure environment.

The woodland, accessed via vehicular and pedestrian gates, comprises approximately five acres of maturing sycamore with other specimen trees. The edge of a stream forms part of the woodland boundary, and a pond also lies within the grounds. All lying timber will be removed by the current owners.

To the northern side, accessed from the driveway via a five-bar gate, is an enclosed paddock of roughly four acres, fenced and hedged with water connected.

Viewing is highly recommended to fully appreciate the quality of this home and the beauty of its setting.

#### Agents' Note 1:

A public footpath runs along the northern boundary of the woodland, with another joining it from the paddock and meeting the approach driveway for a short distance before veering off.

#### Agents' Note 2:

There is an annual contribution of £286 for the upkeep of the estate on the approach to the property. This is reviewed annually.

**Sitting Room** 4.88m (15ft 9in) x 4.23m (13ft 8in)

**Snug/Lounge** 4.23m (13ft 8in) x 4.11m (13ft 3in)

**Study** 3.04m (9ft 10in) x 2.84m (9ft 2in)

**Kitchen** 4.16m (13ft 5in) x 3.61m (11ft 8in)

**Garden Room/Dining Room** 3.59m (11ft 7in) x 5.11m (16ft 6in)

**Bedroom 1** 4.26m (13ft 9in) minimum x 5.97m (19ft 3in)

**Bedroom 2** 4.26m (13ft 9in) x 4.13m (13ft 4in)

**Bedroom 3** 3.46m (11ft 2in) x 2.79m (9ft) a through room

**Bedroom 4** 3.56m (11ft 6in) maximum x 5.06m (16ft 4in) maximum

**Double Garage** 5.42m (17ft 6in) x 6.76m (21ft 10in)



## Directions

From the John Goodwin Malvern office proceed south along the A449 Worcester Road towards Ledbury After 2.2 miles turn left onto the Hanley Road B4209 signed Three Counties Showground and continue to the traffic light controlled crossroads. Here turn right on to Blackmore Park Road (B4208) for a further 0.4 miles after which turn left into Willow End Business Park. Proceed for 0.3 mile continuing into the property's private driveway.

## Services

We have been advised that mains electricity, water and oil fired central heating are connected to the property. Private septic tank which drains into a series of laterals in the ground travelling east into the woodland. This system was installed in the 1970's when the original cottage was first extended and therefore predates the 1983 regulations. I will send you more information on this during this week. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (69).



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

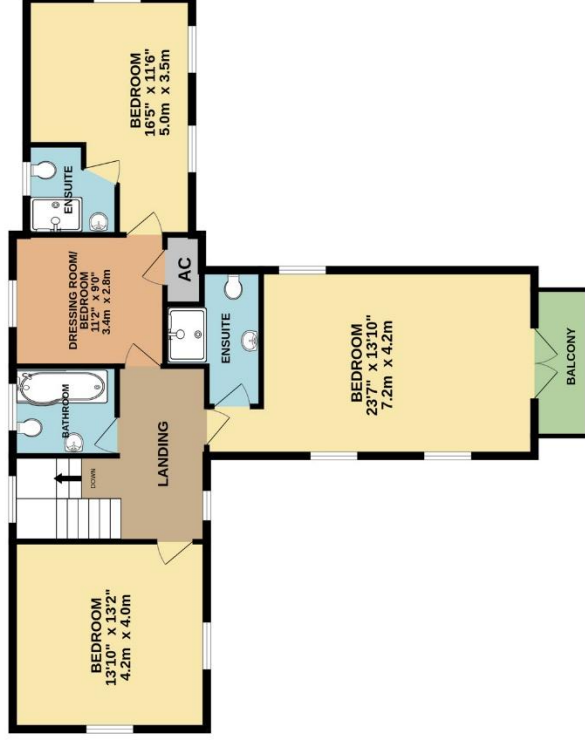
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR  
1463 sq.ft. (135.9 sq.m.) approx.



1ST FLOOR  
971 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.1 sq.m.) approx.

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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