



Ahimsa

Malvern, WR13 5EQ

Andrew Grant

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Leigh Sinton, Malvern, WR13 5EQ

3 Bedrooms 1 Bathroom 1 Reception Room

Grade II listed black and white timber cottage with historic coach house origins, character features, mature garden and double garage.

- Grade II listed timber cottage with historic coaching origins, now requiring renovation and some external maintenance.
- Exposed beams, inglenook fireplace and well proportioned living space.
- Mature garden with lawns, planting and established boundaries.
- Gravel drive leads to a half timbered double garage with ample parking
- Sought after village setting between Worcester, Hereford and Malvern with amenities and countryside nearby

Ahimsa is a Grade II listed black and white timber cottage that was once the first coach house between Worcester and Hereford. This three bedroom, one bathroom home retains period features including exposed beams and an inglenook fireplace, alongside a kitchen dining room with fitted cabinetry. The property is now in need of renovation and some external maintenance. Outside, mature gardens with lawns and established trees surround the home, with a gravel driveway leading to a double garage. A boarded loft and built in storage provide additional practicality.

1633 sq ft (151.7 sq m)





The kitchen and dining room

Serving as the social heart of the home, the kitchen and dining room combines cooking and eating in one characterful space. Dark timber beams span the ceiling above bespoke wood cabinets with an inset sink and ample worktop space. Cottage casement windows overlook the garden and a stable style door opens to the hall, linking the room to everyday living areas.



The living room

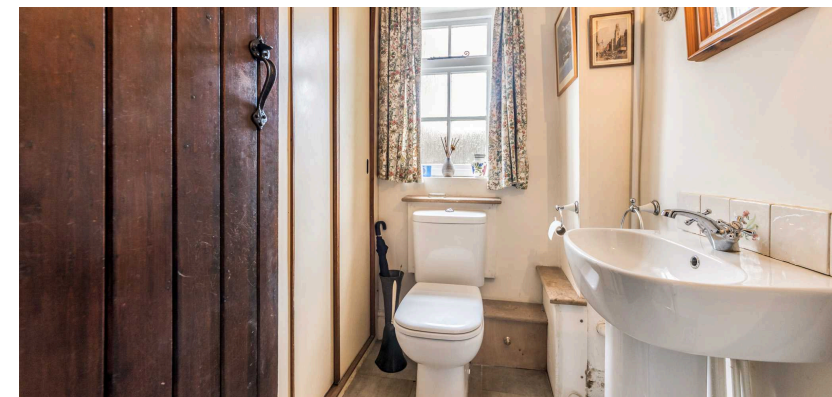
A spacious living room is ideal for relaxing and entertaining. Its focal point is an impressive inglenook brick fireplace with a heavy timber mantel and black hood set on a brick hearth, understood to be original from its time as a coaching inn. Character beams traverse the ceiling and triple aspect cottage windows frame views of the grounds, while doors link to the kitchen dining room and hallway.





The hallway and cloakroom

A welcoming porch forms a practical entry to the home. This timber framed space features a part-glazed stable door, leaded internal door and bench seating. Circulation through the home is provided by the hallway, linking the principal ground floor rooms and staircase. Exposed timber framing and internal bracework define the space. A staircase rises to the first floor, with a built in cupboard beneath adding storage. The cloakroom includes a wash basin with tiled splashback and WC.





The primary bedroom

The primary bedroom is a restful retreat on the first floor. Dual aspect cottage windows sit beneath the eaves and exposed beams under a sloping ceiling provide period charm. A timber latch door leads to the landing and the room offers space for both a bed and additional furniture.



The second bedroom

The second bedroom benefits from a vaulted ceiling with dark timber beams and dual-aspect cottage casement windows. The layout makes this room suitable for guests or family members while retaining plenty of character.





The third bedroom

The third bedroom would suit as a child's room or study. Exposed timber braces and sloping ceilings give the room plenty of cottage charm, while a single casement window provides a peaceful outlook.



The bathroom

Daily use is served by the bathroom, arranged with a bath, WC and pedestal wash basin. Exposed timber beams and sloping ceilings define the space, reflecting the character of the property. A casement window sits above the basin, while tiled splashback and wall mounted fittings provide practical detailing.



The garden

Outside, the mature garden offers a charming setting. Lush lawns stretch between established hedges and specimen trees, and a stepping stone path meanders across the grass. A paved patio provides seating, with well stocked borders and ornamental shrubs, while wisteria climbs across the cottage frontage. A gate and winding path lead through flowering plants to the front of the home.





The driveway and parking

Parking is plentiful at Ahimsa, a gravel driveway winds past hedges to a half timbered double garage with twin doors and a pitched roof. The approach accommodates several vehicles and provides a welcoming arrival point for the home.

Location

Ahimsa lies in the village of Leigh Sinton, set between the cathedral city of Worcester and the market city of Hereford. The area is known for the Malvern Hills, providing countryside walks, cycling and horse riding, while the village itself offers amenities including a shop, public house and community hall. The property falls within the catchment areas for Dyson Perrins and The Chase schools. Worcester provides extensive shopping, leisure and cultural facilities along with rail links. Road connections give access to the M5 for commuting to Birmingham, Cheltenham and the wider Midlands.

Services

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

Broadband Speed: Superfast broadband available. Download speeds up to 71 Mbps and upload speeds up to 16 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone (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.

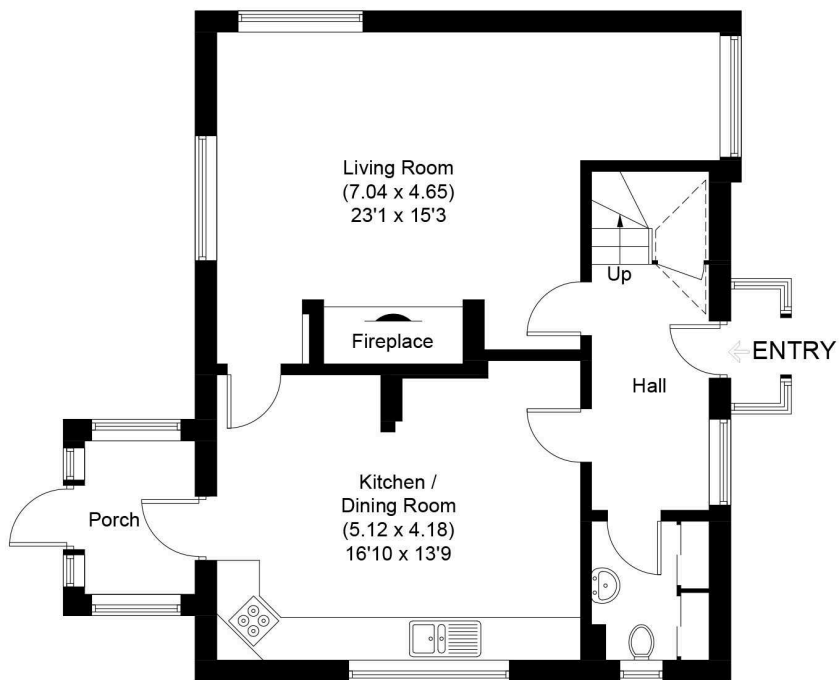
Council Tax

The Council Tax for this property is Band F.

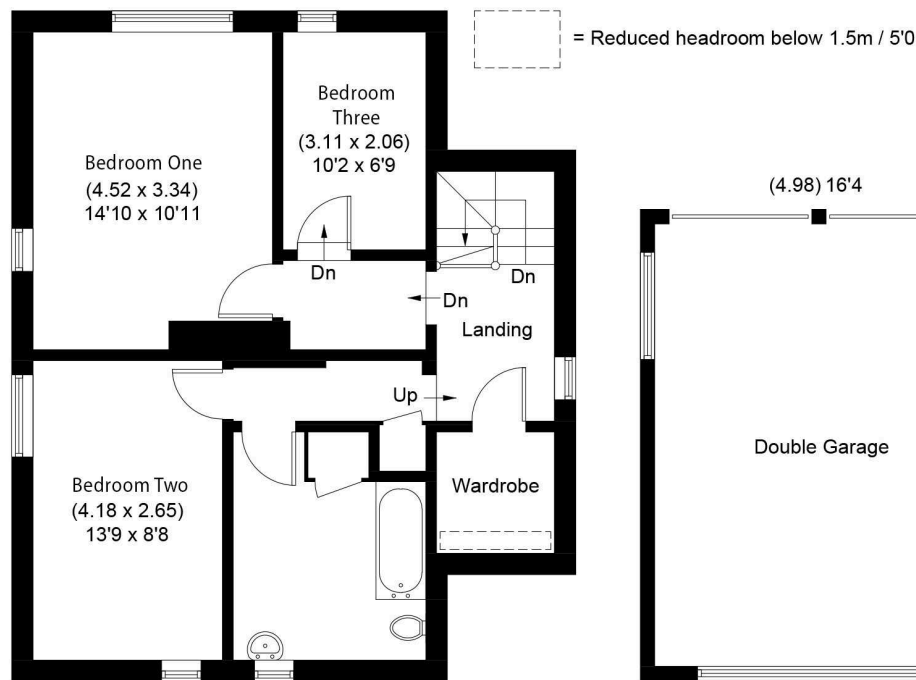


Ahimsa Cottage

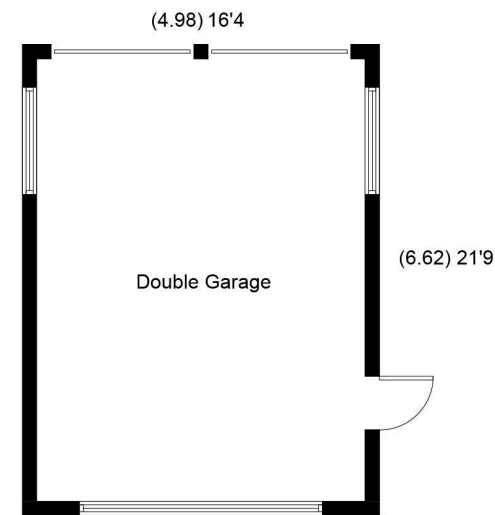
Approximate Gross Internal Area
 Ground Floor = 65.2 sq m / 702 sq ft
 First Floor = 58.0 sq m / 624 sq ft
 Double Garage = 28.5 sq m / 307 sq ft
 Total = 151.7 sq m / 1633 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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