



Allan Morris
estate agents

**Beacon Lodge, West Malvern Road,
Malvern, WR14 4DG**

 **MAYFAIR**
OFFICE GROUP

West Malvern Road, Malvern, WR14 4DG

An exceptional example of a beautifully reimagined period residence, finished to an impressive standard and occupying a truly enviable position on the western slopes of the Malvern Hills. The property enjoys extensive landscaped gardens rising above the house, commanding spectacular far-reaching views across Herefordshire and beyond. Formerly the headmaster's residence when part of Hillside School, dating back to the mid-1800s, this impressive detached home seamlessly blends period charm with thoughtfully considered contemporary enhancements, creating an elegant and versatile family home of character and appeal. The beautifully presented accommodation comprises: an inviting entrance hallway, sitting room, study/snug, dining room, a superb breakfast kitchen featuring a striking glazed atrium roof, together with a downstairs WC and a spacious boot room/utility room. To the first floor, there is a landing with a study area, four generous double bedrooms and two well-appointed bathrooms. Outside, the property is approached via gated access leading to a generous driveway providing ample off-road parking for several vehicles. The thoughtfully landscaped and tiered gardens feature a large greenhouse, ornamental planting, vegetable gardens and mature fruit trees, together with an elevated covered terrace enjoying breathtaking westerly views, with direct access to the hills and footpaths from the side garden gate. A detached brick-built outbuilding provides excellent ancillary accommodation. Early viewing is highly recommended to fully appreciate the exceptional quality, superb hillside setting and magnificent views offered by this outstanding home.

LOCATION

Beacon Lodge enjoys a secluded hillside position on the outskirts of the highly regarded village of West Malvern on the western slopes of the Malvern Hills. With easy access to open countryside and footpaths of the stunning Malvern Hills, including the Worcestershire way. The well served cultural and historic spa town of Great Malvern is just over two miles away. Here there is a comprehensive choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The larger village of Colwall (which also has an excellent range of amenities) is a similar distance away. The property is within easy striking distance of several schools in both the private and state sectors at secondary and primary levels. Transport communications are good. There are mainline railway stations in both Colwall and Great Malvern. Junction 7 of the M5 motorway south of Worcester is about ten miles and Junction 2 of the M50 south of Ledbury is a similar distance.

ENTRANCE HALL

An original front door opens into an entrance porch area which in turn leads into the welcoming entrance hallway, featuring useful cupboard and understairs storage, staircase to first floor, original parquet wood block flooring and doors leading to the principal reception rooms.



STUDY/SNUG 11'5" x 14'11" (3.49m x 4.56m)

A delightful reception space with double glazed bay window to the front aspect, additional side facing window, feature fireplace with marble surround and cast iron wood burner, wooden floor and fitted shelving.

SITTING ROOM 14'5" x 23'3" (4.40m x 7.09m)

A beautifully proportioned reception room enjoying a front-facing aspect through large double-glazed double doors with original fitted shutters, complemented by an additional side window. Features include a period-style fireplace with a marble surround and slate hearth, incorporating an elegant inset wood-burning stove, wooden flooring and a useful storage cupboard.

WC

Fitted with a low-level WC, wash hand basin, quarry tiled floor.

BREAKFAST KITCHEN 15'8" x 18'8" (4.80m x 5.70m)

Undoubtedly the centrepiece of the home, this stunning light-filled breakfast kitchen features an impressive atrium-style glazed roof together with double doors opening onto the side and dual aspect windows. Fitted with a contemporary range of base and wall

units incorporating glass fronted display cabinets, larder cupboards and pan drawers and extensive solid Quartz work surfaces, centred around a substantial island unit with breakfast bar seating. Ceramic Belfast style sink and mixer tap. Integrated appliances include twin Neff ovens, downdraft venting induction hob, two integrated dishwashers and space for a large double fridge freezer. Solid Oak herringbone wooden flooring, spot lighting and under cabinet lighting. Open to;

DINING ROOM 11'9" x 21'7" (3.60m x 6.59m)

A charming reception room with two side-facing double glazed sash windows, feature fireplace with brick-built surround, cast-iron wood-burning stove and continuation of the wooden flooring. Door leading to;

BOOT ROOM / UTILITY ROOM 11'10" x 15'2" (3.61m x 4.64m)

Fitted with substantial additional storage units and cabinets, granite worktops with ceramic Belfast style sink, together with space and plumbing for washing machine, tumble dryer and further appliances. Quarry tile flooring. Side-facing windows and external side door. Original 'back' staircase and handrail rising to the first floor.

FIRST FLOOR - LANDING

A spacious landing area with side and rear-facing windows, wooden spindle balustrade and useful study area with space for desk and seating. Panelling to the lower walls and doors opening to;

BEDROOM ONE 14'4" x 13'8" (4.37m x 4.18m)

A generous principal bedroom enjoying fine views from dual aspect front and side-facing double glazed windows and featuring a period fireplace. Door to;

EN-SUITE / FAMILY BATHROOM 11'6" x 13'1" (3.52m x 3.99m)

Beautifully appointed with side-facing double glazed window, accessed both from the principal bedroom and landing if required in a Jack and Jill style. Comprising a double-ended clawfoot bath, large walk-in shower with rainfall shower fitting, low-level WC, period style vanity wash basin and heated towel rail. Tiled walls and flooring with underfloor heating.

BEDROOM TWO 11'5" x 11'10" (3.49m x 3.63m)

A spacious double bedroom with front-facing double glazed window enjoying attractive views and cupboard.

BEDROOM THREE 11'10" x 13'3" (3.61m x 4.04m)

Double bedroom with front and side-facing double glazed windows.

BATHROOM TWO 11'10" x 5'10" (3.61m x 1.79m)

Fitted with a large walk-in double shower, low-level WC, wash hand basin, heated towel rail, illuminated/backlit heated mirror and side-facing double glazed window. Also accessed from Bedroom Four.

BEDROOM FOUR 8'10" x 15'7" (2.71m x 4.76m)

Accessed via the second bathroom and also from the secondary (back) staircase leading from the utility room, creating an ideal guest or independent bedroom space. Side facing double glazed window. Fitted cupboard.

OUTSIDE

The property is approached via a gated driveway providing extensive off-road parking for approximately six to seven vehicles. The front garden is predominantly laid to lawn with mature hedging providing an excellent degree of privacy. Steps rise to the front entrance and a generous paved terrace enjoying a wonderful westerly aspect, ideal for afternoon and evening sunshine. There is also a delightful timber, period style greenhouse.

The gardens extend beautifully to the side of the property and are extensively landscaped with mature planting, ornamental fish pond, well-stocked shrub and flowering borders, all enclosed by attractive brick walling. The gardens are overlooked by a covered terrace adjoining the detached pool house outbuilding. The area was formerly a swimming pool dating back to when the house was a school, the pool house the original changing rooms that over look the pond and provide the perfect covered space to enjoy the views,

Pathways continue through the gardens to the second and third tiers. The middle tier has been thoughtfully arranged as a productive vegetable garden with raised planters, gravel pathways, box hedging, and attractive brick retaining walls.

Steps ascend again to the upper garden, laid mainly to lawn with established orchard trees including apples, pears, plums, damson and quince, with hedgerow boundaries. From this elevated position there are truly outstanding panoramic views across the surrounding countryside towards Herefordshire. A covered terrace positioned above the garden store, complete with pergola structure and cast-iron railings, provides a spectacular setting for outdoor dining, entertaining and enjoying sunsets.

POOL HOUSE OUTBUILDING

The detached brick-built outbuilding has been converted into a two-storey ancillary accommodation. On the first floor is a sitting room area and bedroom, with the ground floor configured as an entrance, wc and store room, with power and light and has scope for further development, subject to planning.

DIRECTIONS

From the Allan Morris Office in Great Malvern turn right across Belle Vue Terrace and onto the Wells Road. Proceed for a short distance and take the first right onto the Wyche Road. Follow the road uphill and pass through the Wyche cutting. Take the second right immediately after passing through the cutting onto West Malvern Road. Continue for some distance, past Royal Well Court and the West of England Quarry Malvern Hills Trust car park and Beacon Lodge can be found shortly after on the right hand side as indicated by the Allan Morris 'For Sale' board. For further information or to arrange a viewing please contact us on 01684 561411 or email malvern@allan-morris.co.uk.

what3words

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ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

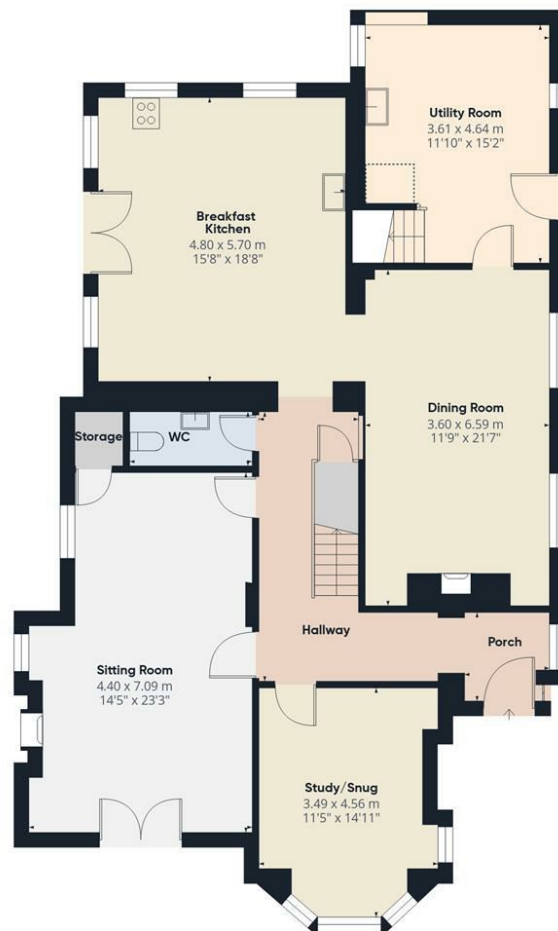
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

GUIDE PRICE - £1,150,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

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Approximate total area⁽¹⁾

277.8 m²
2989 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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