



**Allan Morris** Greyroofs 20, Peachfield Road, Malvern,  
estate agents WR14 4AP



**MAYFAIR**  
OFFICE GROUP

# Peachfield Road, Malvern, WR14 4AP

Built in 1909 and designed by famous Malvern Architect Troyte Griffiths, Greyroofs is an impressive eight bedroom Edwardian home set in a mature south facing plot of 0.85 acres with stunning views to the rear. Situated overlooking Peachfield Common, the property has previously been two separate dwellings and so offers excellent potential for multi-generational living or for continued use as a single family dwelling. The versatile accommodation includes five reception rooms, two bathrooms, up to three kitchens and a number of additional rooms ideal for home working in the outbuilding. The private front gardens are accessed via a gated driveway with access to a double garage and workshop, carport and coach garage. The large south facing rear gardens include a large full width sun terrace at the level of the reception rooms, formal lawns and a small orchard to the rear. Offering over 4500 square feet of living accommodation, a range of outbuildings, a glorious 0.85 acre south facing plot, this is a rare chance to purchase one of Malvern's finest original homes.



## **ENTRANCE PORCH**

Access via a double glazed door from the driveway with double glazed windows to three sides, light, tiled floor with door mat recess, obscure glass door with matching windows to side and over leading to:

## **ENTRANCE HALL**

Double height hall to the top floor with high level front aspect double glazed window, radiator, stairs to first floor with understairs storage cupboard, wood plank flooring, glazed double doors to sitting room, glazed door to dining room, double doors to further entrance hall.

## **SITTING ROOM**

Light and airy two aspect sitting room with tall double glazed windows to the rear and side and double glazed doors overlooking and leading to a spacious paved seating and entertaining area with views over the garden to the Severn valley in the distance, picture rail, feature fireplace with inset flame gas fire and marble back and half dado rail, radiator, continued wood plank flooring.

## **DINING ROOM**

Dual aspect dining room with side aspect window and rear aspect glazed double doors leading to the rear garden patio, feature fireplace with marble hearth, glass display shelving, built-in glazed crockery cupboard with shelving, school style radiator continued wood plank flooring, door to:

## **KITCHEN**

Side aspect window, fitted kitchen comprising of a matching range of floor and wall mounted wooden units and a marble effect work surface, one and a 1/2 bowl sink unit with mixer tap over, range style cooker with six hobs two ovens and matching extractor over, part tiled walls, tiled floor, school style radiator, glazed door to side passage, door to:

## **UTILITY/PANTRY**

Fantastic obscure glass windows, range of fitted storage units and worktop space, plumbing for washing machine, space for further appliances, wall mounted Worcester gas fired boiler, shelving continued tiled floor.

## **SECOND ENTRANCE PORCH**

Access via a glazed door from the driveway with glazed windows to either side, tiled floor, obscure glass glazed door to:

## **ENTRANCE HALL**

Two radiators, continued wood plank flooring, staircase to first floor with front aspect leaded glass glazed windows and first floor height double doors lead back through to the other entrance hall, allowing the house to be used as one or separated as required, glazed door to dining room, door to kitchen, door to:

## **CLOAKROOM**

Front aspect octagonal obscure glass window, extractor, radiator, white suite comprising: corner wash hand basin, push flush WC, radiator.

## **DINING ROOM**

Rear aspect glazed bay window closed door to rear garden patio, coving, discrete fireplace with library shelving and storage cupboards to both recesses, two radiators, wood plank flooring, double doors to:

## **SITTING ROOM**

Rear aspect curved bay window overlooking the garden, coving, picture rail, floor mounted wood burner on slate hearth, three school style radiators.

## **KITCHEN**

Side aspect window, fitted kitchen comprising of a range of floor and wall mounted cream units and a stone effect work surface, one and a half bowl sink unit with mixer tap over, space and plumbing for dishwasher, space for further appliances, space for cooker radiator, tiled floor, door to garage, door to walk in pantry, front aspect window, wall mounted Worcester gas boiler shelving and tiled floor.

## **FIRST FLOOR LANDING**

Front aspect double glazed window overlooking the double height entrance hall school style radiator, stairs to second floor, double doors through to further landing, doors to:

### **MAIN BEDROOM**

Triple aspect with double glazed windows to the rear and each side aspects with views over the garden to the Seven Valley beyond, picture rail, range of fitted wardrobes, school style radiator, wood plank flooring, door to further bedroom/dressing room.

### **BEDROOM/DRESSING ROOM**

Rear aspect double glazed window with views over the gardens to the Severn Valley in the distance, picture rail, radiator continued wood plank flooring, additional door from the landing.

### **BEDROOM**

Front aspect double glazed bay window overlooking the driveway and views up to the Malvern Hills, picture rail, feature fireplace with living flame effect gas fire and marble back and hearth, wash hand basin with storage below, radiator.

### **BATHROOM**

Side aspect double glazed window, white suite comprising of a walk-in shower with rainfall and body showers, pedestal wash hand basin and storage cabinet with mirror over, push flush WC, heated chrome towel rail, radiator, tiled walls and floor.

### **LANDING**

Front aspect leaded glass windows overlooking the driveway, access to roof space, picture rail, doors to:

### **BEDROOM**

Rear aspect double glazed window with views over the garden to the Severn Valley beyond, picture rail, radiator, range of built-in wardrobes, shelving and storage cabinets.

### **BEDROOM**

Rear aspect double glazed window with views over the garden and the Malvern Hills to the side, picture rail, wide range of fitted wardrobes and storage cupboards with drawers and hanging rails inside, radiator.

### **BEDROOM**

Dual aspect with front and side aspect double glazed windows, coving, range of fitted storage cabinets and shelving, radiator.

### **BATHROOM**

Front aspect double glazed window, extractor, refitted white suite comprising: large walk-in shower with rainfall and body showers, pedestal wash hand basin, WC, radiator, part tiled walls and tiled floor.

### **SECOND FLOOR LANDING**

Access to roof space, radiator, doors to:

### **BEDROOM/SITTING ROOM**

Rear aspect double glazed window with outstanding panoramic views over the garden to Bredon Hill and the Severn Valley, open fireplace with potential for wood burner, radiator.

### **KITCHEN**

Fantastic high level windows with views of the Malvern Hills, fitted kitchen comprising: a full range of floor and wall mounted light blue units and a dark granite work surface, stainless steel one and a half bowl sink unit, integral Bosch dishwasher, space for hob, space for oven, wood plank effect flooring.

### **BEDROOM**

Side aspect double glazed window, views over the Severn Valley, built in eaves storage, built in wardrobes, radiator, door to:

### **PREVIOUS ENSUITE**

Previously a full en-suite, side aspect double glazed window, extractor fan, for shower space for toilet space for wash hand basin fully tiled walls, tiled floor, heated chrome towel rail.

### **BEDROOM**

Side aspect window, radiator, large walk-in eaves wardrobe, further eaves storage.

### **FRONT GARDEN**

The property is accessed via double wooden gates from Peachfield Road which open to a tarmac driveway which leads to a spacious parking area with turning circle, mature flower, mature tree and shrub borders between the house and road offering a high degree of privacy, double gates to the rear courtyard and main garage.

### **ATTACHED WORKSHOP AND GARAGE**

Access from the driveway by roller shutter door, front aspect or side aspect window overlooking the driveway, rear aspect window and double glazed door to rear garden, sink unit with storage below, provides useful garaging workshop space, potential for conversion for home officing or independent workplace if required.

### **MAIN GARAGE**

Double gates from the drive open to a tall carport and covered area, tall double wooden doors open to the main garage, window to rear providing natural light, mechanics engine pit, independently accessed storage below.

### **UTILITY BLOCK**

Accessed from the a door from the driveway which opens to a covered area giving access to the kitchen, there is a large room formally the coal house which is currently used as a store room with a separate gardeners WC, to the side with window light and WC and a further room beyond that used as a small store.

### **CHAUFFEURS FLAT**

Accessed from the inner courtyard, front aspect window, wall mounted valiant boiler door, stairs to a former chauffeur's bedroom with side and rear aspect windows. The building offers excellent potential to provide further accommodation, a small annex or excellent independently accessed homeworking space.

### **REAR GARDEN**

The property sits in a large south facing landscaped garden with a wide range of mature planting trees and shrubs, initially accessed from both sitting rooms is a spacious level paved patio providing a large seating and entertaining space to look and enjoy the views over the garden, steps lead down from both patios to level lawns currently separated by a mature hedge but could easily be split easily be returned to one. From the side of the property a wide path has a gentle slope to the rear area of the garden which had previously been a small orchard but it's now slightly overgrown and in need of some tending,

### **DIRECTIONS**

From the office proceed along the Wells Road in the direction of Ledbury. Go past Peachfield Common on your left and turn sharp left just after the Railway Pub into Peachfield Road. Greyroofs can be found on the right hand side just after The Poplars. To arrange a viewing or with any queries please call the office on 01684 561411 or email malvern@allan-morris.co.uk

Postcode WR14 4AP

What Three Words - spell.spits.riches

### **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.

**ASKING PRICE - £1,250,000**



Approximate total area<sup>(1)</sup>  
491.1 m<sup>2</sup>

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

GIRAFFE360

### EPC

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	

### Material Information Report



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