



**Allan Morris**  
estate agents

**Pack Horse Cottage, The Purlieu, Malvern,  
WR14 4DJ**

 **MAYFAIR**  
OFFICE GROUP



# The Purlieu, Malvern, WR14 4DJ

A rare opportunity to purchase a detached three bedroom cottage with nearly three acres of gardens in a sought after location on the Western slopes of the Malvern Hills. The property is situated in a quiet position in the Malvern Hills Area of Outstanding Natural Beauty, with the land around it being managed by Malvern Hills Trust. The versatile and characterful accommodation comprises: entrance porch, hallway, sitting room with wood burner, dining room, conservatory, office, kitchen, utility, rear hall, cloakroom, three bedrooms, main bathroom. Further benefits include; central heating with recent new boiler, recently updated electrics, new roof (2021), two single garages, workshop, and 2.8 acres of well stocked gardens and grounds with stock proof fencing to boundaries. Nestled in a delightful location on the Western slopes on the hills, Pack Horse Cottage would benefit from some modernisation, so an early viewing is a must to appreciate the location and potential of the home on offer.



## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an Area of Outstanding Natural Beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

## PORCH

Rear facing glazed porch.

## HALLWAY

Oak style door, original staircase to first floor.

## STUDY 9'5" x 7'4" (2.89m x 2.24m)

Dual aspect with front and side facing windows.

## SITTING ROOM 15'1" x 11'9" (4.60m x 3.60m)

Double glazed front facing window, rear facing double door open to the Conservatory. Feature beams, large recessed fireplace with inset cast Iron wood burner and stone hearth, radiator, telephone and broadband point.

## CONSERVATORY 12'6" x 8'5" (3.82m x 2.58m)

Conservatory is of wooden construction with double doors opening to the garden.

## DINING ROOM 15'0" x 11'1" (4.58m x 3.40m)

Dual aspect front and rear facing window, feature open fireplace with stone hearth, exposed beams and timbers, radiator.

### REAR HALLWAY

Oak stable door opens to garden, radiator, original staircase leads to the first floor with under stairs cupboard, quarry tiled floor, wooden latched door to:

### KITCHEN 9'5" x 7'4" (2.89m x 2.26m)

Rear facing window, range of basic fitted kitchen units, sink and drainer unit, electric cooker point, space for other appliances, radiator, continued quarry tile floor, door and step down to:

### UTILITY/WASH ROOM 8'10" x 8'4" (2.71m x 2.56m)

Dual aspect with front and rear facing Oak stable doors, side facing window, sink and drainer unit, space and plumbing for washing machine and other appliances, door and step down to:

### WC

Side facing window, low level WC, wash basin, electric heated towel rail, tiled floor.

### FIRST FLOOR - LANDING

Front facing windows, original wooden spindle bannister.

### BEDROOM ONE 13'10" x 14'11" (4.24m x 4.56m)

Dual aspect front and rear facing window, two radiators, television point, built in wardrobes.

### BEDROOM THREE 9'6" x 7'4" (2.90m x 2.25m)

Rear facing window, radiator, built in storage.

### INNER LANDING 13'2" x 4'10" (4.03m x 1.48m )

Rear facing window, large storage cupboard with sliding door, radiator.

### BEDROOM TWO 12'5" x 9'5" (3.79m x 2.89m)

Rear facing window, built in wardrobe and airing cupboard, radiator.

### SECOND LANDING

Rear facing window, wooden spindle bannister, wooden latch doors to:

### SHOWER ROOM 9'4" x 7'5" (2.87m x 2.28m)

Side facing window, double shower cubicle, low level WC, wash basin, radiator, wooden floor boards, extractor fan.

### OUTBUILDINGS

The property has a pair of single garages with metal up and over doors. Attached to the garages is a stone built workshop, with power connected.

### OUTSIDE

The property sits in an idyllic spot on the Western slopes of the Malvern Hills and occupies a plot of around 2.8 acres. With maintained gardens

surrounding the cottage itself, the rest of the plot is a hillside paddock with mature trees and natural planting, with a gated access point to the top end from The Purlieu and next to the house. Enclosed by stock fencing and with a variety of specimen trees, natural and wild planting, all enjoying a peaceful and secluded situation.

### FURTHER 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.

SERVICES: Mains electricity, water are connected. Central heating is oil fired. Drainage is private. 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: E

ENERGY PERFORMANCE RATINGS: Current: F25 Potential: A98

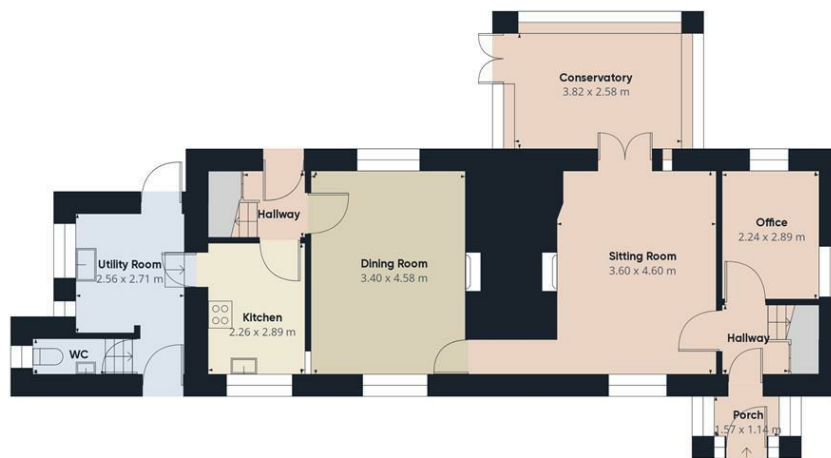
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

### DIRECTIONS

From the Allan Morris office on Great Malvern proceed across Belle Vue Terrace and onto the Wells Road. Drive for a short distance and take the first right hand turn onto the Wyche Road. Follow the road uphill, passing through the Wyche Cutting, bearing right into West Malvern Road. After a short distance, take the left turn into The Purlieu. This is an unmade road that you follow downhill, bearing left, right and left again and the property can be found on the left hand side. The property will be indicated by the For Sale notice. Please pull in front the garage if viewing the property. For more details or to book a viewing, please call the Malvern office on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

### ASKING PRICE

£700,000



Floor 0 Building 1



Floor 1 Building 1

Allan Morris

Approximate total area<sup>®</sup>  
132.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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