



**Allan Morris**  
estate agents

**Bluebell Cottage, Dragons Lane, Leigh Sinton,  
Malvern, WR13 5EB**

 **MAYFAIR**  
OFFICE GROUP

# Dragons Lane, Malvern, WR13 5EB

Nestled in a quiet rural location between Malvern and Leigh Sinton, this stunning unlisted detached cottage offers a unique blend of period character and modern comfort. With four spacious bedrooms and three inviting reception rooms, this beautifully refurbished property is perfect for families and those seeking a peaceful retreat. The serene location provides a perfect escape from the hustle and bustle of everyday life, while still being conveniently close to local amenities.

Inside, the cottage has been considerably refurbished for comfort and relaxation, featuring modern features like double glazing and central heating that blend seamlessly with its traditional character including exposed beams and inglenook fireplaces. The cottage has its own private part walled personal gardens, with summer house and evening deck.

Alongside this glorious home is a thoughtfully created glamping retreat consisting of a shepherds hut, three Scandinavian style glamping pods, a kitchen and shower block set among 3.5 acres of managed woodland and clearing areas providing excellent potential for a variety of uses.

A rare chance to own a wonderful characterful home, in a stunning woodland setting, with a variety of multi use options, a chance not to be missed.

## **BLUEBELL COTTAGE**

### **CANOPY PORCH**

Oak framed canopy porch, outside courtesy light, double glazed door to:

### **BOOT ROOM/UTILITY 6'2" x 7'0" (1.9m x 2.15m)**

Two ceiling light points, exposed beams and brick work, coat rails, school style radiator, space and plumbing for washing machine and further appliances with storage cupboard to side under wood block surface, wall mounted Worcester boiler, tiled floor, step to doorway to:

### **BREAKFAST KITCHEN 12'4" x 11'8" (3.77m x 3.58m)**

Twin rear aspect double glazed windows and double glazed double doors leading to the rear garden patio, ceiling light point, exposed beams, bespoke cottage style painted wooden kitchen comprising of a range of floor and wall mounted units under a grey granite work top with matching central island and breakfast bar, twin bowl Belfast style sink with chef style mixer tap over and drainage grooves to side, Rangemaster five hob range style cooker in former Inglenook fireplace with extractor over, integral dishwasher, wood plank effect flooring, cottage style latched door to:

### **DINING ROOM 12'4" x 11'5" (3.78m x 3.48m)**

Rear aspect double glazed windows overlooking the gardens, exposed beams, two wall light points, school style radiator, stairs to first floor with understairs storage cupboard, oak flooring, open to rear hall, doorway to:

### **SNUG 12'5" x 10'10" (3.79m x 3.32m)**

Rear aspect double glazed windows, exposed beams, recessed ceiling downlighters, school style radiator, stairs to the first floor with understairs storage cupboard, oak flooring, latched door to, rear entrance, sliding oak door to:

### **SITTING ROOM 12'5" x 14'5" (3.80m x 4.41m)**

Rear aspect double glazed windows overlooking the garden and double glazed double doors opening to rear garden patio, exposed beams, feature exposed brick inglenook fireplace with Clearview wood burner and wood store to the side, three wall light points, school style radiator, oak flooring.



### **REAR ENTRANCE 6'2" x 7'10" (1.89m x 2.39m)**

Front aspect double glazed window, double glazed velux roof light overlooking fields, double glazed door to side path, ceiling light point, wood effect flooring, cottage style latched door to bathroom, open to:

### **STUDY 6'0" x 12'7" (1.84m x 3.86m)**

Twin rear aspect double glazed windows overlooking fields, twin rear aspect double glazed velux roof lights, recessed ceiling downlighters, exposed beams, radiator, wood effect flooring.

### **BATHROOM 6'2" x 9'3" (1.9m x 2.83m)**

Rear aspect double glazed window, recessed ceiling downlighters, extractor, 'Sanitan' period suite comprising: claw foot slipper bath with mixer taps and shower over, pedestal wash hand basin, high flush WC, heated chrome towel rail and radiator, tiled floor.

### **REAR HALL**

Recessed ceiling downlighters, doors to pantry with room for appliance and shelving over, cottage style latched door to:

### **WET ROOM 4'11" x 8'9" (1.51m x 2.67m)**

Fully tiled contemporary wet room with rear aspect double glazed windows, walk-in shower with rainfall and body showers, floating wash hand basin with mirror recess to and light over, hidden cistern push flush WC, heated chrome towel rail and radiator combo, Travertine tiled walls and floor.

### **LANDING ONE**

Ceiling light point over stairs, recessed ceiling downlighter, built-in double landing cupboard, cottage style latched doors to:

### **BEDROOM ONE 12'7" x 12'0" (3.85m x 3.67m)**

Dual aspect with rear and side facing double glazed windows, exposed beams, ceiling light point, exposed elm floorboards.

### **BEDROOM THREE 9'2" x 7'8" (2.81m x 2.36m)**

Rear aspect double glazed window, ceiling light point, exposed beams, alcove with storage, cottage style latched doors to:

### **ENSUITE CLOAKROOM**

Wall light point, extractor, wash hand basin with tiled back, push flush WC, wood plank effect vinyl flooring.

### **LANDING TWO**

Ceiling light point over stairs, cottage style latched doors to:

### **BEDROOM TWO 12'7" x 12'6" (3.86m x 3.82m)**

Dual aspect with rear and side double glazed windows, ceiling light point, exposed beams, radiator.

### **BEDROOM FOUR 12'9" x 7'8" (3.91m x 2.36m)**

Rear aspect double glazed window, ceiling light point, exposed beams, bespoke built-in double store cupboard.

### **CLOAKROOM**

Ceiling light point, extractor, wash hand basin with tiled back, push flush WC, wood plank effect vinyl flooring.

### **SAUNA ROOM/STORE 6'9" x 7'9" (2.06m x 2.37m)**

Rear aspect double glazed windows, accessed via a stable door from the garden, wall light point, wooden panels to walls, originally designed as a sauna, would need the heater to be reinstated.

### **STORE 4'11" x 4'5" (1.51m x 1.37m)**

Externally accessed via a latched door from the garden, ideal for storage, used by owner for freezers.

### **SUMMER HOUSE 11'6" x 11'8" (3.53m x 3.57m)**

Octagonal timber summer house currently used as an occasional bedroom, single glazed windows to four sides, single glazed double doors giving access from the main house lawn, ceiling light point, wall mounted electric light, wall mounted electric heater and power points, wood laminate floor.

### **PERSONAL GARDEN**

Accessed from Dragons Lane via a pull in driveway leading to two wooden gates which open to a very spacious stone chipped driveway and parking area for numerous cars. A five bar gate give access to the rear driveway and further parking areas, pedestrian five bar gate gives access to the property. Bluebell Cottage itself sits in a mature cottage style gardens overlooking the lane and the fields to the West side, paths leads to front, rear and side. Going past an external log store a path leading to the rear of the property opens to a wide paved area with plenty of space for outside table and chairs and dining, with steps leading up to a part walled private garden with ornamental pond and large deck overlooking with a range of mature trees, cottage style trees, shrubs and flower beds making this part of the garden incredibly personal, step leads up from the garden to the summerhouse and then paths continue from the garden to the glamping area meandering through the mature woodland. There is a second area of garden to the south side of the property with it's own vehicle access on to Dragons lane giving access onto the glamping site.

### **GLAMPING**

Surrounding the retreat and accessed from its own entrance from the main driveway a further drive opens to further parking areas for guests and visitors. Enchanting woodland paths with timed lighting lead to the Shepards Hut, kitchen and shower block, and then open to the meadow with the three Scandinavian style glamping pods overlooking a large nature pond, fire pit, arc wooden shaped seating and large all weather gazebo.

### **SHEPHERDS HUT 6'1" x 11'6" (1.87m x 3.53m)**

Bespoke shepherds hut positioned within the woodland providing a very private space with its own south facing balustraded deck with space for table and chairs to sit out and enjoy the birdsong, external lighting, stable door gives access to the shepherds hut with double glazed windows to side and rear, wood burner, wall mounted electric heater, bench seating and table which converts to double bed, wall light point, power points, wood plank flooring.

### **GLAMPING PODS 7'10" x 11'8" (2.39m x 3.56m)**

Three timber glamping pods each with their own south facing deck and wood chip seating area to the side, covered entrance area with carriage light, twin double glazed doors opening to the wooden framed room with rear aspect double glazed window, ceiling light point, power points, wall mounted electric heater.

Three glamping pods are called:

Conker cabin  
Sleepy Hollow  
The Burrow

### **BESPOKE KITCHEN AND SHOWER BLOCK**

Decked outside seating area, covered entrance, wooden latched doors open to:

### **Kitchenette 5'10" x 9'6" (1.79m x 2.92m)**

Double glazed windows to rear and side aspect, recessed ceiling downlighters, floor mounted storage units with sink and mixer taps over and space for fridge freezer to side, space for further appliances, radiator, wooden door to:

### **Shower Room 6'2" x 3'4" (1.88m x 1.04m)**

Twin rear aspect double glazed window, recessed ceiling downlighters, extractor, wash hand basin with towel rail below, WC, additional hand basin, walk-in slate tiled shower cubicle, heated chrome towel rail, wood effect flooring.

### **Shower Room 6'2" x 3'7" (1.90m x 1.11m)**

Accessed from the covered entrance area, rear aspect obscure double glazed window, recessed ceiling downlighters, wash hand basin, WC, walk-in slate tiled shower cubicle, heated chrome towel rail, wood plank effect flooring.

### **BESPOKE TIMBER FRAMED GAZEBO**

Lighting, blinds to side, power points, provides sheltered all year round seating looking back over the glamping meadow, firepit and pond.

### **DIRECTIONS**

From our office in Great Malvern proceed into the village of Leigh Sinton. At the T junction in the village turn left onto the Hereford Road and continue through the village. Dragons Lane is the first turn on the left after the village. Continue for a short distance along the lane and Bluebell Cottage is on the left hand side.

What Three Words: rental.playfully.vocals

### **ADDITIONAL INFORMATION**

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

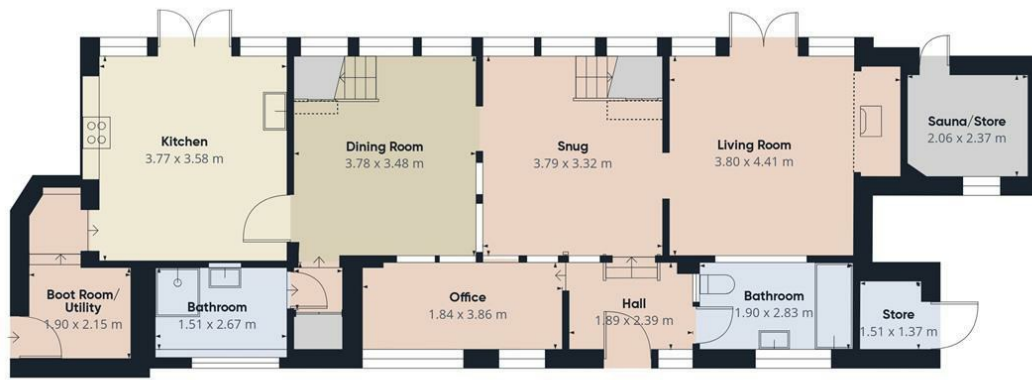
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity and water are connected. Central heating is via LPG. A new private drainage system was installed in 2021. 16 Solar Panels that feed into the grid. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

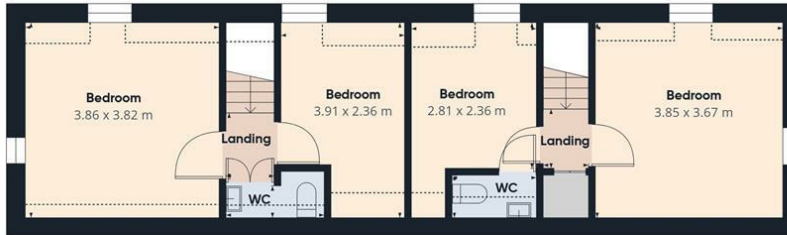
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

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.

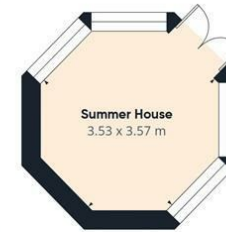
**ASKING PRICE - £900,000**



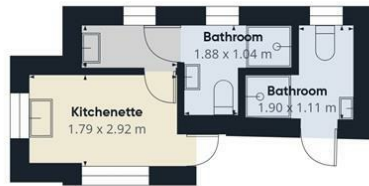
Ground Floor Building 1



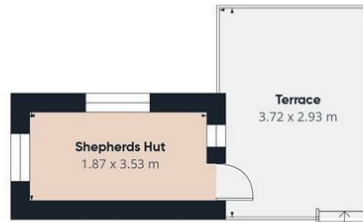
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

**Approximate total area<sup>m</sup>**

179.9 m<sup>2</sup>

**Balconies and terraces**

11.1 m<sup>2</sup>

**Reduced headroom**

10.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 1.5 m

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

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**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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