

Allan Morris
estate agents

**Malvern Surgeries, 64 Worcester Road,
Malvern, WR14 4AB**

MAYFAIR
OFFICE GROUP

64 Worcester Road, Malvern, WR14 4AB



A substantial Grade II listed, detached, three storey Georgian home with planning permission in place for conversion to full residential use. The property which extends to over 2250 square feet currently has two floors used as a commercial surgery with a separate lower ground floor self contained apartment. The permission allows for the commercial element to be converted back to a single residential dwelling with no external works required. The proposed works are designed to conserve and enhance the character of the listed building and to provide accommodation comprising of: hall, front to back living room, dining kitchen, snug/breakfast room, utility and cloakroom, main bedroom with en-suite, two further bedrooms and a main bathroom. The separate, independently accessed apartment has a large lounge/diner, kitchen, double bedroom, bathroom and vaulted cellar rooms. The apartment could be reincorporated into the rest of the house (stpp). The property also has a driveway providing three parking spaces with potential for more, a long private rear garden, and panoramic views over the Severn Valley. A rare opportunity to purchase a large detached property within the Conservation Area with commercial or residential uses as required.

PLANNING PERMISSION
Planning permission is in place under reference M/25/01154/FUL to allow the change of use of the building to form one dwelling house at ground and first floor and separate flat at lower ground floor. This planning gives the chance for a thoughtful and sensitive conversion of the listed building back to full residential use. It respects the architectural integrity of the property, reverses intrusive modifications for commercial uses, and reinstates original design features where possible. There are no external alterations, and all works are designed to conserve and enhance the character of the listed building and the setting within the wider Great Malvern Conservation Area.

CANOPY PORCH
With carriage lighting to either side, ornate main door with arched picture window over to;

ENTRANCE HALL
Dual aspect with front-facing sash window and rear-facing sash window, two ceiling light points, coving, picture rail, radiator, stairs to first floor, secure door to steps to apartment, doors to:

OFFICE/LIVING ROOM
Dual aspect with front-facing sash window with additional secondary glazing and rear facing sash window with panoramic views over the southern valley and to Bredon Hill, two ceiling light points, deep coving, picture rail, two radiators, wood plank effect flooring, currently with a partially glazed screen to provide a reception area and office space.

TREATMENT ROOM/DINING KITCHEN
Rear aspect sash window with panoramic views over the seven valley to Bredon Hill, lowered false ceiling with recessed ceiling downlighters, wide range of fitted floor and wall mounted storage units and a stone effect worktop, two stainless steel circular sink units with mixer taps over, radiator, wood plank effect flooring, built-in storage cupboard with shelving, blocked off door to further treatment room.

TREATMENT ROOM/UTILITY AND CLOAKROOM
Front aspect sash window, ceiling light point, ornate coving, radiator, wash hand basin with mixer tap over, wood plank flooring, radiator. Push flash WC and second wash hand basin in the side corner unit in a corner petitioned room. with sliding door

TREATMENT ROOM/SNUG
Rear aspect sash window with panoramic views over the Severn valley and to Bredon Hill, ceiling light point, ornate coving, range of floor and wall mounted storage units and a stone effect worktop, stainless steel circular sink unit with mixer tap over, radiator, wood laminate flooring, blocked door through to main treatment room.

FIRST FLOOR LANDING
Twin front aspect sash windows, three ceiling light points with ornate ceiling roses, ornate coving, radiator, doors to:

TREATMENT ROOM/BEDROOM
Front aspect window, ceiling light point, coving, two fitted double wardrobes and storage cupboards with hanging rails, shelving, radiator, wood laminate flooring, door to:

STORE/ENSUITE
Rear aspect window with panoramic views over the Severn Valley to Bredon Hill, ceiling light point, coving, radiator, continued wood laminate flooring.

BEDROOM
Rear aspect sash window, panoramic views over the Severn valley and to Bredon Hill, light points, wide range of fitted bedroom furniture to include wardrobes with hanging rails, shelving and storage cupboards over, over bed storage cupboards, radiator, wood laminate flooring.

TREATMENT ROOM/BEDROOM
Rear aspect sash window with panoramic views over the Severn Valley, ceiling light point, coving, wash hand-basin with mixer taps over and storage drawers and cupboard below, radiator, wood plank effect flooring.

SHOWER ROOM/FAMILY BATHROOM
Front aspect window, ceiling light point, access to roof space, coving, corner shower unit with Myra shower and sliding doors, wash hand basin with mixer tap over and tile splashback, radiator, wood plank effect flooring.

CLOAKROOM/STUDY
Rear aspect obscure glass window, ceiling light point wash hand basin with mixer tab over push flush WC radiator, wood plank effect flooring.

APARTMENT

LANDING
Accessed internally via a secure door from the hall. Rear aspect sash window, wall light point, stairs down to:

LOUNGE DINER
Independently accessed by a leaded glass front door with arch picture window over from the rear garden. Rear aspect sash window with views over garden and Severn Valley, ceiling light point, coving, feature marble fire surround, range of bespoke wooden floor mounted storage cabinets, two points, two radiators, wood plank effect flooring, double doors to storage area, doors to:

HALL
Ceiling light point, coving, radiator, wood plank flooring, doors to:

KITCHEN
Rear aspect sash window with views over the gardens, ceiling light point, coving, fitted kitchen comprising: matching range of floor and wall mounted marble effect kitchen units and a dark stone effect worktop, one and a half bowl single drainer sink unit with mixer tap over, integral stainless steel gas hob with stainless steel extractor over and ovens below, integral Siemens dishwasher, space for tall fridge freezer, tile effect flooring, arch to bedroom, vertical radiator.

UTILITY CUPBOARD
Ceiling light point, space and plumbing for automatic washing machine with work surface over and space for condensing tumble dryer, tile effect flooring.

BEDROOM
Rear aspect sash window, views over garden, two ceiling light points, coving, picture rail, bespoke built-in wooden storage cupboards and wardrobes with hanging rail and storage cupboards over, radiator wood plank flooring

BATHROOM
Front aspect window, recessed ceiling downlighters, extractor fan, fully tiled walls, white suite comprising: p-shaped bath with shower over and curved screen to side, wash hand-basin with storage cupboards below and mixer tap over, Push flush WC, heated chrome towel rail, tiled floor.

VAULTED CELLAR
Vaulted cellar with power and light separated into three roughly equal rooms, with the final room being separated into two, ceiling light points, power points, tiled floor, potential for storage and further uses as required.

FRONT GARDEN
Low maintenance front garden mostly given over to provide three parking spaces accessed via a wide gateway from the Worcester Road, a pedestrian gate leads to a path to the front door and to the side of the parking is a small garden with a large mature Acer in a raised bed.

REAR GARDEN
Long rear garden, accessed from the apartment or via a pedestrian gate via the to the side of the property. Initial paved terrace with raised flower and shrub beds to the side with the views over the rest of the garden to the Severn valley and Bredon Hill in the distance, brick and paved steps lead through an arch to a lawn which continues to the rear of the garden with flower and shrub bed to the side, brick built garden store, additional store to the side of the property, to the very rear of the garden is a covered and balustraded deck providing a secret retreat at the bottom of the garden.

DIRECTIONS
From Great Malvern, follow the Worcester Road north towards Malvern Link. Follow the road for a short distance and Malvern Surgeries can be found on the right hand side just before the turning to Bank Street. Please call the office on 01684 561411 for further information or to book a viewing.

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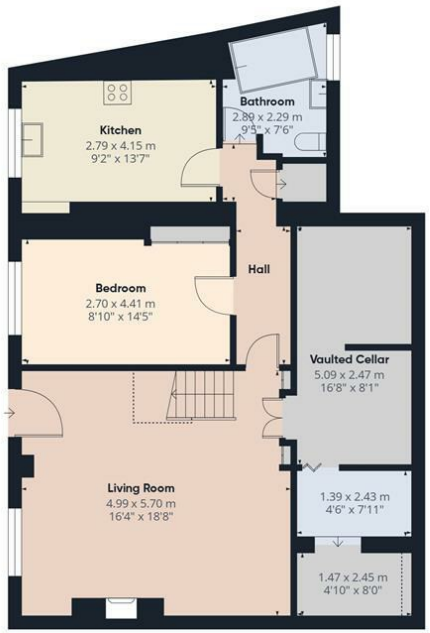
ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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.

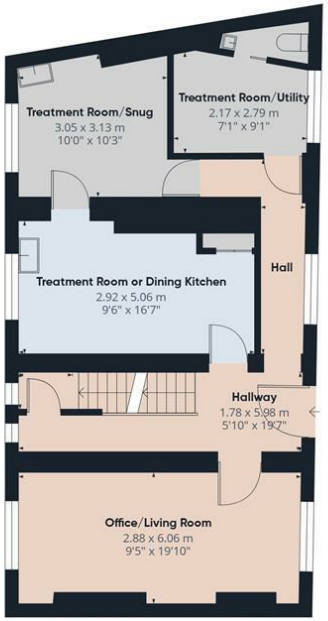
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

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.

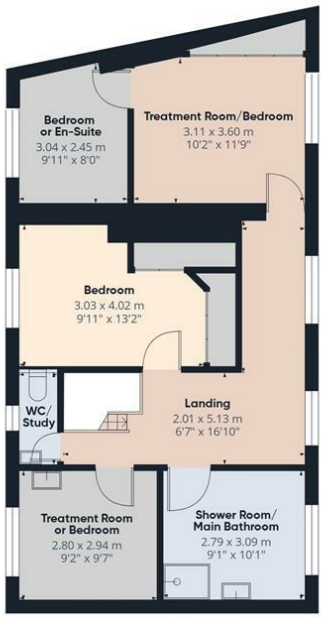
ASKING PRICE - £625,000



Ground Floor



Floor 1



Floor 2



Approximate total area(1)

208.9 m²

2251 ft²

Reduced headroom

1.7 m²

18 ft²

(1) Excluding balconies and terraces

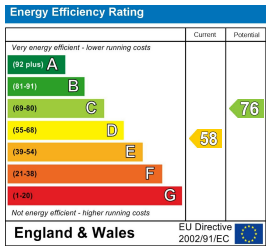
Reduced headroom

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.

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EPC



Material Information Report

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