Philip Laney & Jolly



12 Stocks Lane, Malvern, WR13 5AZ

Guide Price £850,000

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Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Philip Laney & Jolly Worcestershire are delighted to present this exceptional detached family home, beautifully positioned on Stocks Lane in the highly sought-after and picturesque area of Newland, Malvern. Occupying a generous plot of approximately one acre, this impressive and highly versatile property offers an enviable combination of space, comfort, and countryside living. Ideally suited to families, equestrian enthusiasts, or those seeking a peaceful rural lifestyle, the property benefits from a stable block and extensive gardens, all carefully maintained to provide the perfect balance of practicality and modern living.

The home has been thoughtfully extended and enhanced to create a superb open-plan living space to the rear, centred around a charming wood-burning stove and seamlessly connecting with the garden through large windows and doors that flood the room with natural light. The well-proportioned accommodation comprises four spacious bedrooms, providing comfortable and private retreats, together with three well-appointed bathrooms, including stylish en-suite facilities.

The kitchen is fitted with a comprehensive range of quality units and integrated appliances, while the generous living and dining areas create an inviting environment for both everyday family life and entertaining. A separate utility room further enhances the property's practicality.

Outside, the beautifully landscaped rear gardens are a true highlight, featuring extensive lawns, mature trees and well-established planting that create a peaceful and private setting. A superb garden room with power and lighting provides a versatile space ideal for a home office, studio, gym, or simply somewhere to relax and enjoy the surrounding views throughout the year.

The stable block offers excellent versatility for equestrian use, hobbies, or additional storage, with further potential for adaptation subject to the necessary consents.

To the front, a substantial driveway provides ample off-road pa

Driveway
Stone driveway leading up to the front of the property. Intercom system for the electric sliding gate. Single Garage. Two wall light points either side of the front door. Patio tiling at the foot of the front door.

Entrance Hallway
Obscure double glazed front door with obscure double glazed windows to either side. Five ceiling spotlights throughout the hallway. Radiator. Karndean flooring. Doors off to:

Bathroom
Chrome heated towel rail. Obscure double glazed window to side aspect. Eight ceiling spotlights. Double glazed skylight window. Wall light point. Vanity unit. Tiled surround jacuzzi style bath with hand held shower head. Tiled walls. Stone textured vinyl flooring. Low level WC.

Dining Room
Karndean flooring continued from hallway. Twelve ceiling spot lights. Radiator. Double glazed French doors to side aspect with built in blinds. Stairs leading to main bedroom.

Utility Room
Matching wall and base units housing Valent combination boiler. Space and plumbing for washing machine and tumble dryer. Sink and drainer. Tiled splashback. Composite stable door. Four ceiling light points. Double glazed window to side aspect. Radiator.

Wet Room
Chrome heated towel rail. Floating sink. way chrome mixer shower. Ceiling spot light. Low level WC. Extractor fan.























Kitchen
Open plan kitchen-dining. Matching wall and base units with wooden countertops. Space for fridge-freezer and wine fridge. Integrated dishwasher, double Neff ovens and double Neff grills one with microwave abilities. Induction hob with extractor fan in the middle integrated into the island with breakfast bar. Built in spotlights at the base of the cupboard units. Sink and drainer with a hot water tap. Tiled splashback. Two vertical radiators. Double glazed windows and foldable doors to rear aspect. Large thermal glass skylight.

Living Room
Radiator. Double glazed folding doors to rear aspect. Exposed wooden beams with four lighting points. Two wall light points. Ceiling light point. Large fireplace with exposed brick and wooden beam detailing housing log burner. Folding wooden doors leading back into dining room.

Main bedroom
Wooden staircase with glass handrailing leading up to the main bedroom. Two double glazed Velux windows to side aspect. Double glazed window to front aspect. Nine ceiling spotlights. Built in wardrobe.

En-Suite
Walk-in mixer shower with extractor fan above. Two ceiling spotlights. His and hers floating sinks. Double glazed Velux window to rear aspect. Chrome heated towel rail. Low level WC.

Bedroom 2
Radiator. Ceiling light point. Double glazed windows to front aspect. Double glazed window to side aspect. Built in wardrobe.

Bedroom 3
Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom 4
Two storage cupboards. Ceiling light point. Radiator. Double glazed window to side unit. Hardwood flooring.

Rear Garden
Tiled patio seating rea with jacuzzi. Stone with decorative tile pathway to each side of the property. Three wall light points on the rear of the property with electrical point. Decorative pathway leading to secondary patioed seating area. Planted boarders. Vegetable patch. Hedge enclosed. Remainder of the garden laid to lawn.

Garden Room
Double glazed bi folding doors and windows. Equipped with power and lighting. Wood surround decking. Patio walkway leading to:

Stables
Separate fenced off stable/paddock area. Leading to:

Extended rear garden
Enclosed by wooden fencing. Treehouse.

Garage
Power and electric. Main lights and security light along with security camera.

WR13 Area Summary
Location: Located in the sought-after WR13 area near Great Malvern, the property is close to local shops, cafés and everyday amenities, with further facilities available in Malvern town centre.

Transport: Excellent transport links include nearby Great Malvern and Colwall train stations, along with road access to Worcester, Hereford and the M5 motorway.

Area: WR13 is known for its scenic setting at the foot of the Malvern Hills, offering a peaceful environment with outstanding countryside and walking routes.

COUNCIL TAX MHDC
We understand the council tax band presently to be : D
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

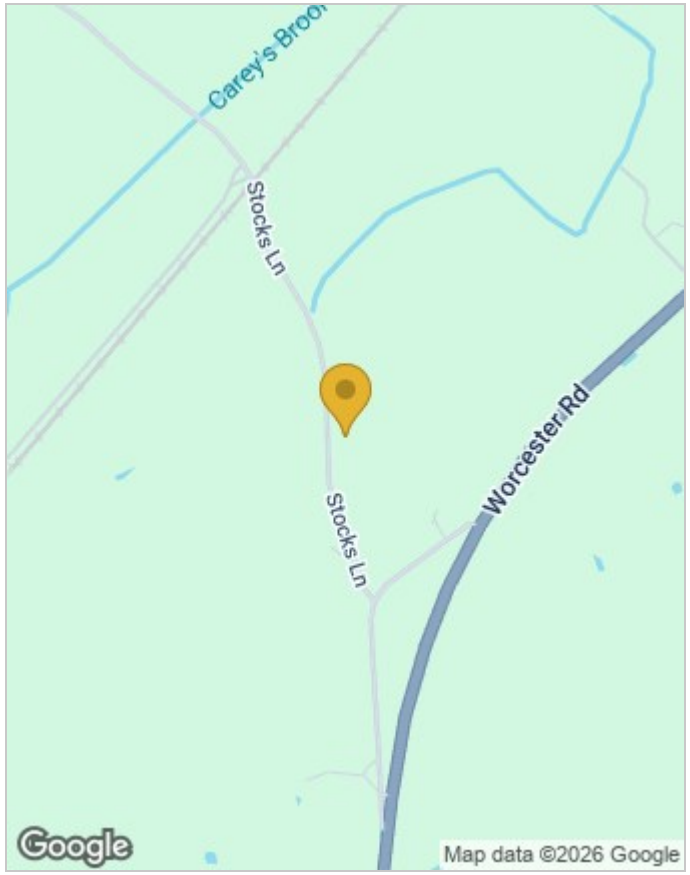
Financial Services - Malvern
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

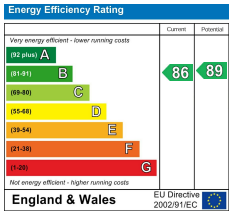
Floorplan - Malvern
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell? Malvern
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services - Malvern
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.







Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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