

Philip Laney & Jolly

Swan Cottage , Worcester, WR6 5HY

Guide Price £450,000

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Philip Laney & Jolly Worcestershire are delighted to market Swan Cottage. Nestled in the charming village of Alfrick, Worcester, Swan Cottage is a remarkable detached period house that beautifully marries traditional character with modern comforts. This fully renovated and refurbished property boasts a wealth of features designed for contemporary living while retaining its historical charm.

Upon entering, you are welcomed by a canopy porch that leads into a spacious reception hall. The open plan lounge and dining area is a highlight, featuring an inglenook style fireplace complete with a wood burner, perfect for cosy evenings. The well-equipped kitchen and breakfast room is a culinary delight, fitted with integrated appliances including a fridge and freezer, hob, double oven, dishwasher, and washing machine, making it ideal for both everyday meals and entertaining guests.

Swan Cottage offers three generously sized bedrooms, including a principal suite with an en suite shower room, ensuring privacy and comfort. A separate family bathroom, equipped with both a bath and shower, caters to the needs of the household. The first floor has fitted carpets, adding a touch of warmth and elegance.

Outside, the property features a thoughtfully designed low maintenance landscaped garden with a recently fitted decked area, perfect for enjoying the outdoors without the hassle of extensive upkeep. A wide gravelled driveway provides ample off-road parking for several vehicles, complemented by a large double detached garage, enhancing the practicality of this delightful home.

Swan Cottage stands as a stylish and comfortable residence in a highly desirable setting, making it an excellent choice for those seeking a blend of modern living and period charm in the heart of Worcestershire.

EPC: D Council Tax Band: D Tenure: Freehold

**Front/Porch**
Patio steps and walkway leading to front door. Ceiling light point. Solid oak front door with feature obscure window opening to:

**Entrance Hall**
Ceiling spotlights. Stairs to first floor. Built in storage cupboard. Double glazed window to rear aspect. Underfloor heating throughout the whole of the ground floor. Doors off to:

**Downstairs WC**
Low level WC. Vanity wash hand basin. Ceiling spotlights.

**Living Room**
Fireplace with brick surround and oak beam housing a wood burning stove. Double glazed windows to front and side aspects. Double glazed doors opening to the rear garden. CLP.

**Kitchen/Dining Room**
Matching wall and base units. Integrated porcelain sink with swan neck mixer tap over, dishwasher, fridge-freezer, washing machine, double oven with four-ring induction hob. Ceiling spotlights. Double glazed windows to front and side aspects and double glazed doors leading to rear garden. Additional cupboards housing underfloor heating pipework, LPG central heating boiler and fuse box.

**Landing**
Double glazed window to the rear aspect. Ceiling light point. Doors off to:

**Bedroom 1**
Radiator. Ceiling light point. Two double glazed windows to the front aspect. Storage space. Access to:

**En-suite**
Double shower cubicle with tiled surround and screen. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Ceiling spotlights. Obscure double glazed window to the rear aspect.

**Bedroom 2**
Radiator. Double glazed window to front aspect. Ceiling light point.























**Bedroom 3**
Radiator. Ceiling light point. Two double glazed windows to front aspect.

**Main Bathroom**
Freestanding bath with mixer shower tap. Low level WC. Pedestal wash hand basin. Corner tiled shower cubicle. Chrome heated towel rail. Ceiling spotlights. Obscure double glazed window to the rear aspect.

**Outside**
The property is approached via a wide gravel driveway providing ample off-road parking. Leading to:

**Double Garage**
Equipped with bi-folding twin doors, windows, power and lighting.

**Garden**
Laid to lawn with raised decked area housing a hot tub. (Available with separate negotiation) External lighting. Outside tap. Electric point.

**Council Tax**
We understand the council tax band presently to be : D
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

**Financial Services**
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**
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?**
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**
Mains water and electricity are connected. Central heating is provided by way of an LPG system and drainage is to a private treatment plant located within the curtilage of the property and independent assessment and research is advised. . 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.

**Tenure**
We understand that the property is offered for sale Freehold.

**Verifying ID**
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

**Viewings**
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

**Broadband**
We understand currently Full Fibre broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

**Parking**
Parking for the property is a driveway providing ample off-road parking with gated access to a detached garage.

**Mobile Coverage**
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

EE-Variable outdoor
O2 - Good outdoor
Three - Variable outdoor
Vodafone - Good outdoor

**Agents Note**
Planning Consent
Planning consent has been granted for the construction of a 6 metre x 6 metre ground floor extension through permitted development rights.

There is also outline planning permission for a new detached dwelling at the land adjacent to Swan Cottage. The planning documents can be found on the Malvern Hills District Council website, application number M/22/01034/OUT.

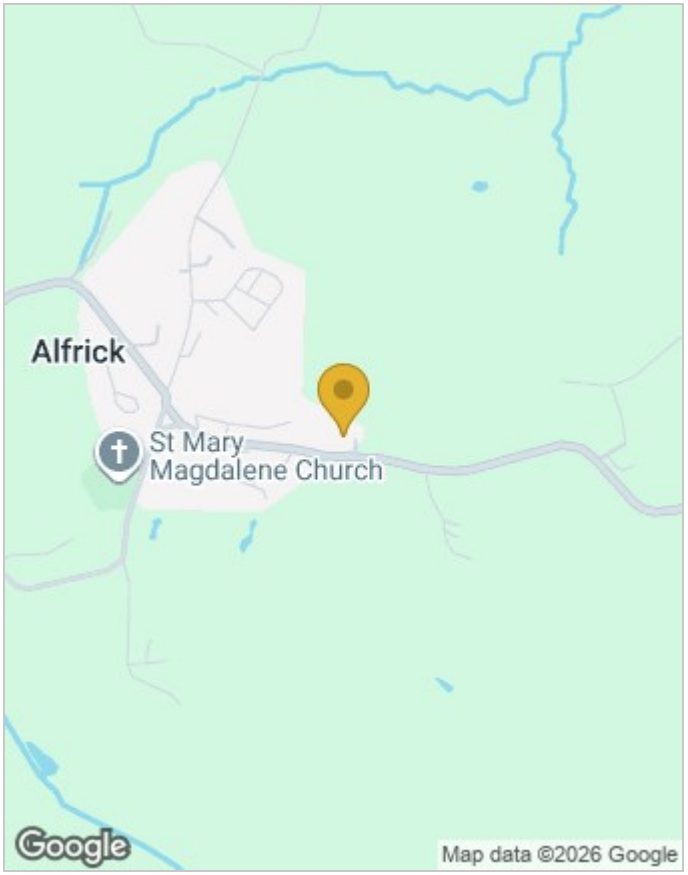
GROUND FLOOR

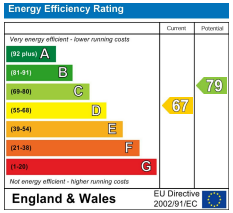
1ST FLOOR




Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## 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.

23 Worcester Road, Malvern, Worcestershire, WR14 4QY
Tel: 01684575100 | Email: office@pljmalvern.co.uk
https://www.pljworcester.co.uk/