

Philip Laney & Jolly

Rockburn House Como Road, Malvern, WR14 2TH

Guide Price £1,400,000

9 3 4 C

An exceptionally rare opportunity to acquire Rockburn House, a most unique and splendid grand residence set in the heart of Malvern, offering substantial accommodation and remarkable future potential.

This striking period home is approached with a sense of occasion, encircled by a charming moat that enhances both its privacy and architectural presence — a truly distinctive feature rarely found. A wonderful roof terrace crowns the property, enjoying elevated views across the town centre and providing an impressive setting for entertaining or relaxing.

The principal accommodation is both generous and versatile. The ground floor features two large reception rooms, ideal for formal entertaining and family living alike, together with a spacious kitchen diner forming the heart of the home and perfectly suited to modern lifestyles.

The property has already undergone significant improvements, with further works ongoing, creating a superb canvas for an incoming purchaser to complete and personalise to their own vision. The scale, flexibility and architectural presence present endless possibilities — whether as a magnificent private residence, multi-generational home, or an ambitious lifestyle project (subject to any necessary consents).

The main house provides six well-proportioned bedrooms arranged over the two upper floors, offering extensive family accommodation. At basement level, there is a self-contained apartment currently arranged with three bedrooms, a living room and a kitchen, ideal for extended family and guest accommodation.

To the side of the property lies further untapped potential, with accommodation arranged over four floors that could be enhanced and reconfigured to create additional reception rooms or independent living space.

To the rear, the former racquet building, presently utilised as a workshop, offers yet more exciting scope for conversion, subject to the appropriate planning permissions, making this an outstanding opportunity.

EPC: C

Entrance Porch
Double doors open to decorated William Morris papered wall and tiled floor with glazed door opening to the main hallway.

Hallway
Grand staircase with wooden floor. Stairs rise to first floor. Radiator. Wall panelling. Doors to ground floor rooms.

Living Room
Window to front aspect. Double glazed doors opening to the side aspect with floor to ceiling double glazed side panels. deep skirting boards feature Woodburner inset to fireplace and tiled hearth. Radiator and ceiling light point.

Dining Room
Sash window to side and rear aspect. Wooden floor. Ceiling light point and radiator.

Breakfast Room
Sash window to rear aspect. Ceiling light point, deep skirting and cornicing. Opening to

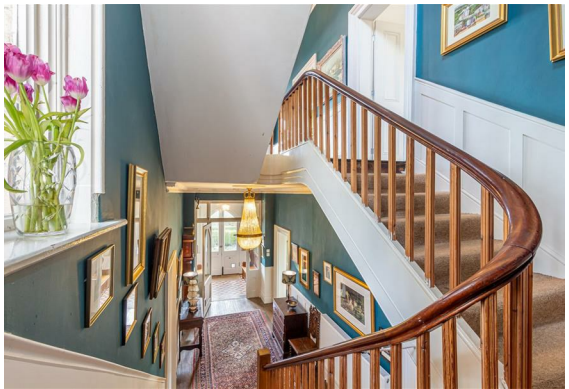
Kitchen
Double glazed sash window to front and side aspect. Matching modern wall and base units. Two Bosch ovens. Neff hob. Integrated fridge and dishwasher. Belfast sink. Wooden worksurfaces. Breakfast bar with built in storage. Ceiling light point. Wooden floor.























Lower Ground Floor Flat
Living Room with triple aspect. Two radiators. Tiled flooring. Ceiling light point.

Kitchen - Base units, worksurfaces over. Oven, hob. Tiled flooring. Two windows.

Bedroom 1 - Two double glazed windows to side aspect.

Shower Room - Shower cubicle. Low level WC. Wash hand basin. Tiled floor. Ceiling light point.

Laundry Room - Space and plumbing for washing machine.

Bedroom 2 - Double glazed window to the front aspect. Ceiling light point. Radiator. Tiled flooring.

Bedroom 3 - Skylight window. Radiator. Laminate flooring.

First Floor Landing
Feature double glazed bay sash windows. Radiator. Wooden floor.

Main Bedroom
Double glazed sash window to front aspect. Double glazed bay window to the side aspect. Feature stone fireplace. Built in storage units. Ceiling light point.

Bedroom Two
Double glazed windows to front and side aspects. Wooden floors. Radiator. Ceiling light point. Fireplace.

Bedroom Three
Double glazed window to front and side aspects. Radiator. Ceiling light point.

Bathroom
Double glazed window to rear aspect. Free standing bath with clawed feet. Low level WC. Double width walk in shower cubicle. Wash hand basin inset to dressing table with mixer tap. Ceiling light point. Wooden flooring.

Second Floor Landing
Feature Landing. Double glazed window to front aspect.

Bedroom Four
Double glazed window to the front and side aspect. Skylight window. Radiator.

Bedroom Five
Double glazed window to the front aspect. Radiator. Skylight.

Bedroom Six
Double glazed window to side and rear aspect. Radiator. Upper floor to roof terrace with stunning views of the town centre.

Bathroom
Double glazed window to the rear aspect. Free standing bath with clawed feet. Double width walk in shower cubicle. Low level WC. Heated towel rail. Basin inset to dressing table with mixer tap. Ceiling light point. Wooden floor.

COUNCIL TAX MHDC
We understand the council tax band presently to be : G
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
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.

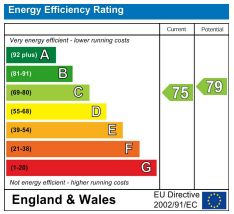
Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

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



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.
Made with Metropix ©2026





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/