Philip Laney & Jolly



Bramblewood Cottage Hereford Road, Malvern, WR13 5EL

Guide Price £600,000

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Philip Laney & Jolly Worcestershire are delighted to promote Bramblewood Cottage – an enchanting three bedroom detached home that benefits from a stunning annexe beautifully tucked away in the village of Storridge, Malvern. Blending timeless character with modern comfort, this unique residence sits within generous gardens and its very own small woodland – a truly serene haven for families and nature enthusiasts alike.

Step inside and you are greeted by a stylish, well appointed kitchen diner that forms the heart of the home, featuring a traditional Aga that brings both character and practicality, an inviting setting for family gatherings and everyday living, complemented by the convenience of a downstairs cloakroom. The warm and welcoming living room, centred around a charming wood-burning stove, creates the perfect setting for cosy evenings and vibrant entertaining. The thoughtfully extended ground floor includes a light filled additional reception room and conservatory, seamlessly flowing into the gardens beyond and creating an effortless connection between indoors and out.

Adding to the property's appeal is the impressive extended garage, currently operating as a successful Airbnb. This beautifully finished annexe offers flexible living space with a contemporary shower room and luxurious underfloor heating – a superb option for visiting guests or an additional income stream.

Upstairs, the home enjoys a modern and well proportioned bathroom alongside three comfortable bedrooms, providing both convenience and flexibility for modern living. Outside, ample driveway parking and a double garage complete the picture, ensuring space for family life and visiting friends.

Bramblewood Cottage is more than just a home – it is a rare opportunity to embrace village living, surrounded by natural beauty, with all the charm and practicality a family could wish for.

EPC: E Council Tax Band: F Tenure: Freehold

Entrance Porch
Glazed stable door. Double glazed windows. Tiled flooring. Wall light. Stable door opens to:

Kitchen
Double glazed window to front, side and rear aspect. Wall and base units with granite worktops over. Bosch dishwasher. Belfast sink. Space for American fridge-freezer. Four ring electric oven and hob. Aga. Ceiling spot lights. Tiled flooring.

Reception Hall
Composite front door. Single glazed light window. Stairs to first floor. Ceiling light point. Radiator. Understairs storage cupboard.

W C
Double glazed window to front aspect. Low level WC. Wash hand basin.

Utility cupboard. Space and plumbing for washing machine. Housing boiler. Chrome heated towel rail. Ceiling light point.

Living Room
Double glazed window to front and side aspect. Radiator. Wood burner stove with brick fireplace. Wall light. Steps to:

Further Reception Room
Double glazed windows to the garden. Light and spacious. Wall lights. Radiator. Double doors to the conservatory.

Conservatory
Double glazed patio doors. Laminate flooring.

Landing
Ceiling light point. Doors to all first floor rooms. Storage cupboard.

Bedroom 1
Double glazed window to side an rear aspect. Radiator. Ceiling light point.























Bedroom 2
Double glazed window to rear aspect. Built in storage cupboard. Radiator. Ceiling light point.

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

Bathroom
Obscure double glazed window to front aspect. Bath with shower over. Fully tiled walls and floor. Wash hand basin inset into vanity unit. Wall mounted mirror, chrome heated towel rail. Underfloor heating.

The Duckhouse / Bedroom Four
Converted garage, provides additional living/bedroom space currently used as an Airbnb. Living space. Double glazed windows to side and rear aspect. Engineered wood flooring. Ceiling light point. Underfloor heating. Shower room: Obscure double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Wash hand basin. Tiled walls and flooring. Chrome heated towel rail. Three ceiling spot lights.

Rear Garden
Extensive garden provides wonderful outdoor space. Initial gravelled seating area. Step down to extensive lawned area with decked seating area. Mature raised borders with shrubs and tress. Raised vegetable areas.
Additional woodland area an ideal sanctuary for children or nature enthusiasts.

Double Garage
Double width roller door with power and lighting.

Parking
Parking for the property is a gravelled parking area to the rear available for ample vehicles. There is also a electric charging point.

Council Tax
We understand the council tax band presently to be : F
Herefordshire Council
https://www.tax.service.gov.uk/check-council-tax-band/property/050b06bb-b113-936c-209d-1b28fe2a86c2
(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 FREE 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, oil, 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.

Verifying ID - Malvern
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 - Malvern
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.

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- Good outdoor
Vodafone- Good outdoor

Broadband
We understand currently Fibre to the Cabinet Broadband is available to order at this property.

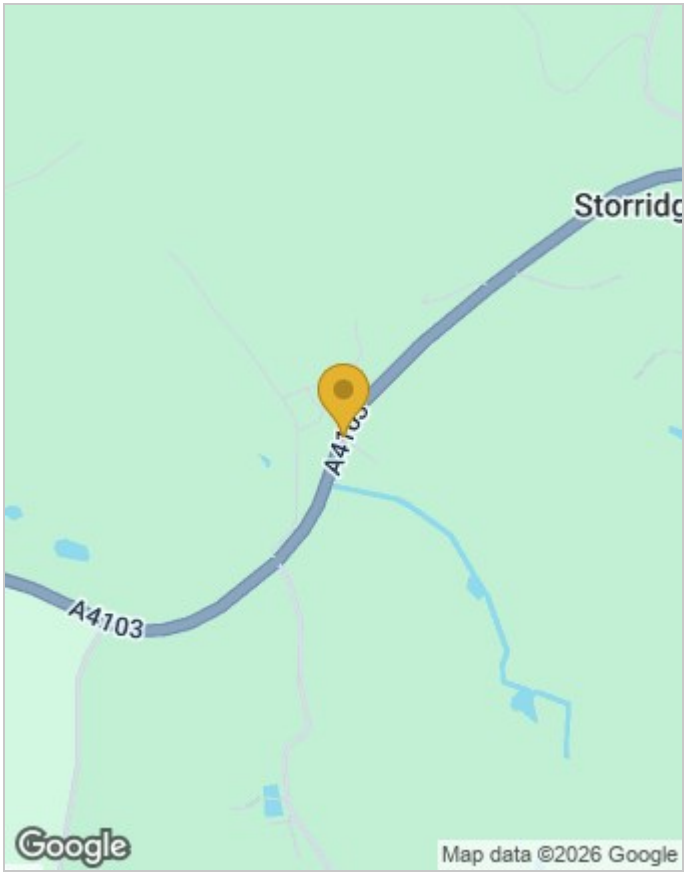
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

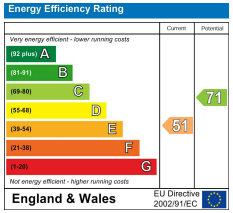
https://www.openreach.com/fibre-checker



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/