



**Allan Morris**  
estate agents

**Holywell Chapel, Holywell Road, Malvern,  
WR14 4LE**

 **MAYFAIR**  
OFFICE GROUP



# Holywell Road, Malvern, WR14 4LE

This contemporary conversion of a hillside Chapel and detached studio is situated on one of the most elevated positions on the Malvern Hills with spectacular views across the Severn Valley to the Cotwolds. Possibly the finest high altitude residence in Worcestershire. This radical rebuilding of the derelict former Chapel and school music room was carried out by Elevate Design and Build of Henley-in-Arden in 2013 and was the last phase of the neighbouring Wells House where Elgar taught music. The design work of Worcester architects Boughton Butler has delivered an extraordinarily versatile property with five bedrooms and three bathrooms within the two parts providing a variety of options for its owners. The conversion has been carried out in a sympathetic fashion which retains not only the original character but also delivers additional modern contemporary features. The original timber structure and roof trusses have been left exposed. The ground floor of The Chapel features an open plan living space incorporating the kitchen, by 'Kensington Kitchens' of Hagley, through to the open plan lounge and dining area. This main living space is open to the apex and benefits from underfloor heating and central log burner. The entire east elevation of the original building has been replaced with bi-folding glazed doors providing spectacular views and natural light. The separate annex is currently a five star Air B'n'B let and has provided a fantastic income to the current owners. No onward chain.

## HISTORY

Wells House was built in 1748 as a coaching inn and later converted to a small hotel for visitors enjoying the pure Malvern spring water which is still bottled just around the corner at the Holy Well. The building was later converted in the 20th century and used as a private boarding school until 1991. Edward Elgar taught music and played the Chapel organ for many years. The history alone makes the Chapel one of the most unique properties to come to the market in Malvern in recent years.

## LOCATION

The Chapel's grounds adjoin the Malvern Hills having a direct boundary with the Conservators land, accessed via a personal gate directly to the bridleway, cycle and footpath networks. Heading south you will reach the Iron Age British Camp hillfort, and North takes you to the Wyche Cutting and onto Great Malvern.

There is a good range of traditional and high street shops, cafes and restaurants in Malvern from the fabulous independents such as Iapetus Gallery and the renowned Waitrose. Other major centres such as Cheltenham and Worcester are within a short drive.

Commuters are well catered for with access to the national motorway network via the M5 and M50 nearby. Great Malvern railway station provides links to Birmingham (just over an hour), London Paddington (3 hours), Worcester, Hereford, and Oxford. Birmingham Airport and Bristol Airport are around an hour's drive away in either direction.



THE WELLS HOUSE. THE CHAPEL.

## THE CHAPEL

### PORCH

Vaulted porch with light and power points, decorative tiled floor, hardwood double doors open to;

### ENTRANCE

Opens to Kitchen area, Door to;

### SHOWER ROOM 8'0" x 5'4" (2.46m x 1.64m )

Contemporary and high end finish to this luxury 'Porcelanosa' bathroom, walk in double shower with folding glass screen and stone effect tiling surround, wall mounted 'floating' wash basin with chrome fittings and storage drawer space underneath, Low level WC, fully tiled stone effect walls and wood effect waterproof floor, heated towel rail, extractor and electric shaver points, spot lighting, wall mounted gas boiler serving hot water and central heating.

### KITCHEN AREA

Open plan to living space, large full height glass door to the terrace with outstanding view. Bespoke contemporary kitchen by 'Kensington Kitchens' of Hagley with range of storage facilities and a black granite work top, inset stainless steel sink and mixer tap, matching breakfast bar. Range of integrated appliances includes 'Siemens' electric double oven, microwave/grill and plate warmer, 'Siemens' electric induction hob with slimline stainless steel extractor over. Also integrated are pop up power points, a fridge freezer

and a variety of pan drawers and other storage. Adjacent to the kitchen is a deep storage cupboard housing utility and electrical services.

#### **LIVING AREA 23'11" x 20'3" (7.31m x 6.18m)**

A truly stunning vaulted living space with fully opening, full height bi-folding door that open the full width of the room and onto a large glass surround deck, exposing the most impressive views across the Severn Valley. Focal point of feature contemporary raised wood burner is a focal point complimenting the full height vaulted ceiling and exposed timbers and the wooden flooring. Also with space for formal dining or open plan entertaining. The property is fully equipped with multi media connection, built in sound system, satellite and television points. First floor bedrooms are accessed via independent staircases at either end of the room, with oak door to the master suite on the ground floor.

#### **MASTER BEDROOM 15'0" x 13'6" (4.58m x 4.14m )**

Full height and width windows continue and include double doors opening to terrace and take in the fantastic views, media and television points, spotlighting, fitted wardrobes, a utility cupboard housing washing machine, door to;

#### **MASTER EN-SUITE 11'5" x 4'9" (3.48m x 1.47m )**

Luxury 'Porcelanosa' en-suite bathroom with double shower with sliding door, contemporary stone effect tiling, low level WC with concealed system, twin wash basins with storage drawer space below, heated towel rail, ceiling spot lighting, electric shaver points, extractor fan.

#### **BEDROOM TWO 15'1" x 13'2" (4.61m x 4.03m )**

First floor bedroom via independent staircase, vaulted ceiling with Velux windows to the front and rear aspect all with fitted blackout blinds and fine views to the front. Side facing feature window, part frosted for privacy, satellite and media connection, radiator, fitted wardrobes, spotlighting.

#### **BEDROOM THREE 13'3" x 11'9" (4.06m x 3.60m )**

First floor bedroom via independent staircase, vaulted ceiling with Velux windows to the front and rear aspect all with fitted blackout blinds and fine views to the front. Side facing feature window, satellite and media connection, radiator, fitted wardrobes; spotlighting.

#### **OUTSIDE**

Situated in a plot of approx 0.8 acres. The Chapel is approached by a private driveway providing ample parking. The professionally landscaped hillside gardens have established woodland that surrounds the property give a feeling of seclusion, with a path to the rear with private gate giving direct access to the Malvern Hills, for walking and cycling. Steps lead down to further gardens and to the Studio. The property also benefits externally from a CCTV security system.

#### **THE STUDIO**

Porch over front door of this contemporary design annex to the main house.

#### **LIVING ACCOMMODATION 28'5" x 15'8" (8.68m x 4.80m )**

Open plan and modern space with outstanding vistas to the east and the Severn Valley. Mirroring the main house, the space has full height and width bi-fold doors bringing the outside terrace space into use and to take advantage of the view. There are also full height window to either end of the property. Fitted kitchen area with range of white units, work top with inset sink, integrated electric oven, hob and extractor hood over, integrated refrigerator. Three radiators, television points, oak doors to;

#### **BEDROOM ONE 3.42m x 2.93m**

Full height side facing window, radiator, fitted wardrobes, spotlighting.

#### **BEDROOM TWO 3.30m x 2.94m**

Side facing window, radiator, wall mounted gas boiler serving heating and hot water, spotlighting.

#### **BATHROOM 2.76m x 1.66m**

Contemporary fitted bathroom with stone effect tiles, corner shower, low level WC, wash basin, heated towel rail, extractor fan, spotlighting.

#### **DIRECTIONS**

From the Allan Morris office in Great Malvern turn right and continue along Belle Vue Terrace and then onto the Wells Road. Follow the road in the direction of Ledbury and take a right handfork into Holywell Road, sign posted The Cottage In The Wood. Follow the road uphill for a short distance, passing the turning to The Cottage in the Wood on the right hand side and then immediately after Wells House turn sharp right through the gateway for The Chapel.

#### **SCHOOLS**

Local private schools include The Elms and The Downs for primary pupils, and Malvern St. James and Malvern College for secondary and beyond. Malvern Wells and The Wyche Church of England are two local primary schools plus The Chase High School in Barnards Green.

#### **OTHER 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: G

ENERGY PERFORMANCE RATINGS: Current: C73 Potential: C73

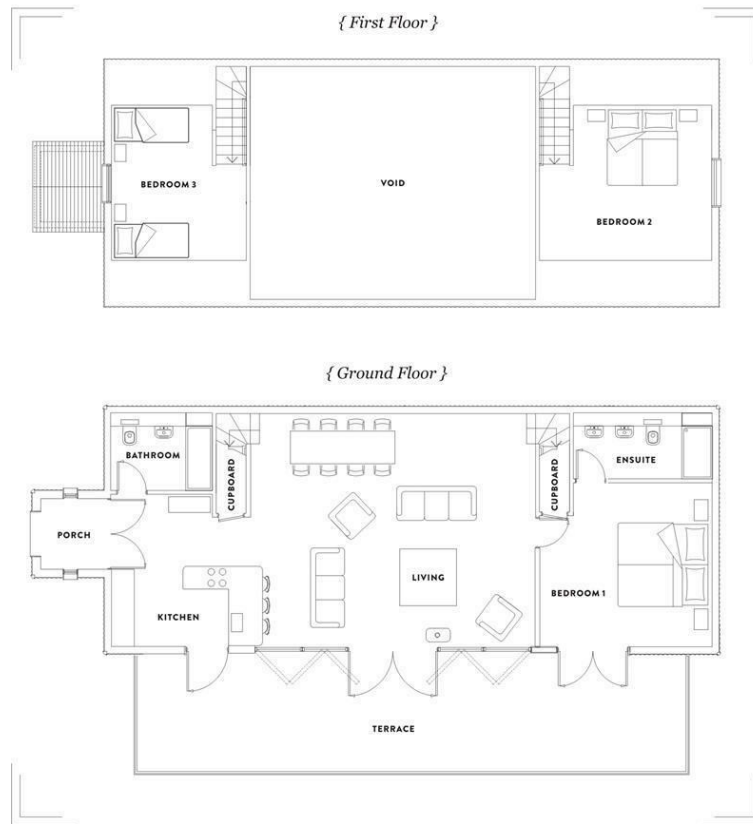
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

AGENTS NOTE - please be aware the photos were taken prior to the owners commencing their move out of the property.

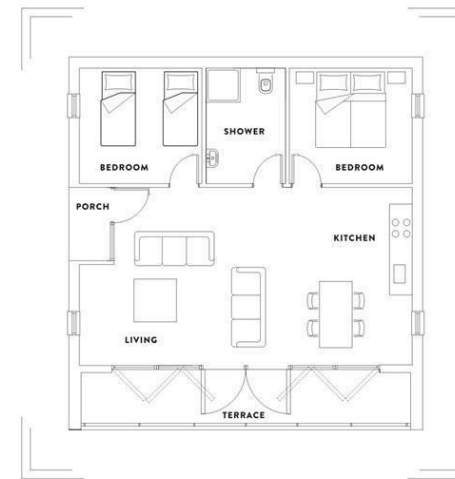
**ASKING PRICE: £1,200,000**

# FLOOR PLANS

## THE CHAPEL



## THE STUDIO



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