

THE MODERN HOUSE



West Malvern, Worcestershire
Sold

Westminster Bank

This incredible four-bedroom home on Westminster Bank occupies an exceptional elevated position in the heart of the Malvern Hills, with superlative views across Worcestershire's finest Area of Outstanding Natural Beauty. The original 18th-century cottage was the subject of an extensive renovation, pairing the original architectural features with modern touches and increasing the internal living area to a little under 3,000 sqft over two storeys. The expansive and beautifully landscaped gardens and terraces extend almost two acres, set against the beautiful backdrop of the surrounding countryside.

The Tour

Located high on the hillside, the house is set back from a quiet country lane by a private gated driveway, with a double, two-storey garage positioned to one side. Several entrance points punctuate the rich patina of the front façade, leading through to a series of beautifully light free-flowing living spaces arranged in a predominantly open plan.

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Bi-folding glass doors create a seamless visual connection between the inside and outside, opening the primary living space to the gardens during warmer months. Exposed timber beams cross-hatch the pitch of the roofline, and a central log-burning stove creates a natural focal point. A study is set within the split-level easterly wing, where a utility space is also interconnected.

Characterised by clean lines of bespoke joinery, the kitchen is well-equipped for cooking and entertaining, with a generous provision of pantry storage and a large Aga. The dining room adjoins the kitchen and the westerly wing of the house, where two further reception rooms open onto a large decked terrace.

Ascending the central timber staircase, three of the four bedrooms are positioned to one side, each beautifully proportioned and all with timber flooring. The main bedroom suite occupies the extended upper section, a naturally peaceful and quiet space, with a trio of full-height glass panels inviting an excellent quality of natural light and framing the breathtaking backdrop.

Outdoor Space

The south-westerly gardens have been beautifully landscaped, with pathways weaving through a series of tiered lawns, herbaceous borders and densely planted banks. Several raised beds provide space for growing vegetables, fruit trees and flowers, and the decked upper terraces optimise the far-reaching views. Additionally, there is a large pocket of mature woodland on the upper rear boundary. Two reception rooms open onto decked terraces, the perfect spot for summer lunches or an evening sundowner.

The Area

Westminster Bank is exceptionally well placed for access to the Malvern Hills and their panoramic views, with a hiking path up to the top of the hills directly from the house. There are exceptional trails along the Malvern ridge from British Camp, a magnificent Iron Age hill, across Wyche Cutting and down into the town of Great Malvern. On a clear day, views stretch across the Herefordshire Hills and the rugged Black Mountains. The Malvern hills are full of springs, well-known historically for the Victorians' pilgrimage for natural spas and cures, and Malvern water is still freely available for anyone to collect.

Great Malvern is a 20-minute walk through the Malvern hills from the house. Set on the eastern flanks of the Worcestershire Beacon and North Hill, the town centre has a good selection of cafes, restaurants and independent shopping, as well as the Malvern Theatres, an excellent theatre and cinema complex. The charming market town of Ledbury, characterised by its wealth of historic black-and-white timber buildings, is 20 minutes by car and has a good selection of independent restaurants, cafes, butchers and shops.

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The area is well-known for excellent schooling options. Rail connections are also very good, with the stations at Great Malvern and Malvern easily reached, providing direct routes to London and Birmingham.

Council Tax Band: F



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.