



## LIST OF ROOMS AT THE MALVERN LAKEHOUSE

The Malvern Lakehouse in Worcestershire is a wonderful luxury country house that sits in an Area of Outstanding Natural Beauty at the foot of the Malvern Hills. The owners have repeatedly been told by locals that it is the best location and has the best views in Malvern!

### **Living Areas**

A large living room with open fire, statement piece crystal chandelier in the centre of the room, new Samsung TV, and double doors that open to the patio and al fresco dining.

Another intimate living room with a number of sofas, an open fire and TV.

### **Kitchen and Dining**

A well-equipped kitchen with Rangemaster electric double oven with separate grill, 4 hobs and a griddle hotplate, a Hotpoint integrated large microwave and grill, an additional new integrated double oven and grill, a bean to cup coffee machine (coffee beans provided), an American style fridge freezer with on demand ice cubes and chilled water, an additional integrated fridge, an additional integrated electric hob and a large dishwasher (spare dishwasher in the laundry room). A pantry for storage of dried goods and plenty of cupboard space.

A large dining room with an extending table that can seat up to 20, two large crystal chandeliers.

All key entertaining and living spaces are accessible on the ground floor.

### **Additional Facilities**

A laundry room with a washing machine, tumble dryer, and a traditional pulley clothes airer.

### **Outside Spaces**

11 acres of beautiful well-kept gardens, with a private lake. Wildlife is in abundance here, with flower borders, some huge mature trees and a neighbouring vineyard. Panoramic views of the Malvern Hills, the vineyard and the beautiful lake.

A private tennis court, with rackets provided. There are a number of pegs that can be used for fishing on the private lake (please bring your own fishing gear if you wish to fish here).

There are a number of double doors at the rear of the house that lead to a huge outside patio area with beautiful large teak dining table with rattan chairs and benches, that can seat 20 people.

The patio leads to a decking area with a large 6 person Jacuzzi hot tub that has massaging settings, an integrated Bluetooth speaker and tranquil lighting on the decking and hot tub.

There is also an additional patio beside the lake, with a built-in fire pit and built-in BBQ; perfect for watching the sunset in the evenings.



## BEDROOMS – sleeps 17 in 6 bedrooms

Bedroom	Beds	Sleeps	Features
Bedroom 1 (first floor)	1 x king size bed & 1 x single sofa bed	2 (+1)	Master bedroom that looks out of the large windows to the stunning views of the gardens and lake. There are double doors that open up to a private balcony to indulge in the beautiful views of the grounds and Malvern Hills. Ample integrated storage and a large en-suite with bath and separate shower.
Bedroom 2 (first floor)	1 x double bed	2	Lots of integrated storage, and the same stunning views (all bedrooms have these views). Shared family bathroom.
Bedroom 3 (first floor)	1 x king-size bed	2	A collection of modern furniture, lighting and great views from the large double windows. Shared family bathroom.
Bedroom 4 (first floor)	1 x king size bed & 2 x small double sofa beds	2 (+2)	A huge bedroom suite that integrates a fusion of modern and traditional furnishings. A large double window with beautiful views of the gardens, and another single window with a view of the hills and tennis court. There is a large en-suite and dressing room that includes a bath with traditional gold telephone shower unit, and a walk-in shower, bidet and dressing table.
Bedroom 5 (first floor)	1 x single daybed with a pull-out single trundle	1 (+1)	Smaller bedroom with a vintage French compact wardrobe and clothes storage unit, long mirror and large windows allowing in plenty of light to the room. Shared family bathroom.
Bedroom 6 (ground floor)	1 x king size bed & 1 x single daybed with a pull-out single trundle	3 (+1)	On the ground floor, with a newly refurbished, modern en-suite with standing shower and features such as a fog-free, one touch mirror. Note there is one step up to access the bedroom.
<b>Total</b>		<b>17</b>	

Please note, there is an additional click clack sofa bed in the upstairs hallway that could accommodate 2 more guests.

