

# The Lake House

**Region:** Heart Of England   **Sleeps:** 19

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## Overview

The Lake House is a phenomenal property, perfect for family gatherings and special celebrations with friends. Its location at the foot of the Malvern Hills in an Area of Outstanding Natural Beauty that inspired the Narnia novels, is truly glorious. The Lake House is a Tudor timbered masterpiece that can sleep up to nineteen guests in six gorgeous bedrooms. Its living spaces are elegant and spacious, easily accommodating large groups. For a long weekend or a week, this private country manor can be yours, along with its many treats. The Lake House sits near Wyche, just over one mile south of Great Malvern, the Victorian spa town and within five minutes from The Three Counties Showground. The fabulous Cathedral and University city of Worcester is within easy reach with its fascinating history, its interesting architecture and its fantastic shopping and dining opportunities. It is famous not only for its magnificent Cathedral but also for its Worcester porcelain, its piquant Worcestershire sauce and its beautiful cricket ground. The manor house is located on the edge of a tranquil, rural common area with paths leading up to the dramatic Malvern Hills straight from the grounds of The Lake House.

The house boasts three acres of beautiful gardens which you are free to roam and six acres of lake which is stocked with a plentiful supply of perch, carp, rudd and brown trout. Perhaps you would enjoy a yoga session by the lake or chilling in the hot tub, marvelling at this magnificent property and its assets. There are plenty of terraces to chose from, including one for alfresco dining with a barbecue and pizza oven. On a chilly evening, the firepit can come into play to keep you warm and toasty. The private grounds are surrounded by neighbouring vineyards, another very attractive sight along with the panoramic views of the lake and the hills.



Along with its six bedrooms, The Lake House offers two large lounge areas with atmospheric open fires, a giant dining room perfect for celebratory dinners, a superb kitchen, four bathrooms and two separate toilets. Some of the bedrooms enjoy sofa beds so that you can accommodate more guests. They are particularly useful for families. Bedroom one offers a kingsize bed and a trundle bed for two children, bedroom two offers twin beds, one being a trundle, the master bedroom offers a kingsize bed and a single chair bed, bedroom four boasts a double bed, bedroom five enjoys a kingsize bed and bedroom six has one kingsize bed and two small sofa beds. All of the beds are beautifully dressed in crisp cottons and gorgeous throws and scatter cushions, all co-ordinating wonderfully with the elegant neutral colour schemes. With the windows open, you will be lulled to sleep by the night breezes over the lake and the occasional hoot of an owl.

The living spaces are marvellous, brimming with period cornicing, chandeliers, velvet sofas and a lovely mix of vintage and modern furniture. Roaring fires are most welcome after lengthy jaunts in the Malvern Hills and there are plenty of books in the bookcase if you want to relax. There are two televisions so you can log into your Netflix account and watch a movie. Again the colour palettes are neutral with colour pops coming from the sumptuous sofas, scatter cushions and artwork. The chef's dream of a kitchen features a large Rangemaster cooker and an American style fridge freezer. It is the perfect size to prepare hearty breakfasts and delicious feasts for a crowd. You can buy your meat from Barnard's Green butchers, baked goodies from Faun, fresh produce from Natural Choice and fizz from Hay Wines. The smart formal dining room seats up to twenty with delightful views of the garden. If the weather is good, you may prefer cooking on the terrace and dining alfresco.

Located at the side of the house, your bubbling hot tub will be waiting for you with fabulous views of the Malvern Hills and the lake. There is another terrace which overlooks the lake, perfect for pre-dinner drinks. Though the interiors of The Lake House are simply stunning, the gardens, tennis court, lake and terraces are likely to be where you will

spend much of your time. Your children will be in heaven knowing that this area was the inspiration for the land of Narnia and there are so many activities they can enjoy. One thing is for sure, you will leave The Lake House with magical holiday memories.

## Facilities

Wi-Fi/Internet • Ground Floor Bed & Bath • Hairdryer • Ideal for Xmas/NY • Walking/Hiking Paths • Manor • Cots (Cribs) • Rural Location • Modern • Country Estate • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Living room with open fire and terrace access
- Second intimate living room with open fire
- Fully-equipped kitchen with electric Rangemaster cooker, large double oven and grill, eight electric hobs and griddle hot plate, two dishwashers and large American-style fridge freezer
- Dining room with seating for up to 20
- Breakfast room with seating for 4
- Laundry room & pantry
- Cloakrooms
- Bedroom with king-size bed, additional single day bed with pull-out single trundle and en-suite shower room

## First Floor

- Bedroom with king-size bed, additional single chair bed and en-suite bathroom
- Bedroom with double bed
- Bedroom with king-size bed
- Bedroom with king-size bed, two single sofa beds and en-suite bathroom
- Bedroom with single day bed and pull-out single trundle
- Family bathroom

## Exterior Grounds

- Hot tub, seating 6
- All weather tennis court - equipment provided
- Coal barbecue - coal provided
- 2 fire pits
- 3 acres of gardens, large 6 acre lake
- Views of the lake and Malvern Hills

## Additional Facilities

- Wi-Fi
- TV
- Library of books
- Dolce Gusto full bean to cup machine with milk frother (*coffee beans provided*)
- Hairdryers in all bedrooms
- Washing machine & tumble dryer
- 1x travel cot & highchair available on request (*please bring your own cot linen*)
- Parking for up to 14 cars

*\* Please note that there is an additional click clack sofa bed in the upstairs hallway that could accommodate 2 extra guests, raising maximum capacity to 19.*





## Location & Local Information

The Lake House is located in the land that inspired Narnia. The house itself enjoys three acres of stunning gardens and an enormous six acre lake. It is surrounded by nature, vineyards and enjoys direct paths into the Malvern Hills. You can explore the Victorian spa town of Great Malvern, nip into Worcester or visit the frequent events at the Three Counties Showground. There is plenty of entertainment for children including golf, an aqua park, Go Ape, hiking and cycling. The Lake House is nestled in its enormous plot in rural countryside close to Wyche. There are some excellent local pubs where you can enjoy delicious meals. Wyche is a suburb of Malvern and part of the parish of Malvern Wells.

The Malvern Hills are located in the counties of Worcestershire, Herefordshire and a small area of northern Gloucestershire. The highest peak enjoys breathtaking panoramic views of the Severn Valley, the hills of Herefordshire and the Welsh mountains, parts of thirteen counties, the Bristol Channel and the three cathedrals of Worcester, Gloucester and Hereford. The hills are famous for their spring water, hence the spa town of Great Malvern down the road from The Lake House. Malvern is an ancient, stunning hill location with settlements dating back to the Bronze Age. The town was established by Benedictine monks in the 11th century when an abbey was built at the foot of the Malvern Hills. There are some wonderful Victorian buildings in Great Malvern, including the station. There are some wonderful museums and theatres in the town. The town hosts a number of annual festivals including The Malvern Winter Glow which starts in November and offers ice skating, Santa experiences, illuminated light trails, a giant wheel and food and drink stalls. The Malvern Autumn Show offers fresh vegetables, cider, family fun and the giant harvest moon. There are giant vegetable competitions with impressive pumpkins. Other attractions at this time include circus skills, croquet, giant Jenga, mini golf and tractors. Great Malvern Priory is one of the finest examples of Norman architecture in the UK. It boasts stained glass windows dating from the 14th and 15th



centuries and is still a working abbey. Little Malvern Priory dates back to 1127 and is an iconic feature in many local paintings and photographs. It is lovely with original stonework, church pews and glasswork. The Malvern Hills GeoCentre is totally fascinating, explaining the geology and landscape of the areas. The Geopark Way is a walk of 109 miles that takes in the most important landscape features and settlements. The Worcestershire Beacon is a great place to start a walk, taking in gorgeous views of Herefordshire and the Black Mountains.

The National Trust’s The Firs is a quiet family home where the world famous composer Edgar grew up. There is a wonderful garden surrounded by nature. You can take a grand tour of the Birthplace Cottage and the outdoors areas. There are some lovely picnic spots.

Car enthusiasts might enjoy a trip to the Morgan Motor Company in Great Malvern. This company is quintessentially English with a long tradition of creating classic cars. You will enjoy an authentic experience through a live workshop where you will see Morgan sports cars in production.

Worcester is worth a visit for its fabulous architecture, history, porcelain, top sports teams and shopping. You can explore The Commandery to learn about the city’s role in the English Civil War, enjoy contemporary art at the City Art Gallery and explore the half-timbered buildings including Greyfriar’s House and Garden and the five hundred year old Tudor house in Friar Street. You can take a guided tour of Worcester from the Guildhall which dates back to 1721. There is a plentiful supply of cafes and restaurants, some with a riverside position.

Local Amenities

Nearest City	Worcester (15.9km)
Nearest Town	Malvern (2km)
Nearest Restaurant	Peppe's Italian, Malvern (2.4km)

Nearest Supermarket	<b>Waitrose, Malvern (2.7km)</b>
Nearest Golf	<b>Worcestershire Golf Club (3.2km)</b>

## What we love

- The Lake House is incredibly spacious and perfect for special celebrations and family gatherings
- The gardens, lake and tennis courts are terrific. There are several terraces, one for alfresco dining with a barbecue and outdoor pizza oven and the other overlooking the lake
- The Malvern Hills is a fabulous area for those that love the outdoors life, hiking and cycling plus there is a lot of history and culture to enjoy

## What you should know...

- The house sleeps up to nineteen guests if you are happy to use the sofa beds and trundle beds in the bedrooms. There are six bedrooms in total and four bathrooms to share



# Terms & Conditions

- **Security deposit:** £1,000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Other Ts and Cs:** No fireworks, guests should be mindful of neighbouring properties and keep noise to a minimum later in the evenings.
- **Changeover day:** Friday or Monday
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** No smoking
- **Other 2:** Lake swimming is not permitted, please ensure that younger guests are not left to explore the grounds alone due to the unfenced water.
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased to 7-nights across peak dates
- **Internet access?:** Yes, Wi-Fi is included in the rental price