



The Old Rectory, Upper Sapey, Worcestershire

G HERBERT
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EST. 1898

The Old Rectory Upper Sapey, Lockhill Worcestershire, WR6 6XR

A classic listed Old Rectory with detached cottage and recently converted stables. Lovely setting in a popular village on the Herefordshire/Worcestershire borders.

Former home of the renowned author and illustrator Heather S Buchanan.

Reception Hall, Library/Study, Dining Room, Drawing Room, Cloakroom, Laundry, Breakfast Kitchen, Cellar.

Detached 2-bedroom period cottage. Separate recently converted stable block requiring finishing off.

Sweeping driveway, workshop adjoining the cottage, garden room, swimming pool, former hard tennis court.

Expansive mature gardens and grounds with Orchard set in around 4.3 acres.

Situation

The Old Rectory is situated in a no through country lane adjoining beautiful unspoilt undulating countryside. The village is set in a wonderful area on the Herefordshire / Worcestershire borders. Upper Sapey is a small Herefordshire village with the beautiful St. Michael and All Angels Church, Village Hall, the highly regarded Baiting House Country Inn with Michelin Guide recommended food and Sapey Golf Club.

More comprehensive amenities including both junior and senior schools are available in the historic market town of Bromyard which is about 6 miles distant and Tenbury Wells 7 miles. The cathedral cities of both Hereford and Worcester are both very accessible.

Worcester has good M5 motorway links via Junctions 6 & 7 to the North and South of the city and a direct rail service to Birmingham and London Paddington, as does Hereford as well. There is also the new Worcester Parkway station to the south of the city. A range of public and preparatory schools are available in the area including Hereford Cathedral school, Moor Park near Ludlow, Lucton School, Abberley Hall, Malvern College and Malvern St James. In Worcester, Kings School and RGS. The excellent Hereford Sixth Form College is incredibly popular.

Description - The Old Rectory

A handsome Grade II listed Old Rectory providing an imposing yet very welcoming country home.

It was the cherished home of the late Heather S Buchanan. Trained at St Martin's College of Art Heather became renowned for her intricate paintings of small animals and flowers. These were published on Gordon Fraser greeting cards. There after Heather wrote and illustrated numerous George and Matilda Mouse stories which were translated into at least 10 languages. A number of her inspirational models remain in the house which are looked after by her husband, David. It is a remarkably nice piece of history.

Built during the 1830s this gracious house has retained many period features including original fireplaces and a handsome oak staircase. The spacious accommodation is as you would expect wonderfully proportioned being arranged principally over 3 floors with a lovely South facing aspect. It is a very special family home.

A fine stone portico leads to the lovely long reception hall and the 3 reception rooms. These include the library / study with Adam style open fireplace and Georgian bookcases, fine drawing room with splendid marble fireplace with Stovax fire and French doors onto a York stone patio.

Inner hallway with charming original servants bells. Cloakroom off with separate W.C, superb dining room and laundry with sink unit and plumbing for washing machine.

There is a further rear hall leading to the most welcoming country kitchen. This includes an oil-fired Aga in tiled recess with stone mantel, range of pine fronted cabinets and original China cupboard. Useful walk-in pantry and cupboards.

A splendid oak period staircase with half landing leads to the first floor with 4 excellent double bedrooms, one of which is served by a rear landing and staircase.

The south facing Master bedroom has a dressing area and en-suite bathroom, the 2nd bedroom also has an en-suite bathroom. The fine staircase leads to the second floor with 4 further very well-proportioned double bedrooms and a box room which was formerly a bathroom.

Description – Detached Cottage

A surprisingly spacious detached period cottage with delightful walled courtyard with main house. A real sun trap, Ideal use for dependent relatives, holiday let/rental subject to appropriate consents. Adjoining outbuildings with conversion potential.

Detached stable block which has been converted by the present owner over the last few years. It requires some completion works. Please note it was converted with consent for a live/work unit.

The Old Rectory is approached off the lane with a painted field gate and stone walling. This leads to a driveway with a circular turning area fronting the house. The substantial lawned gardens and grounds have a wonderful collection of specimen trees including a majestic cedar, beech and mature yews. A wooded gorge with grassed area leads down to the Sapey Brook and then rises to further grounds. These include an orchard and disused hard tennis court.

Gated access just in front of the Woodbridge entrance runs down to the brick bridge and has been designed for vehicles. Lying adjacent to the courtyard cottage and in a slightly elevated position overlooking the garden is the Garden House with power and drainage connection. Below this is a decked over 29' x 12' swimming pool.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage to the front serving part of the property and rear treatment plant serving part of the house, cottage and converted stable block. Oil central heating

Local Authority

Herefordshire Council Tel: 01432 260500

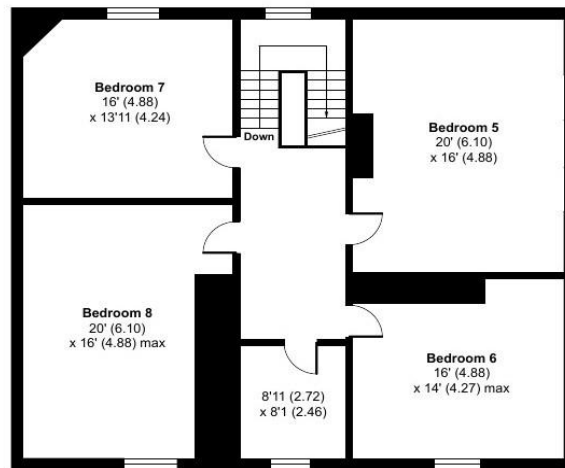
Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these particulars are excluded from the sale.

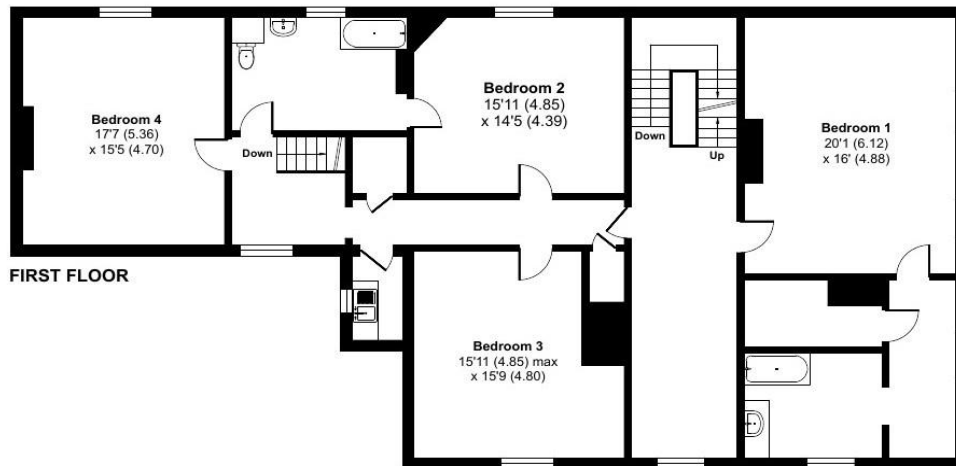
Directions

From Great Witley take the B4203 signposted to Bromyard. Proceed until reaching Upper Sapey before taking a right-hand turn signposted to Upper Sapey Church. Continue along this lane for about 1/3rd of a mile before locating the property ahead on your right-hand side as indicated by the white post on the right of the driveway.





SECOND FLOOR



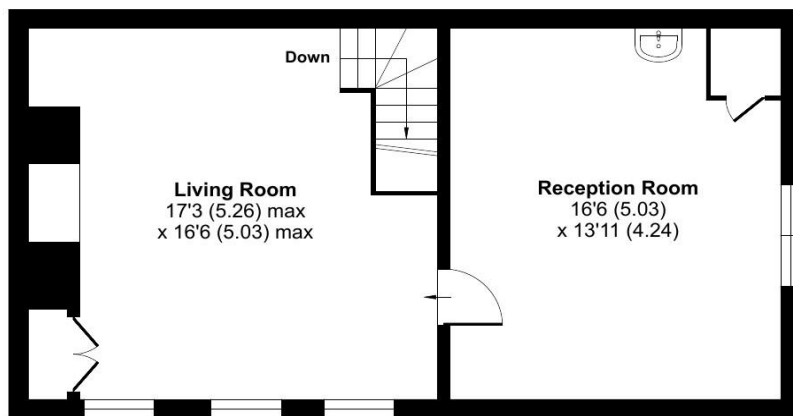
FIRST FLOOR



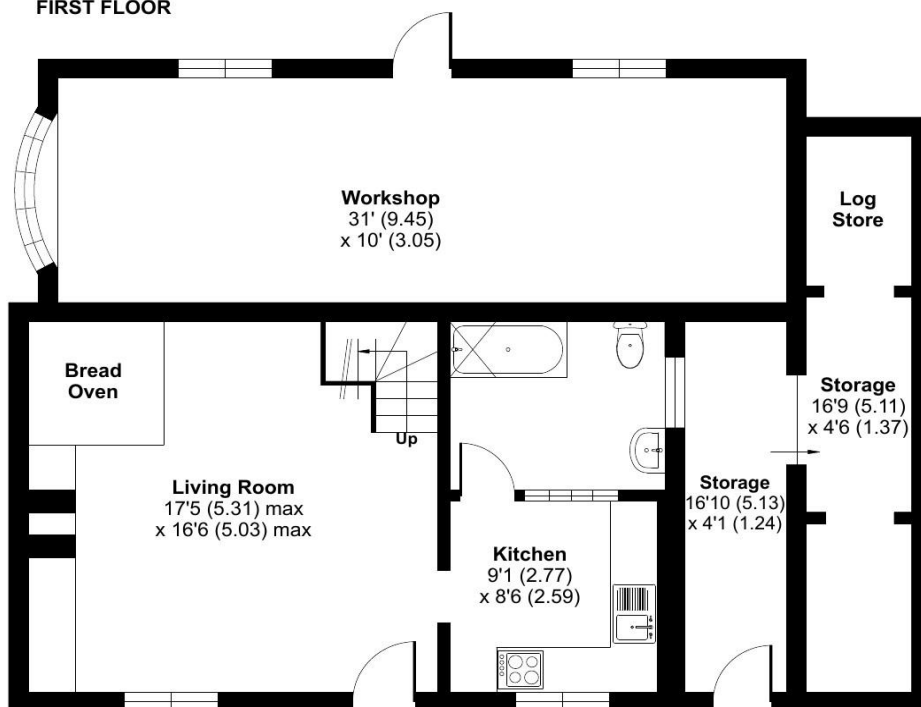
GROUND FLOOR



The Cottage



FIRST FLOOR



GROUND FLOOR

The Cottage Floorplan



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