



# UPPER HARTHALL FARM

NASH, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8HN



# UPPER HARTHALL FARM, NASH, TENBURY WELLS, WORCESTERSHIRE, WR15 8HN

A DELIGHTFUL SMALL COUNTRY ESTATE WITH EXCEPTIONAL PERIOD LONGHOUSE,  
TWO QUALITY BARN CONVERSIONS, GARDENS, SWIMMING POOL, POOLS AND LAND – ABOUT 24.204 ACRES (TBV).

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1.7, Ludlow – 7,  
Kidderminster – 20, Worcester – 24,  
M5 Junction 6 – 25.5, Hereford – 26,  
Shrewsbury – 38, Birmingham – 38,  
Birmingham International Airport – 51.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T Junction turn left onto the A456 in the direction of Ludlow. After 0.2 mile turn right onto the B4214 signed Clee Hill. Proceed for 1 mile before turning left onto a lane signed Hartall and Whitton. After 0.5 mile the private driveway to Upper Harthall Farm will be found on the right hand side.

## SITUATION

Upper Harthall Farm is very pleasantly situated close to the Herefordshire, Shropshire and Worcestershire borders amidst the green rolling countryside above the River Teme with Clee Hill a prominent backdrop to the north. The property lies to the north of the market town of Tenbury Wells christened ‘my little town in the orchard’ by Queen Victoria, which offers a variety of supermarkets and independent shops and services, pubs and restaurants, a library, a doctors’ surgery, a cottage hospital, vets, a theatre/cinema, swimming pool, primary and secondary schools, and a range of clubs and societies. The vibrant and historic town of Ludlow renowned for its cuisine and

architecture is nearby. The County towns and cities of Hereford, Shrewsbury and Worcester are all within an hour’s drive.

Upper Harthall Farm is within the catchment areas for Burford C of E Primary School and Lacon Childe (Secondary) School. There are several excellent private schools in the locality including Moor Park, Lucton School, The King’s School and RGS in Worcester, and Hereford Cathedral School.

The M5/M42 motorway network is about 40 minutes away by car and local west country rail services are available at Leominster and Ludlow with intercity connections from Worcester to London Paddington and from Kidderminster via Birmingham New Street to London Euston. Birmingham airport is around 50 miles away and Shobdon aerodrome which offers private and charter flights is 30 minutes away by car.

## DESCRIPTION

Upper Harthall Farm is a delightful small country estate which will appeal to those seeking quality country living as well as having the added benefit of lucrative letting income from the two high spec barn conversions which flank the approach to the farmhouse. The period farmhouse in the form of a longhouse is believed in part to date back to the late 17<sup>th</sup> Century. It has been considerably improved by the current vendors to provide exceptional living accommodation which includes the conversion of the

hop kiln at the east gable end which could form a self-contained annexe. There is potential to extend the accommodation into the roof space of the main farmhouse. Fast fibre broadband is connected for home working.

The house has quality features and fittings throughout and the added benefit of a newly installed lift to take you up to the first floor. The ground floor layout lends itself to being a convivial party house and equally provides plenty of quiet space for your own time. The garden room often becomes an enlarged family dining/party room and with eight bedrooms and four bath/shower rooms including a Jacuzzi bath and a sauna, there is plenty of space for those who can’t make it home!

The Cottage and The Annexe are two separate dwellings converted to a high standard which have excellent yielding income from AST lets but are equally suited for holiday letting or for dependent relatives.

There are extensive level gardens, grounds with four pools, arable and grassland and a storage building. The estate extends to over 24 acres and the pools are a super wildlife habitat, the paddocks and fields provide equestrian potential whilst also offering opportunities for diversification. Further land is available by separate negotiation.



# THE FARMHOUSE

This tranquil country estate is accessed by a private driveway with glorious views. The farmhouse has direct access to the swimming pool, gym, extensive gardens and large serviced barn.



## Ground Floor Accommodation

- Glazed Entrance Hall with cloaks cupboard, separate wc and wash hand basin.
- Kitchen/Breakfast Room with Rayburn, electric oven and LPG 6 burner hob, integrated dishwasher and island, with access to pantry and lift.
- Dining Hall with oak staircase.
- Drawing Room with inglenook fireplace and multifuel stove.
- Library with access to Drawing Room.
- Two further Reception Rooms all with woodburning stoves.
- Stunning Garden Room with bifold doors to the grounds.
- Garden Kitchen with electric oven, hob and extractor, integrated dishwasher, fridge and freezer.
- Boot Room with new boiler and direct access to the courtyard.
- Lobby providing dual access to grounds and courtyard leading to the fully equipped Utility Room, including washing machine and tumble drier, and Belfast sink.
- External power and water facilities.
- Fast fibre broadband.



FARMHOUSE KITCHEN



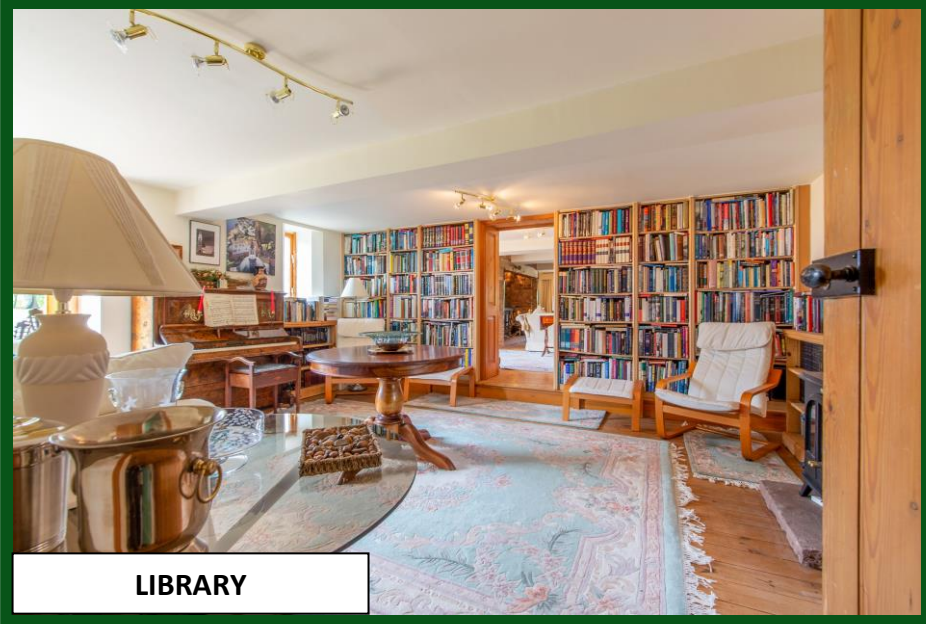
DINING HALL



**DRAWING ROOM**



**SITTING ROOM**



**LIBRARY**



**GARDEN ROOM**

## First Floor Accommodation

- Master Suite with access to further room for use as Dressing Room, Bedroom or Nursery, with access to large balcony.
- Shower, wash hand basin, wc and sauna.
- Two further Ensuite Bedrooms.
- Additional Bedrooms.
- Extensive Family Bathroom with rainshower Jacuzzi bath, two wash hand basins, bidet and wc.
- Study with lift access.
- Beautiful second storey room with three Velux roof lights for stargazing or ideal Playroom, or Bedroom.
- Boarded roof space.



**MASTER BEDROOM**



**ENSUITE SHOWER ROOM**



**BALCONY**



**ENSUITE BEDROOM**



**ENSUITE SHOWER ROOM**

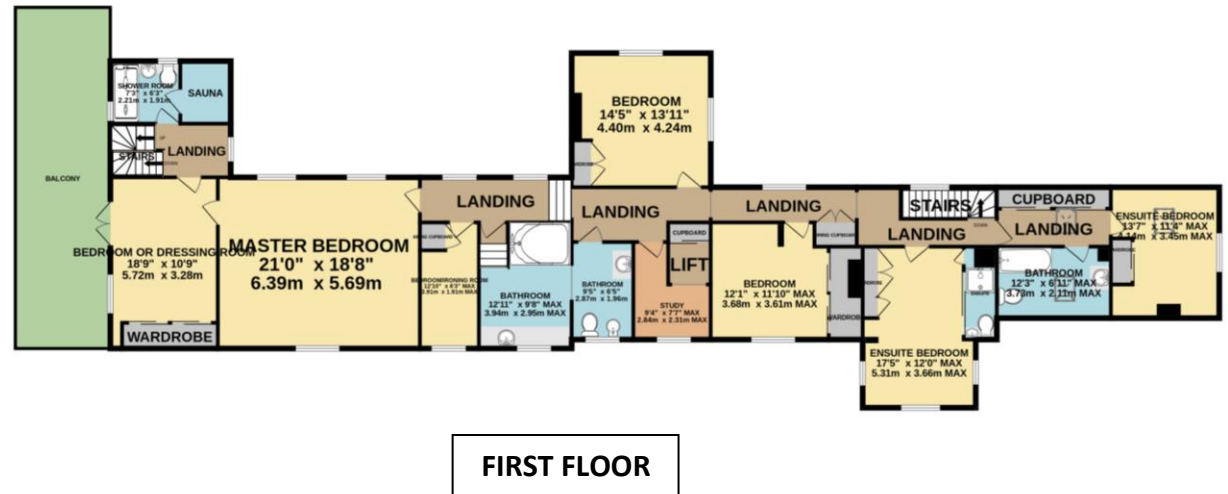


**ENSUITE BEDROOM**



**DOUBLE BEDROOM**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THE COTTAGE

The Cottage can be accessed by a separate driveway and provides excellent four bedroom detached accommodation in a beautifully converted dairy and milking parlour. It has a private garden, patio and raised flower beds.



## Ground Floor Accommodation

- Extensive Family Room with woodburning stove, dining and sitting areas and integrated Kitchen comprising electric oven, hob, extractor, dishwasher, fridge and freezer.
- Comfortable large Sitting Room with French doors to private patio and garden.
- Three ground floor Double Bedrooms.
- Ground floor Bathroom with bath, separate shower, wash hand basin and wc.
- Hallway with Laundry Cupboard housing facilities including washing machine, tumble drier and boiler.
- Access to large storage shed.
- Full fibre broadband for home working.

## First Floor Accommodation

- Oak staircase with velux roof light leading to:
- Master Bedroom with velux roof lights, French doors and Juliet balcony.
- West facing for capturing sunset.
- Large Bathroom comprising bath, separate shower, vanity basin unit and wc.
- Far reaching views towards Ludlow over the beautiful Shropshire countryside.





**KITCHEN**



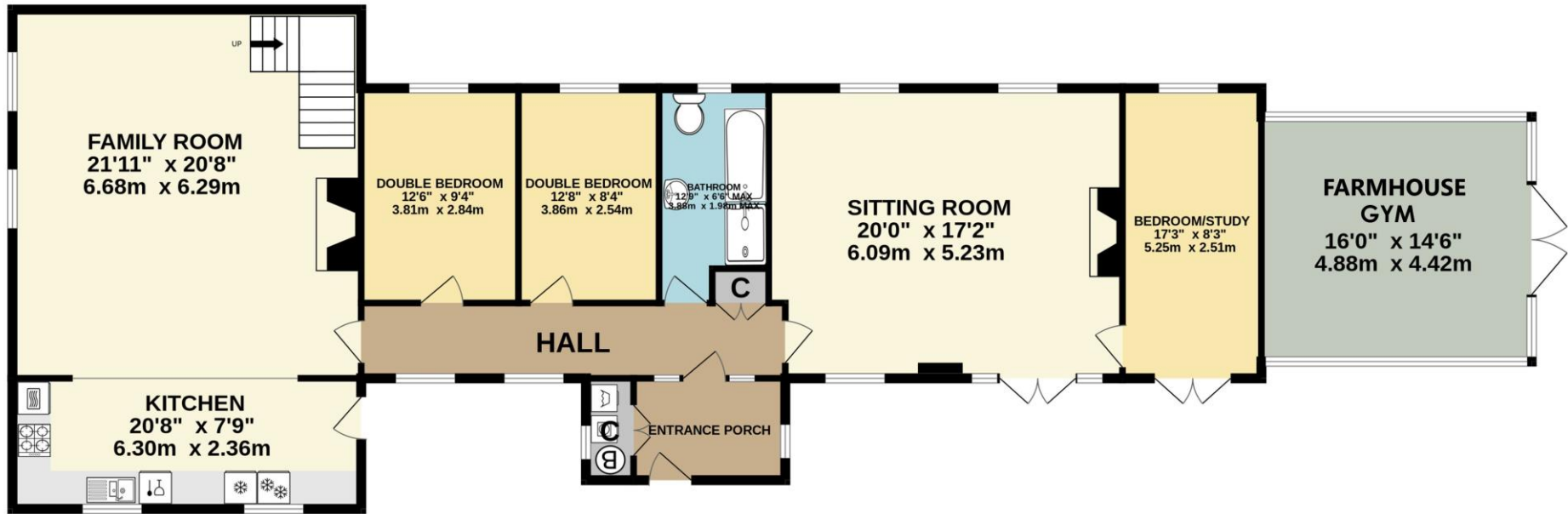
**BALCONY VIEW**



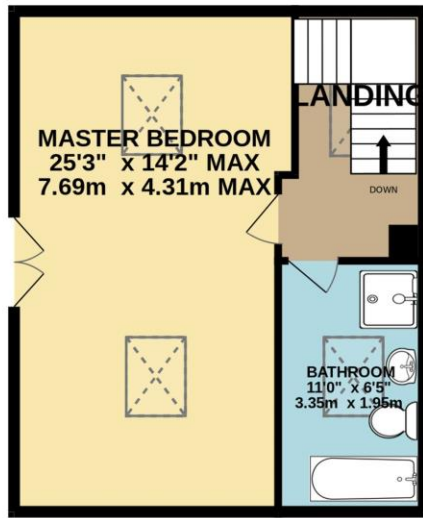
**FIRST FLOOR  
MASTER BEDROOM**



**FIRST FLOOR  
BATHROOM**



**GROUND FLOOR**



**FIRST FLOOR**

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# THE ANNEXE

The Annexe is an exceptional two double bedroom barn conversion with stunning views across the grounds towards the pools and neighbouring landscape. It has private patios and parking provision.



## Ground Floor Accommodation

- Large Kitchen/Dining Room is accessed from the courtyard and has a staircase leading to the first floor accommodation.
- Facilities include a Baumatic range cooker with electric oven, gas hob and extractor, integrated dishwasher, fridge, freezer and larder units.
- There are French doors to a private patio and grounds beyond.
- Direct access to beautiful dual aspect Sitting Room with woodburning stove, French doors to patio and grounds.
- Hallway with French doors.
- Ground floor Double Bedrooms with mirrored wardrobes and French doors.
- Ground floor Shower Room with vanity units, wash hand basin and wc.
- The boiler and washing machine are housed in mirrored storage units within this room.

## First Floor Accommodation

- The staircase has a velux window lighting the landing.
- The Master Bedroom has French doors with a balcony with west facing views and two velux windows.
- Large Bathroom with velux window, bath, separate shower, vanity basin unit and wc.



KITCHEN/DINING ROOM



SITTING ROOM



**GROUND FLOOR  
DOUBLE BEDROOM**



**GROUND FLOOR  
SHOWER ROOM**

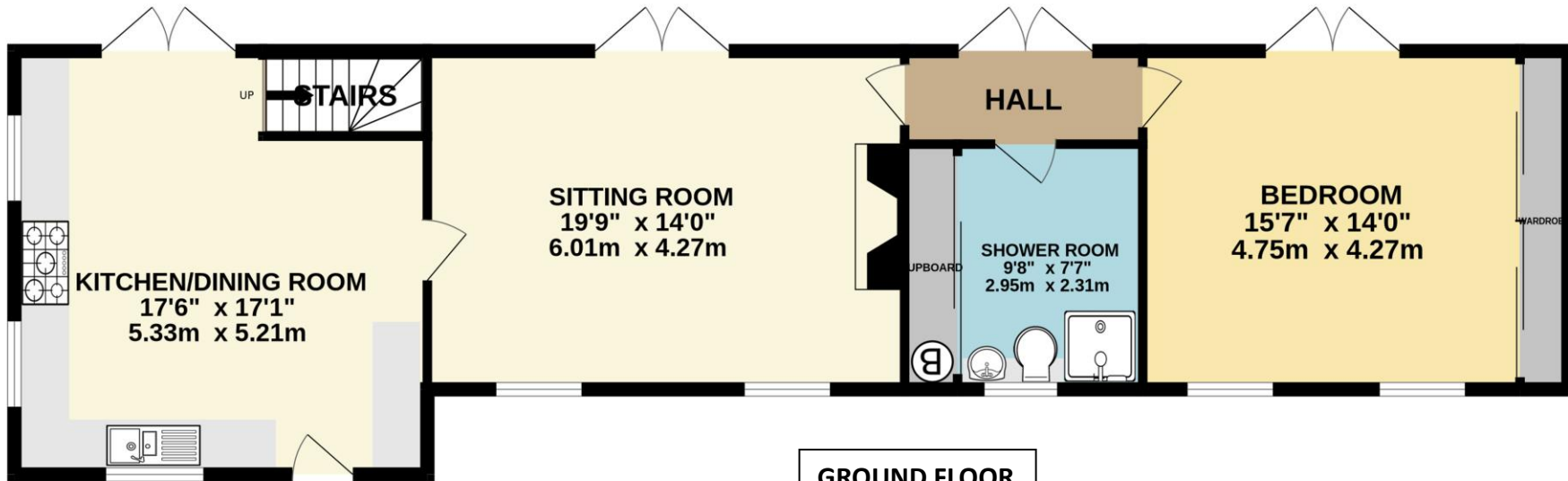


**FIRST FLOOR  
DOUBLE BEDROOM**

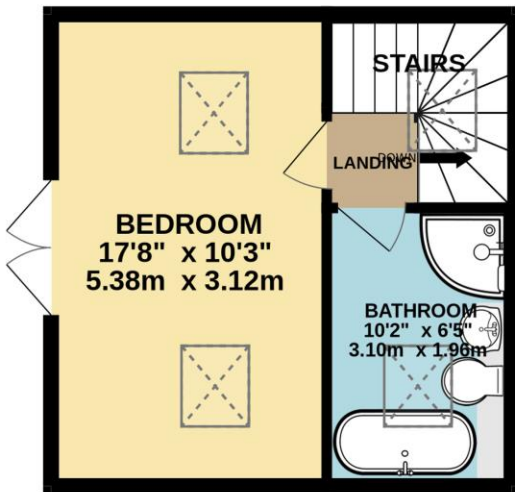


**FIRST FLOOR  
BATHROOM**





**GROUND FLOOR**



**FIRST FLOOR**

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## **ADDITIONAL LAND – LOT 2**

To the west of the lane is a separate grass field extending to about 3.416 acres (tbv) which is available by separate negotiation as Lot 2 if required.

## **SERVICES**

Lot 1 - Mains water and electricity are connected.

Private drainage.

Farmhouse – oil fired central heating. LPG to Rayburn and to hob.

The Cottage and The Annexe – LPG fired central heating.

Swimming Pool – air source heating.

Lot 2 - No services connected.

Applicants are advised to make their own enquiries as to the availability of services.

## **LOCAL AUTHORITY**

Shropshire Council - Tel: 0345 678 9000

Upper Harthall Farm

Council Tax Band E

The Cottage, Upper Harthall Farm

Council Tax Band C

The Annexe, Upper Harthall Farm

Council Tax Band D

## **FIXTURES & FITTINGS**

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## **ENERGY PERFORMANCE CERTIFICATE**

Upper Harthall Farm

EPC Rating F - Further details are available upon request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3700-1022-0122-3223-3573>

The Cottage, Upper Harthall Farm

EPC Rating E - Further details are available upon request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8008-7222-5000-6653-2902>

The Annexe, Upper Harthall Farm

EPC Rating E - Further details are available upon request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2022-3027-3205-0117-0204>

## **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

A public footpath crosses over Lot 1 against the eastern boundary. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor and/or Surveyor.

## **PLAN AND BOUNDARIES**

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' Agent will be responsible for defining boundaries or the ownership thereof.

## **METHOD OF SALE**

Upper Harthall Farm is for sale by private treaty.

Guide Price: £1,850,000

## **TENURE**

Freehold with vacant possession on completion.

## **VENDORS' SOLICITORS**

Norris & Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW

For the attention of Nick Walker

Tel: 01584 810575 E-mail: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

## **VIEWING**

**Strictly by prior appointment with the Sole**

**Agent: – Nick Champion**

Tel: 01584 810555

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

16 Teme Street, Tenbury Wells, WR15 8BA

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what3words: [///worms.ditched.coconuts](https://www.what3words.com/words/://worms.ditched.coconuts)

## **PHOTOGRAPHS TAKEN:**

Farmhouse, Annexe and Grounds: 22<sup>nd</sup> May 2023

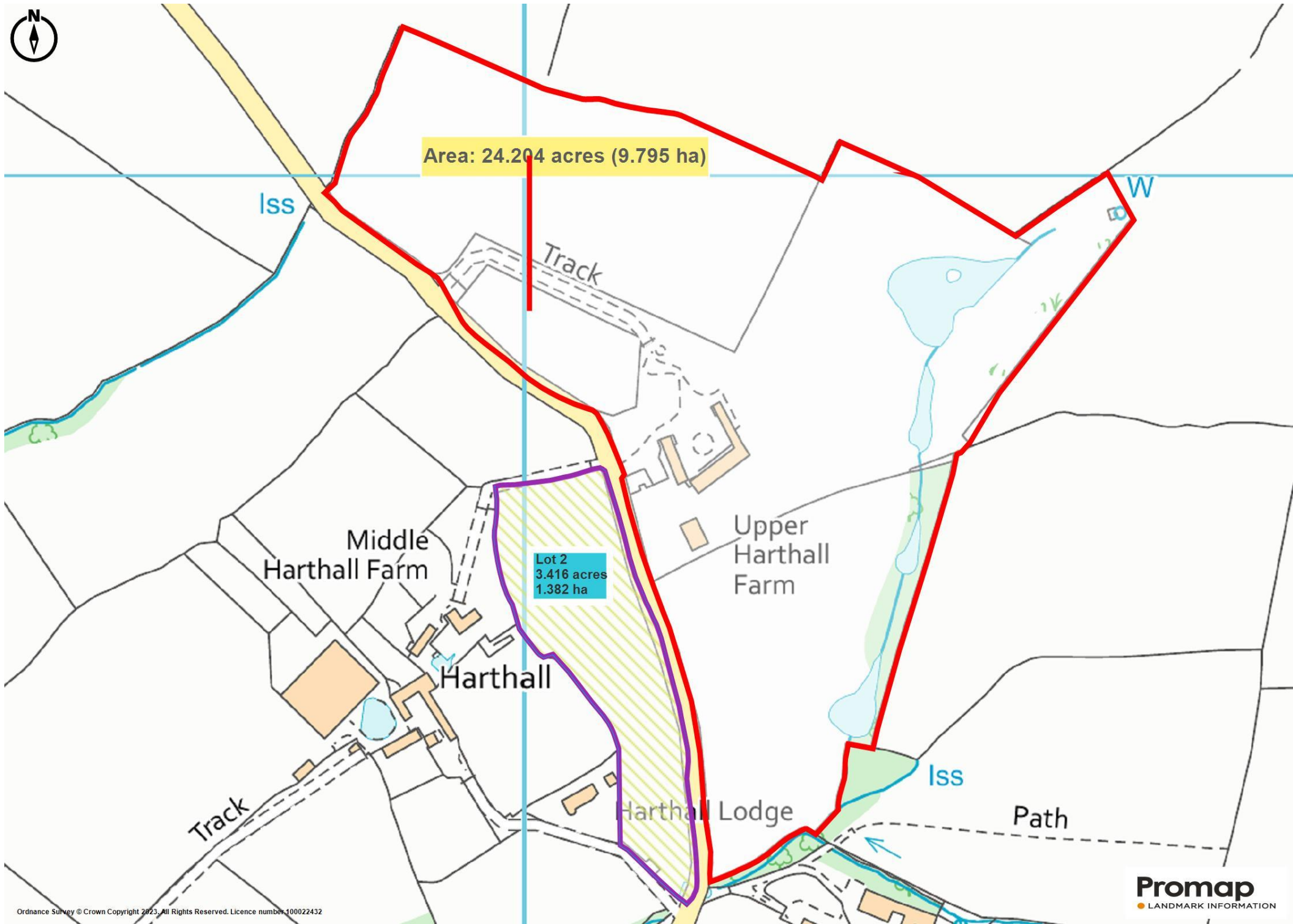
Cottage: 7<sup>th</sup> February 2018

PARTICULARS PREPARED: May 2023



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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.







**SUNSET AT UPPER HARTHALL FARM**