



THE FARMHOUSE
BRETORTON, WORCESTERSHIRE

A FINE HISTORIC BLUEPRINT

Spellbinding at every twist and turn of its fine historic blueprint, The Farmhouse is an enchanting Tudor country house brimming with character and home comforts.

Tucked away down a private lane in the centre of the sought-after village of Bretforton, it's perfectly placed midway between the buzzy town of Evesham and the stunningly scenic North Cotswolds - offering that enticing merger of peaceful country living with such desirable extras as a great village school, shop and historic pub on the doorstep, plus easy commuting via road and rail.

This handsome 2,500 sq ft semi-detached Grade II Listed home dates back to the 16th century. It boasts spacious rooms throughout and the trio of bedrooms are all of an excellent size and all en-suite.

Fully structurally and internally refurbished 22 years ago, it has just the right measure of heritage quirkiness and is nicely presented with plenty of scope to add your own style.





LOVINGLY PRESERVED, WHILE MOVING WITH THE TIMES . . .

The original 'bones' of this heritage gem are its major attraction and they've been lovingly preserved – flagstone floors, inglenook fireplaces, huge atmospheric beams and stone mullion windows are among the plethora of features that define the period character and traditional comforts of The Farmhouse.

If you cherish a home full of history this lovely home is perfect, but it embraces all the modern necessities too in tandem with considerable space, generating universal appeal. A family will love the community feel of Bretforton with its Ofsted-rated 'good' primary school, while the manageable gardens will appeal to downsizers who will also favour the central village location. Additionally, it's a great lock-up-and-leave home - the perfect weekend and holiday escape from the city hustle and bustle.

The lovely farmhouse kitchen is sure to be the hub of day-to-day life and, measuring a generous 20x18ft, there's room

for everything under the huge roof timbers - from food prep and meals to space for a cosy TV nook with a couple of squashy armchairs, or positioning a desk for children to do their homework. Both the ultra-spacious sitting room and study/family room have super inglenook fireplaces and quirky heritage alcoves and cupboards for added interest.

Upstairs, the trio of big bedrooms are a blank canvas for the new owner and all have modern en-suite bathrooms.

The Farmhouse is accessed via a private shared drive with electric gates opening into the peaceful gravelled and paved courtyard gardens. They are easy maintenance just as they are, or can be improved and cultivated as desired. There's also a single garage with workshop, space for two cars in a quadruple carport shared with a neighbour, and off-road parking for several cars.

Let's fill you in on the details . . .

CHARACTER, CHARISMA AND COMFORT COMBINED

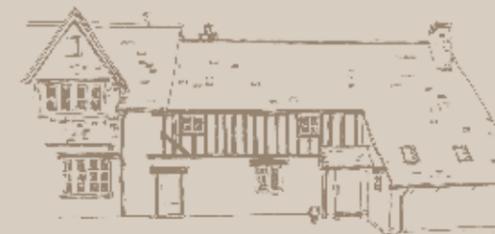
The front door, behind a low wall and wrought iron gate facing the village street, opens into the entrance hall and this can also be accessed to the rear via two further doors adjacent to the gravelled parking space. Evoking more than 500 years of history, the flagstone flooring in the entrance hall continues throughout the ground floor and is a pure delight.

To the right of the hall, the 19x18ft beamed sitting room is filled with natural light thanks to the expansive window complete with cosy window seat. The focus is the huge inglenook fireplace and the ancient shelved brick alcove alongside. It is the perfect room for family gatherings, socialising and relaxing and of course, for Christmas.

Painted in a relaxing dark red hue, the second reception room, 15x11ft, is also light and bright, has a window seat, and makes a cosy snug, TV/family room or study. Again, a handsome inglenook fireplace is the conversation centrepiece and this one is fitted with a woodburning stove. Alongside is a quirky built-in curved oak cupboard, a heritage feature that's perfect as a drinks cabinet.







The spacious beamed kitchen, updated five years ago, really invokes that rustic farmhouse feel with its bespoke cream units with granite worktops, Belfast sink and black Falcon range cooker with induction hob tucked into a bricked alcove with massive oak mantel above. Alongside there's a quirky heritage bricked niche (perhaps a former bread oven) with a window above. Echoing the style of the current owners, a big scrubbed pine table would sit nicely at the centre of things, perfect for family meals or formal entertaining.

Laundry is taken care of in the utility room, off an inner hall alongside the kitchen, and there's a cloakroom with WC here too.





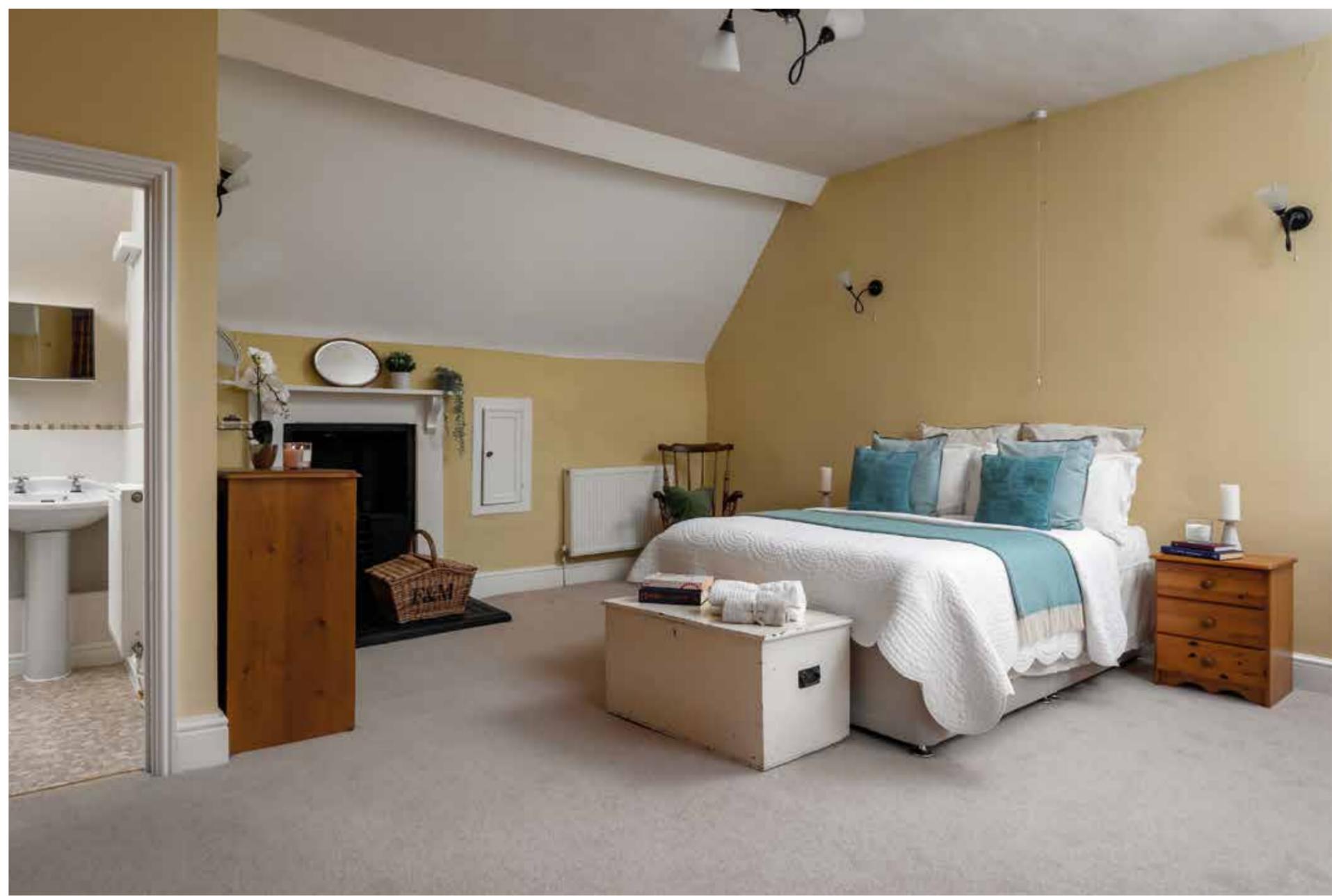
A door from the kitchen leads into another inner hall and the staircase to the first-floor bedrooms, and wow! - they are all super-spacious, relaxing havens.

AND SO TO BED . . .

The principal bedroom suite, 16x12ft, really makes an impression with its magnificent vaulted and beamed ceiling. It has a pair of small dressing rooms and a lovely modern en-suite bathroom with walk-in shower that makes a style statement with its exposed stone wall, mighty roof beam and monochrome wall panelling.

A couple of steps lead up from the landing into the enormous 19x19ft vaulted second bedroom which is filled with natural light and has fitted wardrobes and an en-suite shower room. Heritage features include a fireplace and a period wig cupboard alongside – presumably it would have kept it warm!

Equally spacious at 16x14ft, the third bedroom also has fitted wardrobes and the en-suite has a bathtub with overhead shower.



UP THE GARDEN PATH

The Farmhouse has easily managed courtyard gardens with high red-brick walls for peace and privacy.

The gravelled courtyard to the rear of the house has three circular paved areas for al fresco dining, sun-loungers and so on. It's bordered by an attractive plant-clad avenue of timber arbours.

A second walled and fully paved courtyard garden is accessed via a door to the rear of the car-port. This could be restyled as a lovely outdoor dining area, or kitchen garden, but is pleasant and easily managed as it is.



ROUND AND ABOUT

Bretforton is one of those picture-perfect Vale of Evesham villages with a charming mix of homes ranging from pretty thatched cottages to those with historic black-and-white Tudor exteriors, similar to The Farmhouse.

It's a great little village, a wonderfully bustling and friendly place with all sorts of activities centred around the beautiful 13th-century church of St Leonard, the social and sports clubs, memorial hall and theatre barn. The volunteer-run community shop stocks all the everyday essentials and the village is the home of Bretforton Silver Band, which dates back to 1895.

The historic Fleece pub is an enviable hostelry to have right on the doorstep. It has all sorts of fun events throughout the year from Morris dancing and folk nights to vintage car gatherings, pub quizzes and much more. It's family- and dog-friendly and, if you take your ales seriously, you'll be delighted to know it was Worcestershire's CAMRA Pub of the Year 2022. There's always food and drink deals including pie and pint nights, fizzy Fridays and even take-away roasts and full English breakfasts!

Within a short drive are the popular Thatched Tavern at Honeybourne, with its regular live music nights, and innovative menus to tempt at the 17th-century Seagrave Arms at Weston-sub-Edge.

Idealistically sandwiched between the shopping, eating out and recreation options offered by Evesham and the attractions of the North Cotswolds, Bretforton itself is surrounded by picturesque Vale scenery with endless walking, cycling and riding routes to choose from. Nearby, youngsters will love the All Things Wild centre, Evesham Vale light railway and Evesham country park.

Bretforton village school caters for primary age children while the secondary schools, including outstanding-rated Prince Henry's High School, are in Evesham. There are a number of private schools in the vicinity including Stratford Prep, Croft Prep, Kitebrook Prep and Bowbrook House.

Unbeatable for commuters, mainline trains to London run from Honeybourne station (1.5 miles away) and from Evesham station too. There's quick road access to the M5.





WHERE TO GO WHEN YOU NEED...



Milk: The community shop in the Bretforton is open seven days a week and is run by local staff and volunteers. As well as your pint of milk you can pick up other essentials including locally sourced meat, fruit and vegetables, wine & beer, fresh bread, confectionary and also cards and gifts. The village shop also has a prescription and dry cleaning service.



Weekly Shop: For anything you don't get at the village shop, there is a Waitrose nearby in Evesham as well as M&S, Tesco, Aldi and Morrisons.



Gym/Fitness: The Lygon Arms in Broadway has a great gym and swimming pool and there are also a number of 24 hour gyms in Evesham offering a range of cardio and resistance machines as well as regular fitness classes.



Walks: You're spoilt for choice here with a range of wonderful walks – if you're after an easy loop, there is a lovely walk starting at St Leonards Church and going via The Fleece Inn. For something a bit longer, then Pig loop might be more up your street, you could also drive a few miles and join up onto the Cotswold Way and walk part of the 102 mile trail. These are just a few of the many walks you can enjoy near Bretforton. Whether you're looking for a short stroll or a long hike, there is something for everyone in this beautiful part of Worcestershire.



Golf: Broadway golf club is very nearby and has a great reputation. Evesham Golf Club and Harvington Golf Centre are quite close and between the three, there is a great range of courses for all abilities and clubhouses with catering for a post-golf drink!



Dinner/Drinks: The village pub – The Fleece Inn, is a historic National Trust pub and is only a short walk from The Farmhouse. The pub has a traditional and rustic feel, it is well known for real ale and cider and has a great menu of traditional pub food. Various events are hosted at The Fleece Inn throughout the year, including folk music and beer festivals – it is a real hub for the village. Broadway has a range of great pubs, bars and restaurants including The Swan Inn, The Crown & Trumpet and Flipside. Russells Fish & Chips is also very popular!



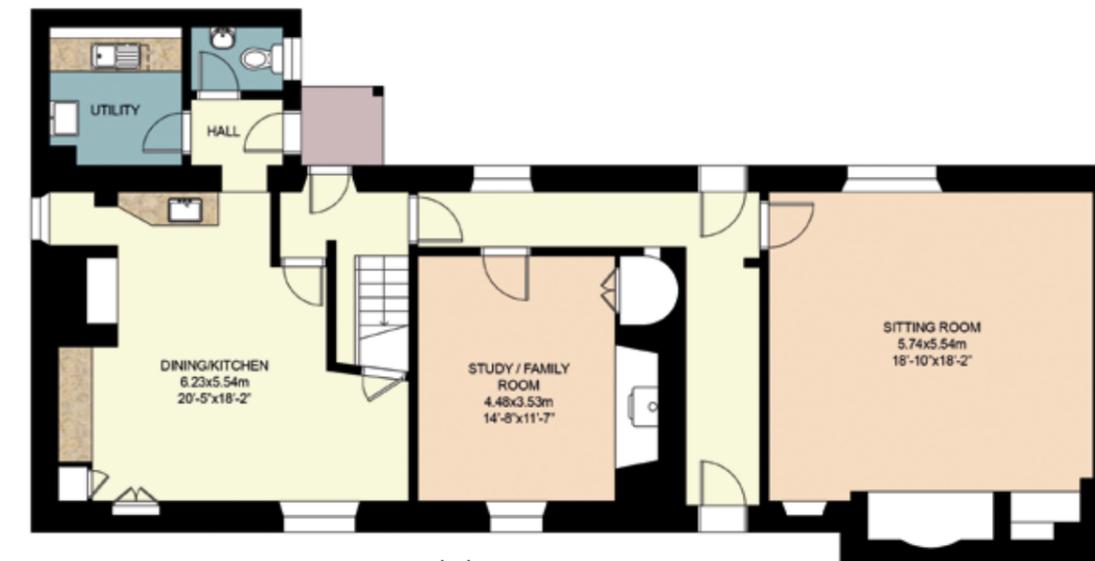
Schools: Bretforton Village School is well regarded and has a 'good' Ofsted rating. For secondary schools, Prince Henrys High School in Evesham is outstanding rated and there are also a number of private schools for primary and secondary age pupils nearby such as Stratford Prep, Croft Prep, Kitebrook Prep and Bowbrook House.

THE FINER DETAILS

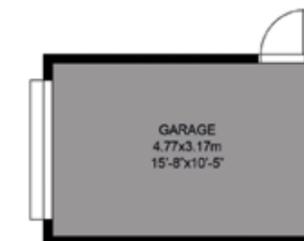
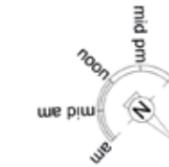
- Square footage: Main House: 2509 sq.ft / 233 sq.m
Garage: 163 sq.ft / 15 sq.m
Total: 2672 sq.ft / 248 sq.m
- Central Heating: Mains Gas
- Tenure: Freehold
- Distances: Broadway – 6 miles
Evesham – 4.5 miles
Cheltenham – 19.5 miles
M5, Junction 9 – 14 miles
- Local Authority: Wychavon District Council
www.wychavon.gov.uk



First Floor



Ground Floor



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