



Blackmore Grange

Hanley Swan, Worcestershire

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Set amidst the glorious South Worcestershire countryside with views towards the Malvern Hills, Blackmore Grange is a spectacular five-bedroom country house full of character, charm and potential.





Offering just over 5,000 sq ft of flexible space plus six acres of manicured English country gardens and paddocks, the current owners describe it as “the perfect family home”.

It’s peacefully located on the outskirts of the sought-after village of Hanley Swan approximately equidistant between Malvern and Upton-upon-Severn. This enviably well-served community boasts a village stores and post office, primary school and a popular foodie pub.

A converted two-storey coach house adjacent to the main house has a variety of uses and, with the installation of a kitchen and bathroom, it would make a wonderful ‘granny’ annexe or an AirBnB-style holiday let – very popular in this scenic area near the Malvern Hills and the River Severn.

Within the main house, the original part of which dates back to the 16th century, the rooms are all

generously large and the ambience is warm and relaxed – it’s countryside living at its finest.

The ground floor encapsulates a bright farmhouse-style kitchen with separate boot room and utility room as well as four reception rooms and a stunning 23x13ft garden room which has recently been totally updated. With the ever-changing garden vista, it’s the vendors’ favourite room all-year-round.

Below stairs there’s a 364 sq ft cellar with window – perfect for storing a prized wine collection – while upstairs are five delightful bedrooms, two of them en-suite, and a large family bathroom.

The attractions of this super house continue in the grounds with masses of parking space on the gravelled driveway, a huge 43x20ft garage that any car collector would cherish, stables with two stalls and tack room, potting sheds and a wood store.



Sitting well back from the road surrounded by dazzling gardens and grounds, Blackmore Grange is approached via electric gates which open onto extensive parking space to the side of the main residence and in front of the garage.

A path leads to the front of this very pretty house with its cream exterior and dark green window shutters entwined with climbing roses and clematis. The front door nestles under a leafy wrought-iron porch and opens into an L-shaped entrance hall with the staircase directly in front and a cloakroom at the end. To the right is the double-aspect formal dining room with an open fire to add twinkling warmth to candlelit dinner parties.

The 20x13ft kitchen is also accessed from the hallway and is just perfect for all the family's needs, fitted out with a comprehensive collection of cabinetry with granite worktops, two walk-in pantries, double Belfast sink under the window and, tucked away in the former alcove of the inglenook fireplace with oak lintel, a four-oven AGA. There's space centrally for a kitchen table and chairs or you may prefer to install an island unit – there's plenty of room.



So Much Space, Lots Of Scope



Adjoining the kitchen is a big boot room complete with cupboard storage for coats, footwear and dog leads, and next to this is a very large and well-equipped utility room where all the laundry can be washed, dried and ironed with ease.

The remaining ground-floor rooms are arranged to the left of the kitchen and the first one is the 12x11ft study. With such a good selection of ground-floor rooms, there's total flexibility at Blackmore Grange to designate as desired. Those with a young family might prefer to use this one as a children's playroom so adults cooking and chatting in the kitchen can keep an eye on them.

Double doors from here swing open into the delightful garden room, a real haven to relax in with a feature lantern skylight and partly glazed roof that's warmed by

a wood burner in the winter or flooded with sunshine in the summer when the French doors, flanked by floor-to-ceiling windows, can be flung open onto the flower-encircled terrace. This superb 23x13ft room is very much at the hub of life at Blackmore Grange and a wonderful place to enjoy family time or just contemplate the view with a post-work G&T.

Another set of double doors access a cosy snug which flows open plan into a 16x16ft study.

The drawing room offers the impressive finale to the ground-floor line-up. This refined double-aspect room is the perfect place for entertaining guests to afternoon tea or pre-dinner aperitifs. Light and bright in the summer or cosy in front of the feature open fireplace in the winter, it's a really delightful space.



Bedtime Story

There's a wonderful selection of bedrooms at Blackmore Grange and they're all doubles with great views of either the gardens or across the countryside to the Malvern Hills.

The landing offers a stylish introduction to the first floor and features an expanse of floor space next to a window would make a cosy reading nook.

The double-aspect principal bedroom extends to 21x18ft and is a real haven of peace and calm, flooded with light and complete with a wall-width sweep of built-in wardrobes. It has a large en-suite bathroom with chic freestanding bath and walk-in shower. The next-door bedroom, 14x11ft, also has a bank of wardrobes on

one wall and would make a super dressing room if not required as a bedroom.

Overlooking the gardens, the guest bedroom is equally spacious at 16x16ft and also has a lovely large en-suite with walk-in shower. The third bedroom is another generous 17x17ft space and this, with the final bedroom at 12x12ft and another large bathroom with bathtub, shower cubicle and separate WC, complete the first-floor line-up.

From the landing, a little staircase leads to a vaulted attic room. With good central head height and skylight, any teenager would love it as a 'den'.







A Truly Breathtaking Garden

The current owners have spent 25 years lovingly nurturing the extensive gardens of Blackmore Grange – and they are truly breathtaking with something to please all ages and tastes.

In the spring and summer, the charming borders are filled with a tumbled profusion of colourful cottage garden flowers - they can be cut to fill vases too. Wandering the paths between the borders is the ideal wind-down at the end of the day.

There's a huge expanse of manicured lawn dotted with a variety of beautiful mature trees, a copse of fruit trees and woodland for children to play hide and seek. Keen gardeners will love the kitchen garden with its soft fruit nets and vegetable beds and there are no less than three brick-built potting/garden sheds.

When it comes to grown-up relaxation, this magnificent garden has lots of spots that catch the sun at different times of the day and are perfect for positioning benches or bistro sets. With the French doors open, the garden room merges seamlessly with the rustic terrace, surrounded by roses and a gorgeous place for al fresco meals or entertaining.



Round And About

With a pretty pond at its heart, Hanley Swan is a great place to put down roots with everything needed for day-to-day life at your fingertips.

The friendly, family-run Village Stores is the place to pick up milk, bread, local meat, fruit and veg, and it's an off-licence too. The local pub, The Swan Inn, serves a highly-rated home-cooked menu including very popular Sunday roasts. A wide range of groups and clubs meet at the village hall.

Walking, cycling and riding the spectacular landscape of the Malvern hills – an Area of Outstanding Natural Beauty – is a pleasure and there's endless footpaths and countryside to explore.

In Great Malvern you'll find supermarkets including Waitrose and the town centre plays host to a wide range

of independent boutiques, restaurants, pubs, coffee shops and the renowned Malvern Theatre. The Three Counties Showground always has something going on, from agricultural shows to food festivals, while the Malvern Spa Hotel is a luxury spot for a little pampering.

Hanley Swan primary school, St Gabriel's with St Mary's CE, and the local secondary schools, Hanley Castle High School and The Chase, are all Ofsted-rated 'good'. Excellent private schools include Malvern St James and Malvern College while, in Worcester, there's The King's School and the Royal Grammar School.

Road and rail links are excellent with Great Malvern and Malvern Link train stations offering direct links to Worcester, Birmingham and London Paddington. Cheltenham, Gloucester, Bristol, the Midlands and the West Country are all readily accessible from the M5.





Where To Go When You Need...



Milk: The Hanley Swan Village Stores, a friendly, family run Village Stores & Post Office is less than a mile away. They sell a range of local products, fresh milk, bread, local meat, fruit & veg, as well as being an off licence.



Weekly Shop: The Waitrose in Great Malvern is just ten minutes away. The Malvern Retail Park (5 miles) has a large Morrisons, M&S and Boots.



Dinner/Drinks: Less than a mile away is The Swan Inn at Hanley Swan which serves an excellent Sunday Lunch. There are many country pubs in the area including the Inn at Welland. For fine dining we particularly like the Cottage in The Wood in Great Malvern. For Indian food Anupam on Church Street is excellent.



Gym/Fitness: Gyms are not far away such as the MSJ Sports and Fitness Centre as well as Malvern Active, both in Malvern. Additionally, there is Anytime Fitness on the Malvern Retail Park and the Clarence Park Health Suite. The Malvern Spa Hotel (10 minutes by car) has a fitness centre and gym alongside the spa facility.



Golf/Tennis: The Worcestershire Golf Club (4 miles) has the Malvern Hills as its backdrop. There are many other outstanding courses nearby, all set in the beautiful surroundings of West Worcestershire.



Walks: For walks you are spoilt for choice with The Malvern Hills, in an Area of Outstanding Natural Beauty, on the doorstep. A hike from the British Camp Hill Fort at West Malvern over the Malvern Hills, part of the Worcestershire Way (Malvern to Bewdley), affords the most wonderful views to Wales to the west and to the east across the Vale of Evesham. There are also many footpaths near Blackmore Grange that lead through the countryside.



Schools: For primary schools, there's St Gabriel's with St Mary's C of E Primary in Hanley Swan and, also nearby is St James Primary both rated 'good'. The local secondary schools are Dyson Perrins Academy and The Hanley Castle High School both rated 'good'. In the private sector, you are spoilt for choice! Preparatory schools nearby include The Downs in Malvern and The Elms at Colwall. For secondary schools in the private sector there are Malvern St James for Girls and Malvern College. Slightly further afield Worcester is home to The King's School Worcester and The Royal Grammar School plus the Cheltenham schools are all within easy reach, too.

The Finer Details

Postcode:

WR8 0EE

Local Authority:

Malvern Hills District Council

Council Tax Band:

G

Central Heating:

Oil

Water:

Private bore hole

Distances:

Malvern - 3.5 Miles

Worcester - 9 Miles

Cheltenham - 20 Miles

M5 Junction 7 - 9 Miles

Approx. Floor Area:
 Outbuildings: 901 sq.ft / 83.7 sq.m
 Garage: 1255 sq.ft / 116.6 sq.m
 Coach House: 1100 sq.ft / 102.2 sq.m
 Total: 3252 sq.ft / 302.5 sq.m

Coach House
Ground Floor
Not shown in actual location/orientation



Coach House
First Floor



Not shown in actual location/orientation



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Approx. Floor Area:
 House: 5043 sq.ft / 468.5 sq.m
 Cellar: 368 sq.ft / 33.8 sq.m
 Total: 5407 sq.ft / 502.3 sq.m

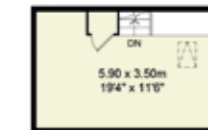
Ground Floor



Cellar



Second Floor



First Floor



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