

BROCKHAMPTON HOUSE

WORCESTERSHIRE/HEREFORDSHIRE BORDERS







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Worcester 13.5 miles • M5 (J7) 16 miles • Cheltenham 37 miles • Birmingham International Airport 50 miles
London 146 miles • (Distances approximate)

Georgian Country House with breathtaking views over surrounding National Trust land

Accommodation and amenities

Reception hall • Drawing room • Music room • Dining room • Library • TV room • Conservatory • Rear reception hall
Kitchen with separate breakfast and dining areas • Two principal guest suites • Eleven bedrooms • Seven bathrooms
Two cloakrooms • Staff accommodation • Second floor office suite • Basement and games rooms

Five garages • Outbuildings • Stable block • Greenhouse

Two bedroom lodge

In all about 8 acres (3.24 hectares) surrounded by approximately 1,700 acres of National Trust land

National Trust leasehold with 109 years remaining

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Situation

- Brockhampton House is perfectly placed overlooking parkland and rolling countryside on the Worcestershire and Herefordshire borders.
- Local shopping and services in the market town of Bromyard and a regular farmer's market with butchers in the nearby village of Knightwick.
- The City of Worcester provides excellent entertainment with premier league football, county cricket by the Cathedral and horse racing on the banks of the River Severn.
- Private schooling at Moore Park, near Ludlow and Abberley Hall School. A selection of Malvern schools includes The Downs, The Elms, Malvern College and Malvern St James.
- Access to the M5 Corridor at Junctions 6 and 7 provides a direct route to the West Midlands conurbation and Birmingham International Airport. Regular trains from Worcester to Birmingham, Cheltenham and London.
- Local footpaths over rolling wooded countryside provide superb access to a beautiful part of The Heart of England.





The Accommodation

- Electric wrought iron park gates open at Worcester Lodge and lead you down the long sweeping drive through parkland up to Brockhampton House.
- This fine Grade II* Listed house stands looking out over parkland with views over to Worcestershire, Herefordshire and The Malvern Hills.
- The impressive entrance hall has a large open fireplace and marble chimney piece. Internal doors with moulded pediments lead on to the reception rooms. Marbled pillars frame the oak imperial staircase that has painted oak panelling.
- The drawing room has ornate panelling with gilded beading and two decorative mirrors with Console tables. The ceiling is decorated with beaded scroll work. A fine fireplace has a marble chimney piece and a gilt mirror overmantle.
- The music room has ornate dado panelling, plastered ceiling decorated with musical instruments and the music of 'God Save the King'. Fine marble fireplace with gilt mirror overmantle. Two decorative mirrors with Console tables.



- Dining room with moulded plaster frieze, dado rail, and a fireplace with marble chimney piece supported on ionic columns. Moulded pediments to two internal doors.
- Media/TV room with open fireplace, dark marble chimney piece with mirror over, dado panelling and lit by a large glazed lantern. Separate sitting area with bay window across the views.
- Library with fireplace and marble chimney piece.
- Conservatory with ceramic tiled floor and carefully positioned to enjoy the outlook.
- Laundry housing an extensive range of built-in furniture.
- Kitchen featuring original arched fireplaces superbly fitted with purpose built units. Fully fitted appliances. There is a breakfast area to the one end and a dining area to the other.
- Large rear entrance hall with fireplace featuring Caryatid (sculptured female figure) marble mantle supports and mirror over.
- The master bedroom suite faces south and east with open fireplace. En suite bathroom with separate dressing room fully fitted with wardrobes and dressing table.
- Principal guest bedroom featuring a fireplace with marble chimney piece. En suite bathroom.



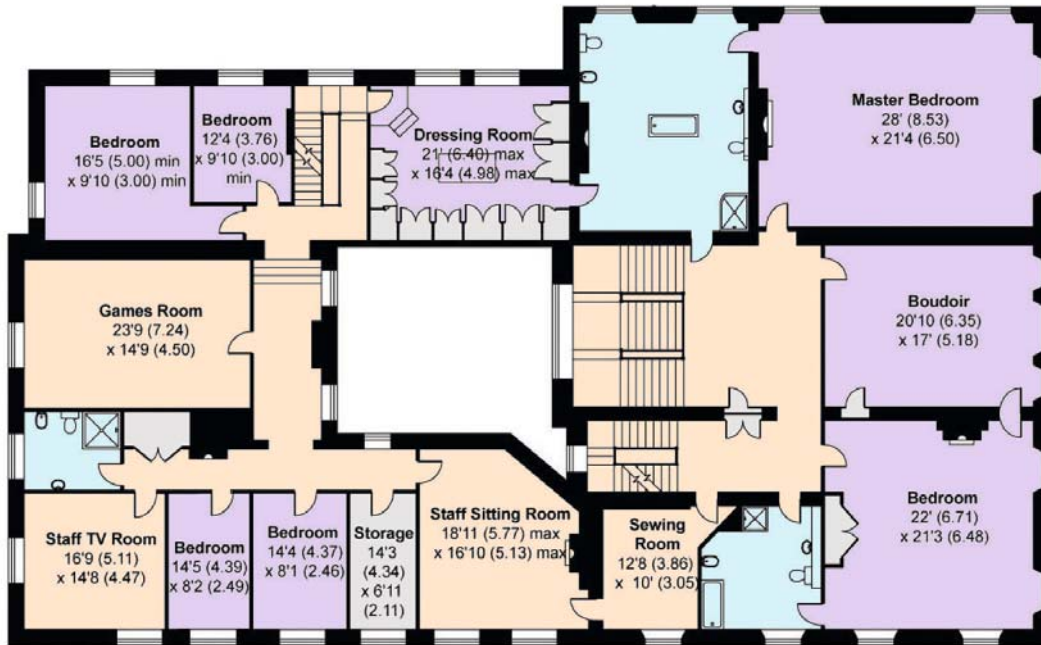
- On the first floor are three further sitting rooms, five bedrooms, two bathrooms and a games room at the rear.
- To the second floor are three large double bedrooms, one with a fitted dressing room and en suite bathroom. Two further bathrooms, one en suite and a large office. The rooms to this floor have exposed timber beams.
- The large basement provides an entertainment area with discothèque, games rooms and two wine cellars. Walk-in safe and storage.



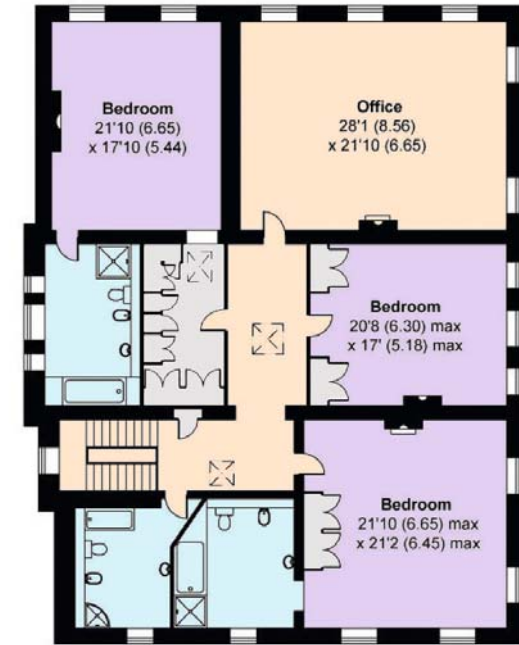
- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Terrace
- Recreation



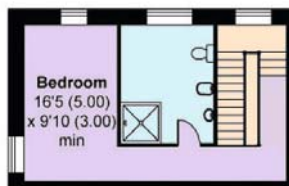
These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



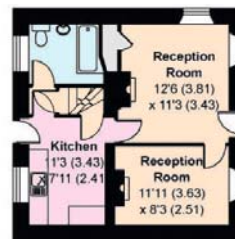
FIRST FLOOR



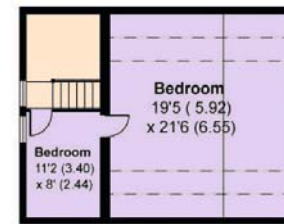
SECOND FLOOR



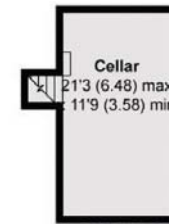
MEZZANINE



**LODGE
GROUND FLOOR**



**LODGE
FIRST FLOOR**



**LODGE
CELLAR**

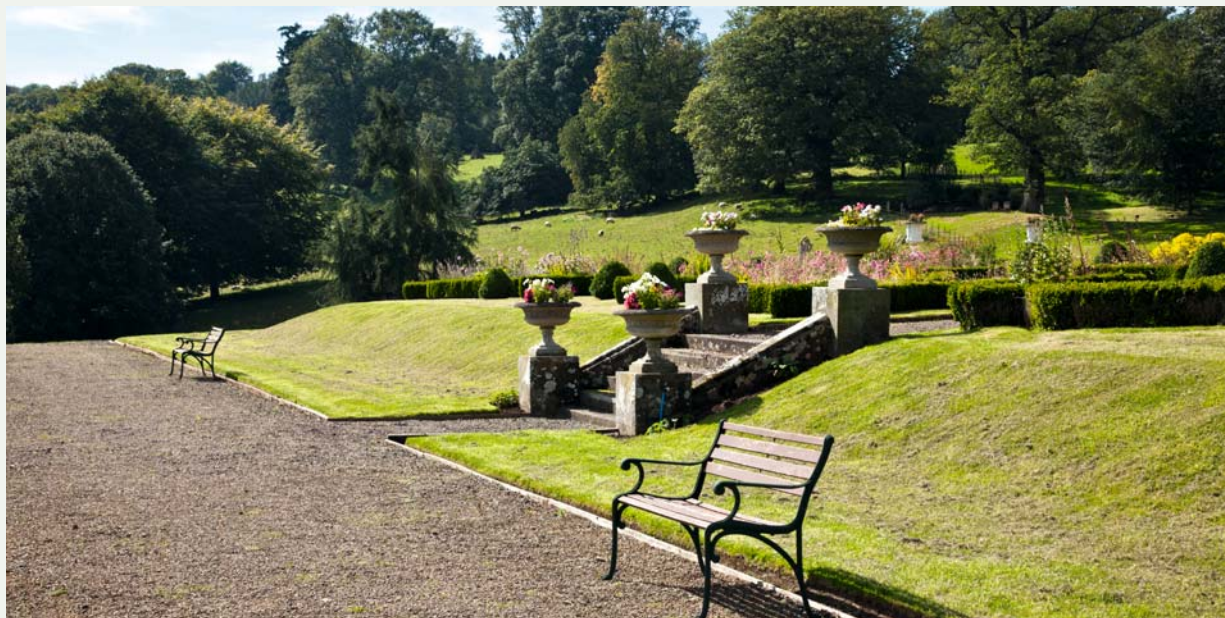
Gardens and grounds

- As well as the long sweeping main drive, there is a second rear drive with electric wrought iron park gates. The property is fenced and secure.
- The gardens and grounds extend to only eight acres making maintenance of them easy. The surrounding 1,700 acres of National Trust land provides a beautiful and carefully managed and maintained setting.
- The grounds are simply laid out allowing the surrounding countryside and its glorious views to be enjoyed.
- To the east of the house is an ornate parterre and knot garden. To the west is a wooded spring garden with a range of timber loose boxes, greenhouses and a walled garden with a newly restored grotto.

- At the rear of the house is a range of five garages with garden stores and gardener's WC.

Worcester Lodge

- At the start of the main drive is Worcester Lodge which was built in a classical style with a façade that features a pediment supported on Tuscan columns.
- The ground floor has a sitting room leading to a dining room each with a fireplace.
- There is a kitchen and a bathroom.
- Upstairs are two bedrooms.



General information

Brockhampton House is held on a long lease from the National Trust. The term is 125 years and it began with the current owners on the 4th November 1996. It ends on 3 November 2121. The ground rent is fixed throughout the term at £260 per annum, payable annually in advance, on the March quarter day in each year. Given the nature of the property and considerable sum spent on its refurbishment by the current owners a number of lease terms were specifically included and note should be taken on the following:

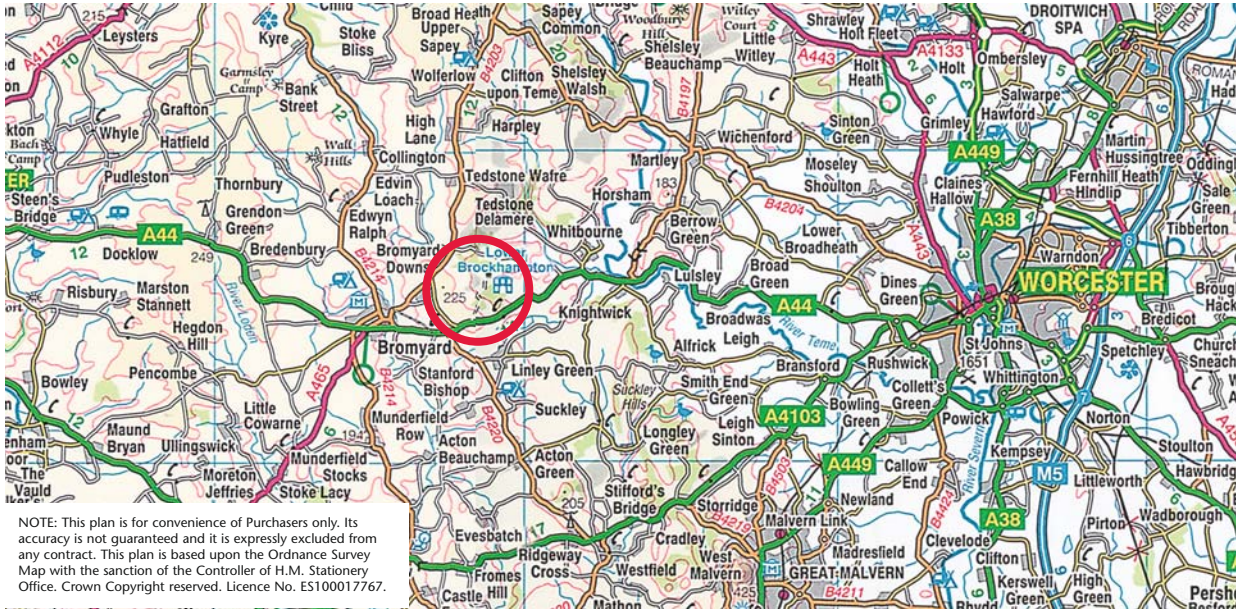
The repairing obligation is to keep the property in 'good and tenantable repair, decoration and condition (fair and reasonable wear and tear and damage by insured risk excepted)' this enables the Tenant to control its own repairs and maintenance in respect of the usual fair wear and tear items without imposition by the Landlord of onerous repairing obligations.

The Landlord insures the property and no premiums are payable by the Tenant which is a considerable saving given the nature of the property which is covered on the National Trust block policy, but in the joint names of the Trust and the Tenant.

The ground rent is fixed throughout the term.







NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. Licence No. E5100017767.

Viewings

Through Knight Frank's Worcester office
01905 723428 or Country House Department
020 7629 1707.

Services

Mains electricity and water are connected.
Private drainage system. Oil fired central heating
and hot water. Liquid propane gas supplied to
the kitchen and most of the fireplaces.

Fixtures & Fittings

All items mentioned in the sales particulars
are included in the sale, all others are
specifically excluded but may be available
by separate negotiation.

Some mirrors and light fittings form part of the
property the others are owned by the Tenant
and are available separately.

Local Authority

Herefordshire Council, tel 01432 260000.
Council Tax Band: H

Directions (WR6 5TB)

From Worcester head westwards along the A44
for about 10 miles. Continue up through the
rolling common land of Bringsty and the estate
wall is on your right as you reach the top of the
hill. Turn right at the lodge pressing the call
button on the post in front.



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The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Important notice

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Particulars dated: September 2012.
Photographs dated: September 2012.
Ref: PE/WJK/319955

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