



THE OLD RECTORY

— Upper Pendock, Worcestershire —

WELCOME HOME

With its elegant symmetrical façade of mellow stone coupled with an abundance of historic charm, The Old Rectory is a striking example of the Queen Anne architectural style dating from the 18th century.

This fine Grade II Listed six-bedroom country house merges old and new in perfect harmony and is desirably located within 14 acres of glorious gardens and meadows at Upper Pendock, midway between Ledbury and Tewkesbury in rural Worcestershire.

It's easy to see why it's been in the same ownership for more than 40 years – with 4,632 sq ft of beautifully maintained and ultra-flexible space enjoying breathtaking views of the Malvern Hills, it's a slice of paradise that over the years has played host to all manner

of festivities from wonderful parties and big family Christmases to idyllic weddings.

Splendid in every way, The Old Rectory boasts a number of desirable extras including a residential flat above a garage with extensive storage plus a timber stable block. In tandem with acres of grazing land, it's also the perfect equestrian base.

The house is peacefully positioned, yet not isolated, being within a short drive of both the M50, M5 and mainline railway station at Gloucester. A couple of miles down the road in Lower Pendock there's a primary school, while the thriving towns of Malvern, Ledbury and Tewkesbury are all within a swift drive.



Radiating out from a handsome reception hall, The Old Rectory boasts a range of elegant reception rooms, the finest of which is the garden room—added 20 years ago to make the most of the scenic views, it has a showstopping open fireplace that keeps everyone toasty warm when it turns chilly.

The six bedrooms are arranged across the two upper floors; two of them have en-suite bathrooms and there's also a family bathroom and shower room.

The multitudinous attractions of The Old Rectory continue outdoors where it's encircled by 2.5 acres of gardens complete with a relic of its past, a ha-ha, which ensures uninterrupted views of the surrounding countryside. Other features include a tennis court, large greenhouse and copious parking space.





A DREAM HOME IN THE COUNTRY

The Old Rectory is approached via a long drive flanked by lawns and dotted with graceful mature trees, passing the attractive black-and-white timbered garage/storage block and stables.

You can't fail to be impressed by your first glimpse of this beautiful building with its handsome pillared portico front door and elegantly uncluttered exterior stone wall featuring one statement double-height arched window and chimney breast. Walk round to the right to enjoy the symmetry of the main double-fronted façade with another fine door and sash windows across three floors.

Step first into the expansive, light-filled reception hall - a vision of heritage charm with its high ceiling, arched doorways and elegant staircase. There's also the door and stairs down to the 17x21ft cellar - it provides perfect conditions for a wine collection.





The Old Rectory has oil-fired central heating, underfloor heating in the garden room and no less than six open working fireplaces dotted round the house to keep everything extra warm and snug in the winter. Leading off to the right of the reception hall, they are the focal points of both the 14x15ft study and the refined triple-aspect 18x21ft drawing room which has French doors to the garden terrace – a handy link for summertime entertaining.

Alongside this is the 15x21ft dining room, perfect for family Sunday lunches or candlelit dinner parties. It has a heritage arched alcove with shelving and cupboards.

The western wing of the house encompasses a 13x23ft country-style kitchen/breakfast room fitted with a comprehensive array of cabinetry under black granite worktops. There's a Belfast sink under the window, four-oven AGA stove and a sought-after walk-in pantry.

Adjoining this is a cloakroom with shower cubicle and WC and next to that a country essential - a boot/utility room.





At the other end of the kitchen, double doors open into the dazzling purpose-built 31x17ft garden room. Quadruple deep oak-framed windows and two sets of glazed French doors create a light and airy link with the surrounding landscape and it's sure to be a winner for family gatherings or as a glamorous backdrop for entertaining guests, cosily seated in front of the magnificent stone fireplace.



AND SO TO BED . . .

Alongside beds as big as you like, there's lots of personal space available in each of the five double bedrooms. The sixth is a single and currently used as a dressing room.





ACRES OF GARDENS AND GROUNDS

You'll feel like the lord of the manor seated on the sunny paved terrace of The Old Rectory revelling in – thanks to the ha-ha – uninterrupted scenic views stretching to the gently undulating Malvern Hills.

The neatly mown lawns, shielded and dotted with a variety of beautiful mature trees and shrubs, sweep away in all directions and overlook the adjoining 12 acres of pasture – some of which is currently let to a local farmer for grazing sheep. There's also a public footpath along one boundary that creates a gateway for further exploration of the surrounding landscape.

Extending to 2.5 acres, the gardens offer something for everyone and everybody. There's scope to add and amend as pleased – perhaps cultivate flower borders, add play equipment for youngsters or create a vegetable garden.

The fenced tennis court is a fun extra the whole family will love, as is the large greenhouse for growing tomatoes and propagating seeds. There's also a garden shed providing useful storage for mowers and garden tools adjoining a second garage.





ROUND AND ABOUT

The settlements of Upper and Lower Pendock are separated by two miles and the village of Berrow, home to the popular local pub The Duke of York, a classic country hostelry selling fine ales and tasty pub grub. Another highly-rated pub, The Inn at Welland, is a short drive away and serves a refined British menu featuring produce from its own kitchen garden in the two AA-rosette restaurant. Or try the 16th-century Butchers Arms at Eldersfield for excellent ales straight from the cask.

Miles of unspoilt countryside are the biggest appeal of this part of Worcestershire – walking, cycling, horse-riding and a variety of other country pursuits are on the doorstep.

Both the Rivers Avon and Severn offer water-based activity, often with a pub or cafe nearby for sustenance. The National Trust's historic Croome Court has both the stunning house and grounds open to the public while the Three Counties Showground at Malvern always has something going on, from agricultural shows to food festivals.

The Malvern Spa Hotel is a luxury spot for a little pampering.

Lower Pendock is the home to the local primary school, Pendock CE. Secondary schools are within a 15-minute drive – Hanley Castle High School and Tewkesbury Academy. There's a good choice of private schooling too including nearby Bredon School, Malvern College, The Downs and The Elms.

For buzzing high streets and a choice of branded and independent shops the lovely towns of Tewkesbury, Ledbury and Malvern ably hit the brief. Waitrose in Malvern or the Tesco superstore in Ledbury are among the supermarket options.

The local places of worship are the medieval church of St Faith with its unusual circular walled churchyard and the Church of the Redeemer, a unique little wooden church at the heart of Lower Pendock.

WHERE TO GO WHEN YOU NEED...



Weekly Shop: There is a Morrisons at Tewkesbury 12 minutes by car. Waitrose is located in the centre of Malvern (20 minutes) as well as M&S, Morrisons and Boots on the Malvern Retail Park. Cheltenham is home to a large Waitrose, Tesco and Sainsburys.



Dinner/Drinks: You will find several good local pubs in the vicinity. The nearest local is the popular Duke of York in Berrow. The Inn at Welland and the Swan Inn at Hanley Swan are both a short drive away. For fine dining there is The Cottage in the Wood in Malvern Wells. For those who like Indian food Anupam in Malvern is highly rated.



Golf: Puckrup Hall Hotel & Golf Club is only a 15-minute drive away. The Worcestershire Golf Club near Malvern is only 16 minutes away. Dymock Grange near Newent is a 20-minute drive. Further afield there are golf clubs at Broadway and Cleeve Hill. All these have the beautiful Worcestershire landscape as their backdrop.



Gym/Fitness/Tennis/Rowing: The nearest gym is Living Well at The Puckrup Hall Hotel (15 mins by car). The Bredon Tennis Club is a 17-minute drive for those who like tennis. Rowers can join the Upton Rowing Club based at the Marina in Upton-upon-Severn.



Schools: The local primary school is Pendock CE. The nearest secondary state schools are Hanley Castle High School and Tewkesbury Academy. The independent secondary schools in Malvern (11 miles) are Malvern College and Malvern St James. In Cheltenham (34 minutes) independent schools include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.



Walks: There are many walks straight out of the front door at The Old Rectory into the Worcestershire countryside through fields, orchards and woodlands, with the Malverns in the distance. You are spoilt for choice with walks around the southern tip of the Malvern Hills including loops around Gullet Quarry and Hangman's Hill as well as Ragged Stone and Somers Obelisk to name just two. This landscape is well known as the inspiration to the great English composer Sir Edward Elgar.



THE FINER DETAILS

Square Footage: Approx. Area – 430.2 sq.m / 4631 sq.ft
 Cellar – 34.5 sq.m / 371 sq.ft
 Outbuildings – 202.5 sq.m / 2180 sq.ft
 Garages – 43.6 sq.m / 469 sq.ft
 Total – 710.8 sq.m / 7651 sq.ft

Postcode: WR13 6JP

Local Authority: Malvern Hills District Council

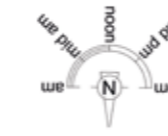
Council Tax Band: G

Central Heating: Oil

Grade II Listed

Private Drainage

Underfloor heating in garden room



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