

PUMPHOUSE FARM

HANBURY • WORCESTERSHIRE





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HANBURY • NORTH WORCESTERSHIRE

An immaculate farmhouse and courtyard of traditional brick barns. Stunning views over gardens with ha-ha to the surrounding countryside

Reception hall • Drawing room • Sitting room • Dining room
Study • Kitchen breakfast room • Utility
Rear hallway and lobby • Two cloakrooms

Five bedrooms • Family bathroom
Two Dressing rooms and en suite bathroom to master bedroom

Attic storage • Extensive cellars

Mature gardens with croquet lawn • Formal lawns • Swimming pool • Ha-ha

Courtyard of unspoilt traditional brick barns extending to 6,373 sq ft

Long sweeping principal gravel drive • Secondary drive

Field with Grade II* Listed Dovecote

In all about 1.17 hectares (2.88 acres)

Droitwich Spa 4 miles • M5 (J5) 4 miles
Bromsgrove 6 miles • Worcester 10 miles
Stratford 18 miles • Birmingham 23 miles
Warwick Parkway station 26 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

- Pumphouse Farm is situated in a peaceful part of North Worcestershire that is rural and convenient. It once formed part of The Vernon Estate from Hanbury Hall. Nearby Hanbury Church sits proudly on the hill above Hanbury Woods and can be seen from the farm.
- Impressive views are enjoyed over the gardens and ha-ha to the surrounding countryside. It is characterised by traditional rolling farmland interspersed with wooded hills. In the far distance are Bredon and The Malvern Hills.
- Droitwich Spa is to the west which caters for everyday amenities, with a Waitrose and mainline rail station. Trains to Birmingham and Worcester and connections on to London.
- The city of Worcester with its business and cultural amenities is close by and here there is Premiership rugby, County cricket at one of the country's most beautiful cricket grounds and horseracing on the banks of the River Severn. Stratford is to the east whilst Cheltenham is a short drive to the south.
- There are excellent private schools with Bromsgrove School only 6 miles away and the King's and Grammar Schools in Worcester.
- The quiet country lanes provide excellent access for horse riding and bike riding and there is an array of footpaths that lead out across the countryside through Hanbury Woods.
- Pumphouse Farm has not been on the market for 40 years and offers an opportunity to purchase a fine farmhouse with traditional well kept barns.

For sale freehold

- Pumphouse Farm in its original part dates back to the 16th/17th century, the farmhouse is Grade II Listed whilst the timber framed Dovecote in the field is Grade II* Listed.
- The courtyard of traditional barns have a stone plaque that has the initials HFV (Harry Foley Vernon) and the date 1865. These barns are unspoilt and offer enormous potential subject to obtaining the necessary consents.



- The farm is approached over a cattle grid with post and rail fencing to the side that leads through the front paddock and along the gravel drive under the archway, though to the courtyard of barns.
- The paved courtyard provides ample parking and is bordered by the U-shaped barns to the north, east and south east with the farmhouse to the west and south.
- The farmhouse is entered through a solid wood front door into a wide reception hall where there are stone flagstones that lead onto carpet.
- The drawing room has a stone mullion fireplace with stone hearth and to either side are stone mullion windows. A cupboard is to the side.
- The dining hall is at the centre of the house with an impressive inglenook that has a large bressumer beam with stone blocks to either side. There is a brass canopy and a quarry tiled hearth with an open fireplace. There are exposed timbers and beams.
- The sitting room has double glazed French doors that lead out to the south facing flagstone patio. A brick fireplace with inset log burner and a bressumer beam above the fireplace. There is a fitted oak corner cabinet.
- The study has a raised grate to its fireplace with a slate hearth. Cupboard and shelving to the side.
- The kitchen has a breakfast bar that leads around and forms the side to the breakfast room. The kitchen is fully fitted and appliances include a Miele oven grill, warming drawer, microwave with a Siemens hob. Exposed timbers and beams and a quarry tiled floor. The kitchen units are painted and have tiled work surfaces.
- A glazed door leads through to the rear hall with a solid wood backdoor to the courtyard of barns. The utility has a quarry tiled floor, wall and floor mounted units with a stainless steel sink and drainer.
- There is a rear lobby with a door to the south facing flagstone patio and leading off this is a cloakroom. To the principal part of the house between the drawing room and dining hall is the formal cloakroom.
- Turning stairs with oak handrail and painted balustrades lead to the large first floor landing.
- Four bedrooms, one has a wash hand basin, the second a full range of wardrobes and the third has a decorative fireplace with raised grate and wardrobes with dressing table.





- The master bedroom has book shelving with a dressing area, fully fitted with wardrobes that lead onto the en suite where there are double wash hand basins, shower, panelled bath, bidet and separate toilet.
- The family bathroom has a separate shower and bath with a wash hand basin and separate toilet room to the side.
- Leading off the landing is a linen cupboard and a hallway leads to stairs that lead to the second floor. Here there is a fifth bedroom with curtains that open to a dressing room. Door leads through to the attic storage room.
- From the main dining hall a door leads down to the main cellar, with a wine cellar leading off. A further door leads through down steps to a large brick vaulted cellar with stairs to outside.

The courtyard of barns

- A complete set of traditional mellow brick barns that have been untouched by time.
- At the far end a brick and timber tythe barn has an open bay and is gravelled inside. It leads through to the field on the other side.
- There are two enclosed bays, one which is used for storage and the other as a log store. A stable here has an original hay rack with a hay loft above.
- Across from here is the old parlour where there is garaging with two electric up and over doors. Inside the original brick trough remains and this long barn is single storey.
- It connects to the granary barn which is a two-storey brick barn. There is old stabling and cattle housing with flagstones. To one side of the arch the barn is fully enclosed and to the other it is an open barn with brick pillars with roses climbing.

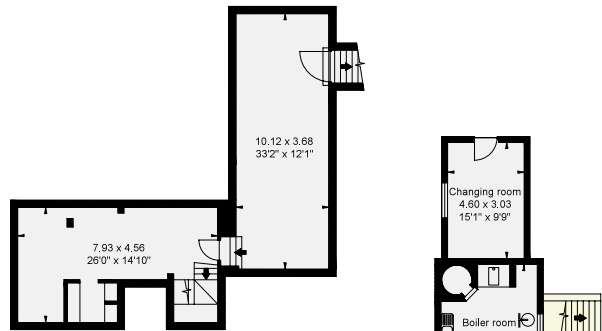
The outlook is across the croquet lawn to the farmhouse. This loggia has exposed timbers and beams and the barn is used for outside entertaining.

- At the far end the barn houses an oil tank and stairs lead up to a first floor loft.
- Across the courtyard is the old bake house. It has a boiler room with a Worcester Bosch Boiler and a pool filter and heating system. The pool changing room adjoins it.

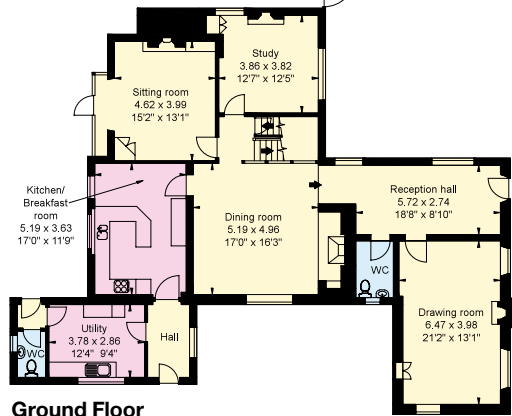
Gardens, grounds and field

- The swimming pool area is beautifully landscaped with an oval pool in this sunny and sheltered part of the garden. The pool is heated by both oil heating and solar panels.
- The croquet lawn is between the courtyard of barns and the main farmhouse. It is bordered to the side by mature flower beds and to the one area brick pillars and trellising have roses climbing.

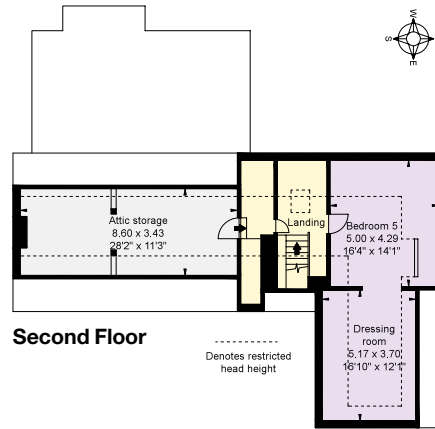




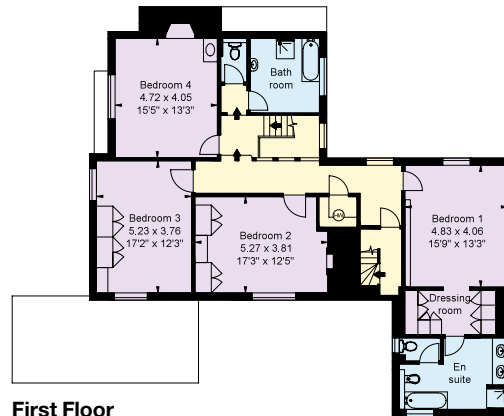
Cellars



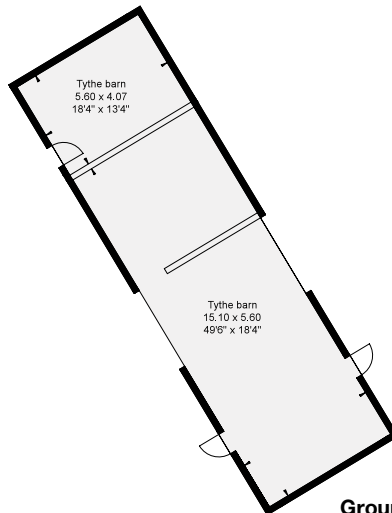
Ground Floor



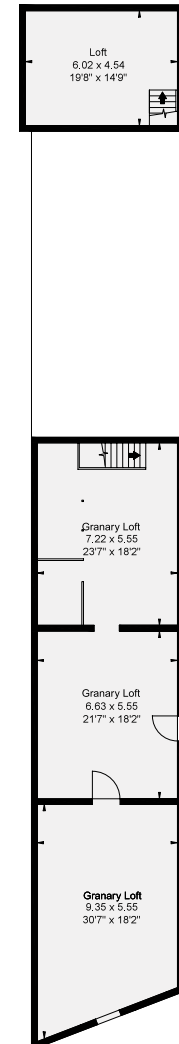
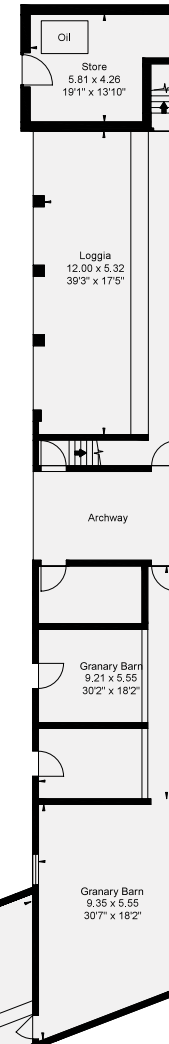
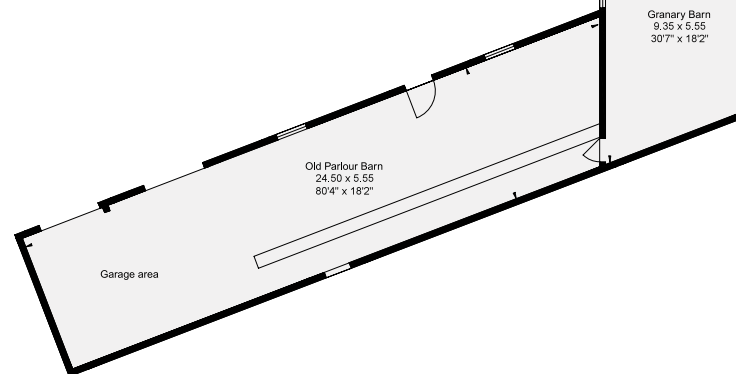
Second Floor



First Floor



Ground Floor Barns



First Floor Barns

Approximate Gross Internal Floor Area
House: 472 sq m (5,081 sq ft) inc Attic storage
Outbuilding & Dovecote: 40 sq m (431 sq ft)
Barns: 592 sq m (6,373 sq ft)
Total: 1,104 sq m (11,885 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



- To the south side of the farmhouse is the principal lawn with a large formal lawn that leads out to the ha-ha that borders onto the field. An array of mature flower beds, trees and in the courtyard a lovely wisteria.
- The field is gently sloping and leads up to a timber framed brick Dovecote. From the Dovecote impressive views are enjoyed across Worcestershire to Bredon Hill and the Malverns in the distance.
- A paddock to the north side of the barns is bordered by coppice along the lane side.

Services

Mains water and electricity. Oil fired central heating. Private drainage. BT telephone and Broadband. Security alarm.

Fixtures & Fittings

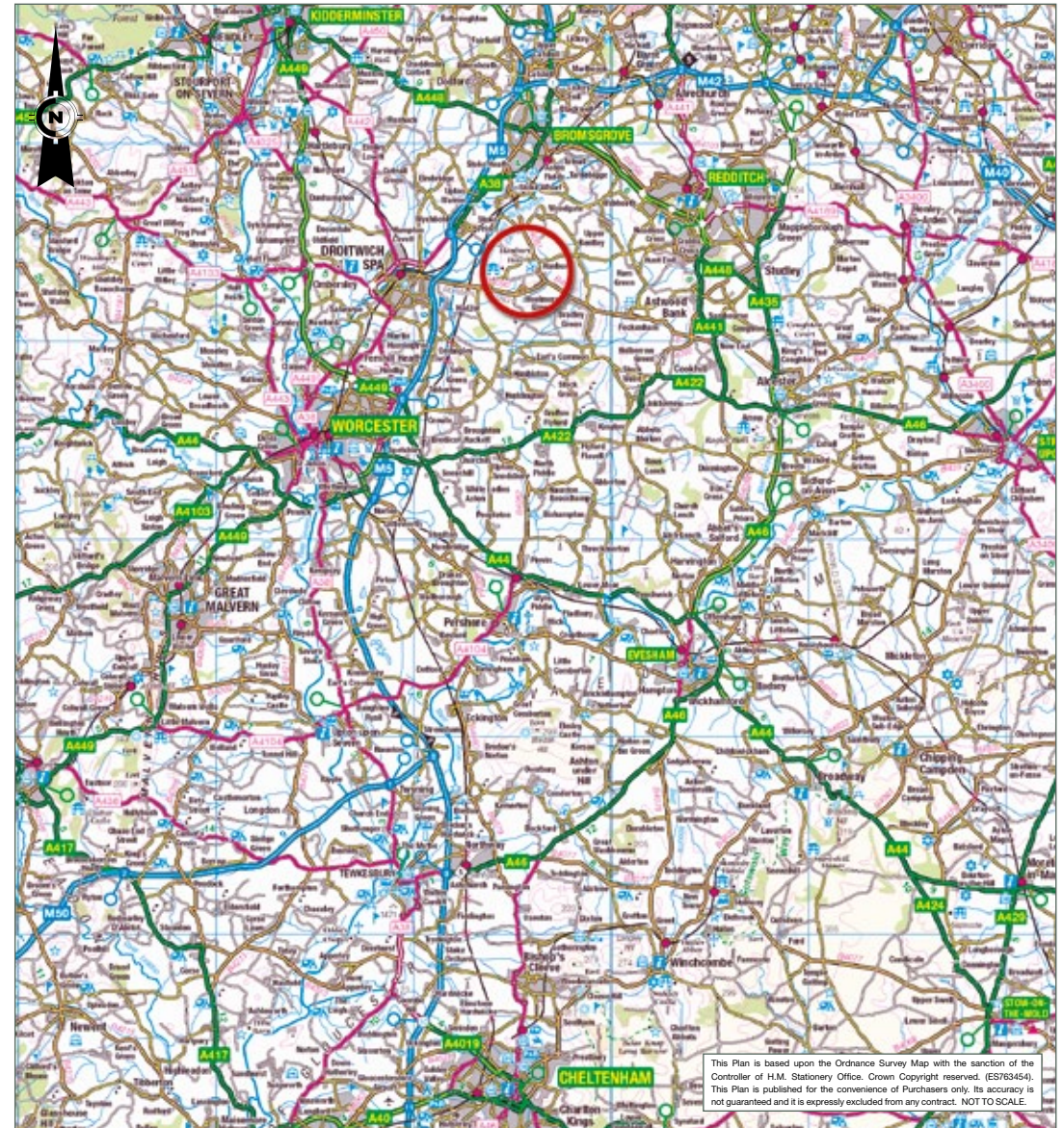
All items mentioned in these sales particulars are excluded from the sale but may be available by separate negotiation. All the garden ornaments including the stone statues and staddle stones are specifically excluded from the sale.

Local Authority

Wychavon District Council: 01386 565000 Council Tax Band: G

Directions (Postcode WR9 7EB)

From Droitwich Spa head eastwards along the B4090 Hanbury Road. Continue past the left turning onto School Road (signposted to Hanbury Hall) and take the next left ½ mile later by the farmhouse onto Loggerheads Lane. Continue straight on to the end of this lane and Pumphouse Farm is the last house on the left hand side on the corner of Pumphouse Lane and Loggerheads Lane. Take the driveway on your left with the post and rail fencing to either side, over the cattle grid through the timber field gate, through the paddock and under the archway into the courtyard of barns.



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