



Yarhampton House

Yarhampton, Stourport-On-Severn, Worcestershire, DY13 0XA

Yarhampton House

Detached Six/Seven Bedroom Period Home with Substantial Period Brick Barns Offering Potential for Spacious Annexe & Garaging/Workshop/Office Space, or Conversion into Two Dwellings (Existing Planning). Set within 3.5 acres of Beautifully Landscaped Gardens & Grounds featuring a Grass Tennis Court & Plunge Pool. Elegant and Generous Rooms with Attractive Period Features. Offering Panoramic Views in an Unspoilt Rural Setting. Ideally located near Great Witley & Stourport-on-Severn, with Convenient Access to Motorway & Rail Links

THE PROPERTY – Ground Floor

- Impressive Large Reception Hall with Flagstone Floor & Original Timbers
- Elegant Drawing Room, Double Aspect with Feature Fireplace with Jacobean Oak Panelling
- 38 ft Garden Room with Flagstone Floor, Woodburner, Central Heating & Air Conditioning. Ideal for All Year Round Entertaining with Dining & Seating Areas. Doors to Garden on Three Sides
- Large Farmhouse Kitchen with Bespoke Pippy Oak Cabinets, Gas Fired Four Door Aga & Separate Electric Siemens Multifunction Oven, Integrated Dishwasher, Quarry Tiled Floor. Original Walk-in Pantry. Double Pine Farmhouse Doors lead to adjacent
- Dining Room
- Double Aspect Sitting Room with Woodburner
- Downstairs Cloakroom
- Utility Room with Back Door & Gardener's Loo
- Double Garage with Workshop Space
- Cellar Offering Ample Storage





FLOOR PLANS

Total Approx. Floor Area 6589 sq ft 612.2 sq m



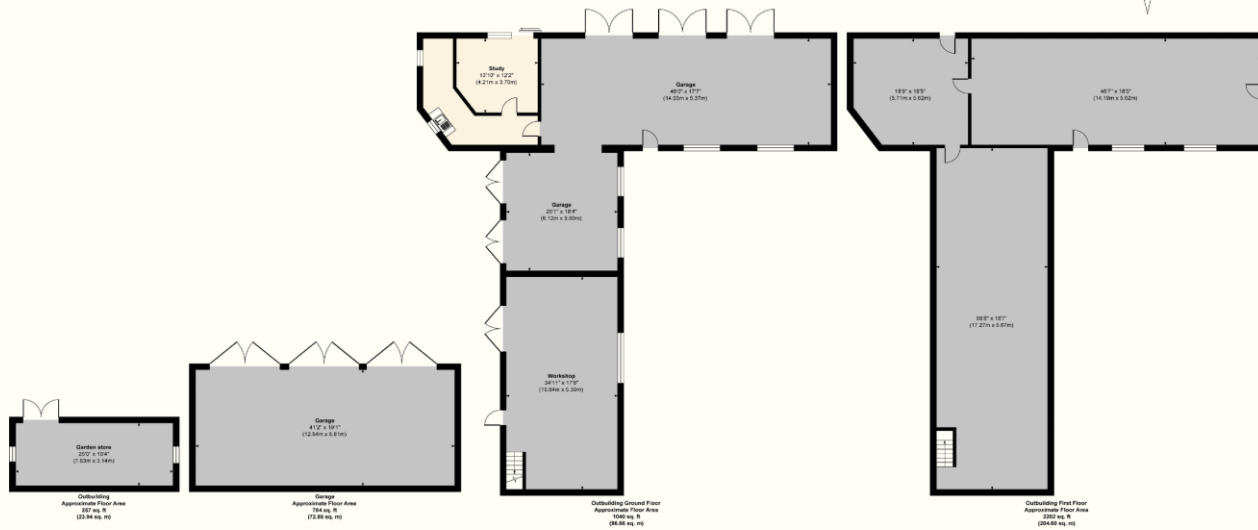
Approx. Gross Internal Floor Area
Main House = 6239 sq. ft / 579.60 sq. m
Cellar = 350 sq. ft / 32.60 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property.

The Barns & Outbuildings



Approx. Gross Internal Floor Area
Garages = 2382 sq. ft / 221.30 sq. m
Workshop = 617 sq. ft / 57.35 sq. m
Outbuilding = 3500 sq. ft / 325.20 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.





THE PROPERTY – First Floor

- Impressive Oak Staircase with Window Overlooking Barns & Far Reaching Views
- Attractive Landing & Corridor with Fully Fitted Wardrobes
- Main Bedroom with Original Beams & Large Window Overlooking Garden & Countryside Beyond
- Luxurious Ensuite Bathroom with Japanese Toilet
- Three Further Double Bedrooms with Individual Basins
- Two Further Bedrooms
- Luxury Family Bathroom with Shower Over & Granite Topped Vanity Unit
- Fabulous Views from Every Bedroom

THE PROPERTY – Second Floor

- Versatile Space
- Reception Room with Built in Storage Cupboards
- Double Bedroom
- Family Bathroom with Shower Over
- Two Huge Attic Rooms



THE BARNS

- 3,500 Sq Feet of Versatile Space with PP for Accommodation
- First Floor Perfect for Ancillary Accommodation or Office Space with Ground Level Access – Currently used for Storage (2,200 sq ft)
- Ground Floor Currently Used as Garaging/Workshop & Office
- Suitable for Secure Housing - up to 15 Cars
- Tiled Floor with Dehumidifiers
- Fully Equipped Workshop with 3-Phase Electric
- Separate Access

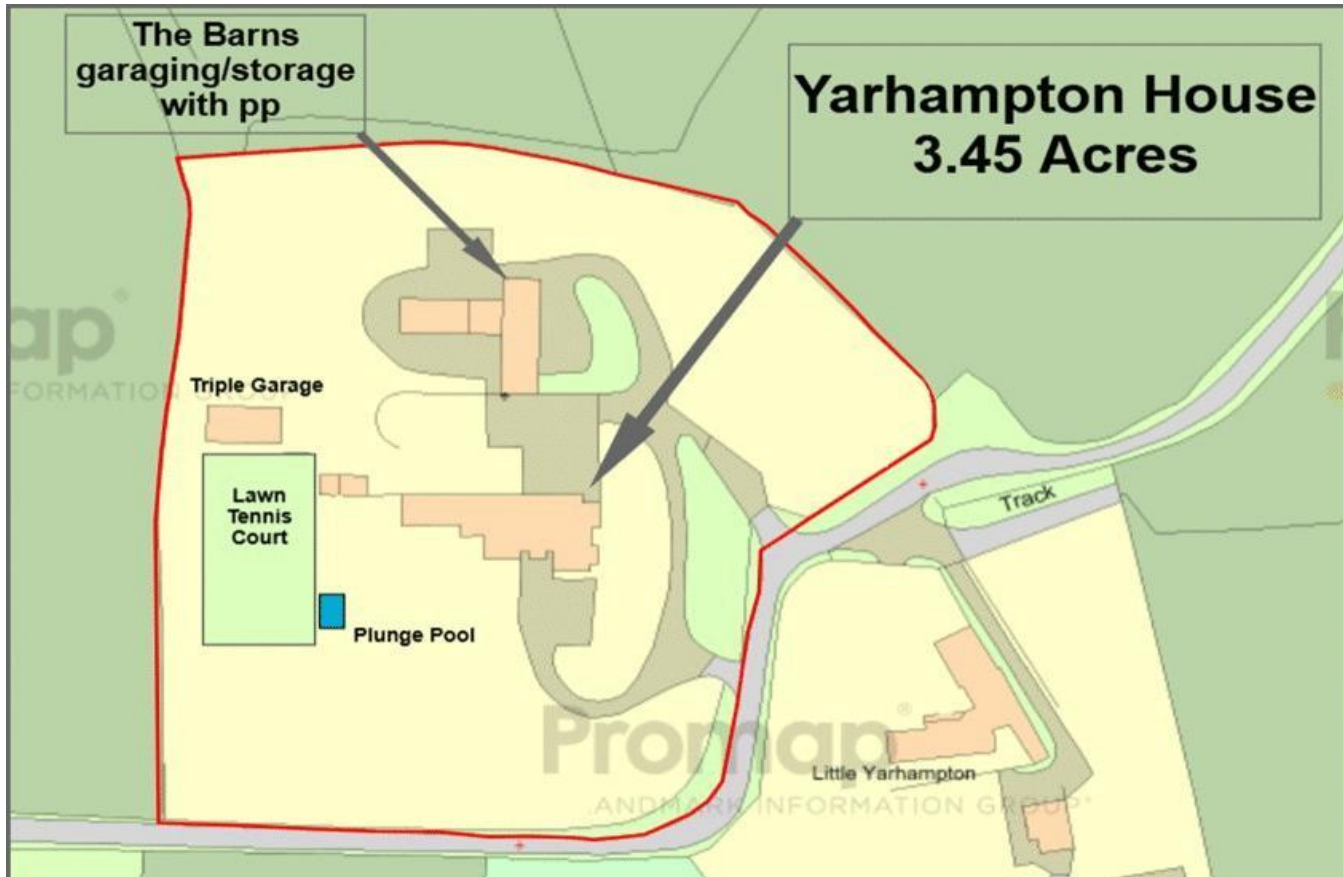
FURTHER OUTBUILDINGS

- Three Bay Garage
- Garden Store
- Large Potting Shed

THE OUTSIDE

- 3.5 Acres of Beautifully Landscaped Gardens & Grounds
- Formal Gardens & Sweeping Lawns
- Grass Tennis Court
- Plunge Pool
- Terracing
- Front & Rear Driveways with Parking for Several Cars







THE SITUATION

- 1.5 Miles to Great Witley with Post Office & Shop
- 4.5 Miles to Stourport-on-Severn
- 8.5 Miles to Kidderminster
- 12 Miles to Worcester with Mainline Stations
- Easy Access to M5 and Motorway Network
- Chantry School Catchment

PRACTICALITIES

- Superfast Fibre Broadband (900Mb / sec) to both House & Barns
- Council Tax Band H - Malvern Hills District Council
- Mains Electricity & Water
- 3 Phase Electricity to Barns
- Oil Fired Central Heating
- LPG Gas for Aga, Garden Room & Plunge Pool
- Private Drainage
- Grade II * Listed

POSTCODE & DIRECTIONS

What 3 Words: gossiped.fiery.printers
DY13 0XA – From Great Witley take the A451 towards Stourport. Continue for approx. 1.5 miles & take the small turning right on Church Lane. Continue for approx. ¼ mile and the entrance to the property is on the left hand side with automatic gates. On passing through the gates swing to the left up to the front entrance.


COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk





Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185