



Barton Farm
Chances Pitch | Colwall | Malvern | Herefordshire | WR13 6HW

FINE & COUNTRY

BARTON FARM

Barton Farm is situated in the hamlet of Colwall in the heart of The Malvern Hills Area of Outstanding Natural Beauty. This statuesque 6-bedroom family home, dating back to the early Victorian era, has accommodation set over three floors. With its high ceilings and a wealth of original features and grand reception rooms, it is a wonderful family home. The south facing gardens are lawned with shrub borders and a tennis court - which is currently in need of repair. A paddock of circa 6 acres slopes down from the front of the property. The third floor can be used as separate accommodation which would be ideal for an elderly relative or a teenager.



Ground Floor:

The approach to the property from the ample gravelled parking area, is made through the stunning heavy oak and detailed door into the inner hallway. Here you will find a downstairs cloakroom with granite surfaces and storage cupboards below the sink, and the large utility room with floor to ceiling storage.

On the other side of the inner hallway to the left is a small study with bookshelves and a sunroom with French doors leading to the south facing garden. There is also a large pantry with original cold slabs and exposed brick arches at floor level. From the hallway a large oak door leads down to the cellar, which comprises of four separate chambers currently used as entertaining space and a games room. There is access to the outside via double doors.

The striking main hallway leads from the front door. The drawing room has a wonderful feature bay window to the front aspect allowing plenty of light into this elegant room. There is an open fire with an original ornate surround which gives an attractive focal point within the room. Across the hallway the dining room is a lovely light room with one bay and one oriel window and an open fire with an original surround. From the window to the front, you will capture the stunning views across the paddock towards the Ledbury Hills.

A door from the dining room leads back into the kitchen. Here you will find an AGA cooker set within an inglenook recess. This, together with wooden units and cream tile worktops and stone effect flooring tiles, give the kitchen a warm and welcoming feel. An integrated Indesit cooker and electric hob and extractor are set beneath the glazed cabinet cupboards.





Seller Insight

“ Situated in an Area of Outstanding Natural Beauty, on the western side of the spectacular Malvern Hills is Barton Farm, a handsome period home that boasts over 5 acres of land and unrivalled countryside views. “I’ve lived in the area for quite some time now, and it’s a place that I absolutely adore,” says the owner. “I’ve been fascinated by its rich history, and the notable people the landscape has inspired over the centuries. The 14th century poet William Langland is said to have been born in the field below ours, and in later life this is the place that inspired him to write *The Vision of Piers Plowman*, considered to be one of the greatest works in Middle English literature. Elgar walked and cycled the hills, Elizabeth Barrett Browning had connections to the area and George Bernard Shaw was one of the founders of the Malvern Festivals back in 1929.”

“My husband and I moved to Barton Farm back in 2002, and again it was the setting, over and above anything else, that I fell for. The views from the house and garden are particularly impressive. I can see the Eastnor Obelisk in one direction, the ancient woods and the town of Ledbury in another, and to the east of the property I can see right the way across to the British Camp Iron Age fort in the Malvern Hills. When I’ve been able, I’ve relished the fact that I can step out of the front door and walk for miles through this beautiful countryside, and at home I’ve enjoyed the peace and quiet and complete privacy of the property as a whole.”

“The house itself dates back to c1875 and it’s a lovely big family home. Each of the rooms is generously proportioned with lovely high ceilings, and it’s very light and bright inside. There’s plenty of space when the family comes to stay – we had 14 for Christmas – and during the warmer months the garden, which is very large, is a nice place to sit out and relax in. There’s also an adjoining 5 acre field that the local farmer keeps his sheep or cattle on – which are lovely to watch – and he also cuts the hay during the summer months so it’s a space that we haven’t had to worry about too much, but which definitely enhances the view.”

“I enjoy different rooms at different times of the day so it’s very hard to pick a favourite. I do tend to spend a lot of time in the sunroom, which I use like a snug. I’ll sit in there and watch a bit of TV, and I can also enjoy a lovely view of the garden, rain or shine.”

“When we decided to move 20 years ago I wanted to be in the countryside, but I also wanted to be in close proximity to the gorgeous town of Ledbury - a lovely place with an array of individual shops and Great Malvern also, where there is a theatre, cinema and swimming pool and the historic Great Malvern Priory dated 1085, where Charles Darwin’s daughter Anne was buried in the church yard.

“This has been a lovely place for large get-togethers with the family, and we were able to hold our daughter’s wedding here. We had a huge marquee on the old tennis court overlooking the field, and we had a pig roast on the lawn. That was a wonderful day that I’ll never forget.”

“It’s the access to the countryside and walking and climbing the full length of the Malvern Hills that I’ll miss most when I move,” says the owner. “This is a very special place and I’ve relished living here but I need to move nearer to family”.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor:

The impressive staircase leads to a bright open landing with window to the front aspect of the property overlooking the views across the paddock.

The main bedroom is of a substantial size and has a large ensuite bathroom with centrally situated bath, sink, WC and airing cupboard. A window overlooking the garden gives a delightful aspect to the room. A door from the bathroom leads back onto the landing.

Bedroom two is a large double bedroom with views to the south across the garden, a further window looks across the tennis court and paddock. Bedroom three is a double bedroom with full height mirrored wardrobes and a window to the east towards British Camp and additionally a window overlooking the garden.

A large family bathroom with airing cupboard and a separate WC can be found off the landing.







Second Floor:

An additional staircase leads to the second floor where you will find three further double bedrooms and a self-contained kitchen with bathroom off. Bedroom four boasts views across to the spectacular British Camp side of the Malvern Hills whilst bedrooms five and six benefit from far reaching views towards the Obelisque of Eastnor. A large store cupboard can be found on the landing.





Outside:

Access to the property is via ornate iron gates onto the parking area suitable for several cars and leading to the paddock via a gravel driveway. The gardens are laid to lawn with mature shrub borders lining the boundary hedge of the property. A host of mature trees including maples, lime and horse chestnut can be found. There is a small ornamental pond nestling in the corner of the garden. Steps from the lawn at the front of the house lead to the tennis court. The paddock, circa 6 acres, slopes down below the front of the house.







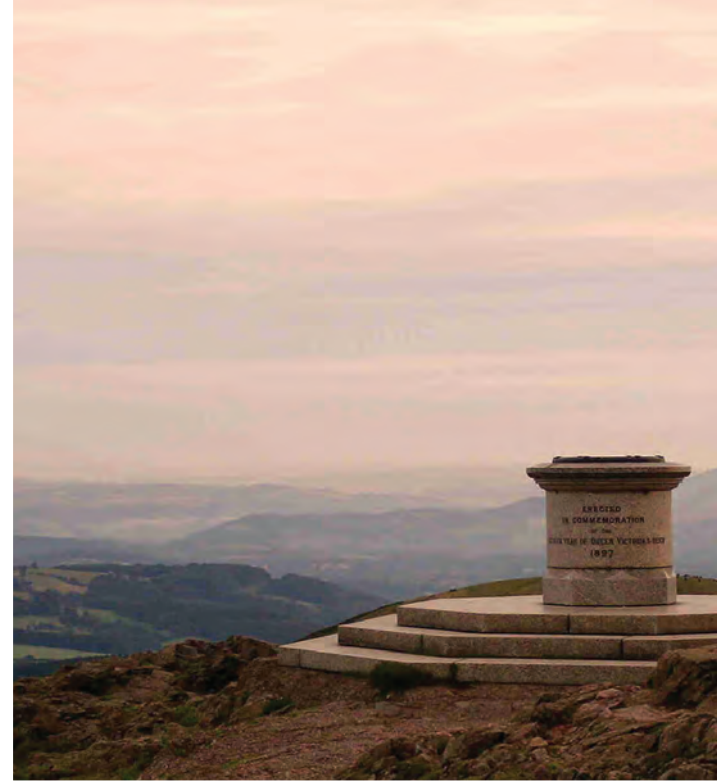
LOCATION

Barton Farm lies between Ledbury and Great Malvern on edge of the delightful hamlet of Colwall in Herefordshire and is situated near the border with Worcestershire nestling on the western side of the Malvern Hills in the heart of an Area of Outstanding Natural Beauty. The village boasts the Colwall C of E Primary School, and The Elms and the Downs Schools can be found within a few miles of Barton Farm. A feature of Colwall is the view of the Iron Age Hill Fort of British Camp, which can be seen from the property. The towns of Ledbury and Malvern are approximately 3 miles southwest and 5 miles northeast respectively. Ledbury is a charming market town characterised by its pretty high street and black and white framed structures, especially impressive is Ledbury Market Hall built in 1617. Malvern boasts a host of wonderful amenities including the Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as Waitrose and further high street retailers.

The county town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 15 miles Northeast providing for high street shopping and has one of England's great Cathedrals, its racecourse, county cricket ground, premiership rugby club and university. The M5 motorway, accessed via J7 at South Worcester, is 10 miles providing for onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport (45 miles), the M40 and London (140 miles).

The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol (69 miles). Hereford is only 21 miles to the West. Whilst Malvern benefits from railway stations including a station in the village of Colwall, Great Malvern and Malvern Link (1.6 miles) which connect to London Paddington, Birmingham, Hereford and Worcester.

If education is a priority, then Worcestershire and Herefordshire are blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst in Worcester you find both the King's School and Worcester Royal Grammar School.





Services
 Mains electricity and water.
 Drainage via a septic tank located in the paddock.
 Oil fired heating and AGA.

Tenure
 Freehold

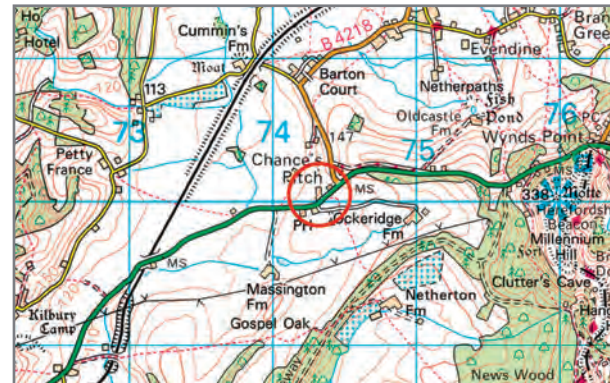
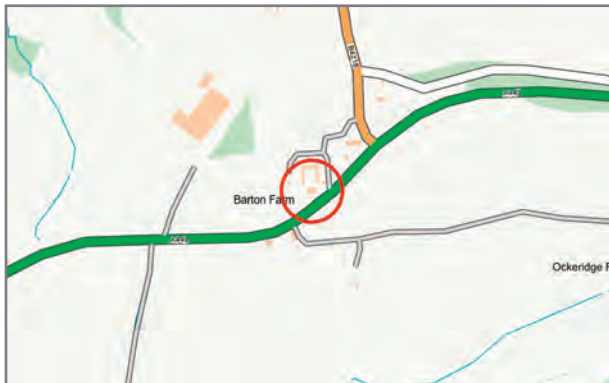
Local Authority
 Herefordshire Council
 Council Tax Band F
 Council Tax Band A – Top floor annex (which could be discontinued as separate household if cooking facilities are removed) please ask Agent for more details.

Notes
 There is currently a self-contained kitchen on the second floor.
 The tennis court is currently in disrepair.

Viewing Arrangements
 Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
 For more information visit www.fineandcountry.com

Opening Hours
 Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 1.00 pm

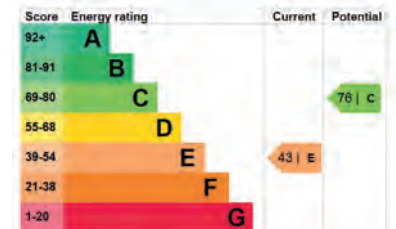


Barton Farm, Colwall, Malvern. WR13 6HW



Approx. Gross Internal Floor Area
Main House = 4471 sq. ft / 415.43 sq. m
Cellar = 1140 sq. ft / 105.94 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.







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*“A very positive experience working with Abi and Vanessa during our house purchase.
Good communication, very helpful and went the extra mile.”*

FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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