



Church House
Lockhill | Upper Sapey | Herefordshire | WR6 6XR

FINE & COUNTRY

CHURCH HOUSE

A characterful, Grade II Listed, six bedroom country home situated in the village of Upper Sapey. Church House provides substantial accommodation and vast potential for improvement and modernisation.



Ground Floor

The front door takes you into an entrance hallway, this part of the property is Victorian. To the right is a formal sitting room with high ceilings, beautiful dual aspect sash windows and an open fireplace. The corridor takes you into the original timber framed part of the property and into the formal dining room boasting an open fire which then flows into the farmhouse style kitchen. There is a pantry, utility room and snug off the kitchen; the snug being the old dairy. The rear end of the property was originally barns which has been converted and moulded to be part of the property. There is an office and shower room located here.









Seller Insight

“ This beautiful Grade II Listed country home, which originally dates back to the 1600s, sits nestled within a third of an acre of pretty gardens and grounds in a picturesque location on the edge of the delightful village of Upper Sapey. “We’ve lived in Church House for almost twenty six years and it really has been the most wonderful family home,” says the owner. “When we moved here I was pregnant with our fourth child – who arrived just two days later – and so it was the fact that it offered us so much space, both inside and out, that proved to be one of the biggest selling points. However, we were also quite taken with this glorious setting, which has afforded us all the benefits of countryside living with all the convenience of being just minutes away from a number of well-served towns and villages, and only an hour from Birmingham city centre. For us it’s been absolutely ideal.”

“The oldest part of the house dates back to the 17th century but it was sympathetically extended in Victorian times, and in the 1960s the old barns were connected to the house and converted into more living accommodation so we have a tremendous amount of space, both for busy family life and for entertaining. It’s also a house with great character as there are some lovely features, particularly in the oldest part, but it’s by no means a museum piece; it’s a very spacious and comfortable home, perfect for modern family life and it’s filled with lots and lots of very happy memories.”

“The garden is another really lovely feature of the property, and for us, having four children, it was yet another huge selling point,” continues the owner. “It wraps right the way around the house so we enjoy utter peace and privacy, and it’s a real haven for wildlife – we have the odd muntjac deer that often just wander through and then disappear off into the trees. It’s also a very family-friendly garden as the children had space to play cricket and football, it’s been lovely for alfresco entertaining and it’s a place where we’ve enjoyed just sitting out and enjoying the peace and tranquillity of it all. It’s something I’ll really miss when we leave.”

“The kitchen is definitely the heart of our home. When the children were small they’d be gathered around our huge refectory table doing their homework whilst dinner was being prepared so it’s a lovely space for the family. We’ve recently had the old dairy converted into a snug, which is just off the kitchen, and that’s another lovely room and a really warm and cosy space on a cold winter’s evening.”

“One of the many reasons we’ve stayed in the house for so long is because the location would be very hard to better. Our immediate surroundings are absolutely idyllic and yet at the same time we have easy access to everything we could possibly want or need. There are also some superb schools in the local area, some of which run bus services that pick up from the end of the lane, so all in all it’s a wonderful place to bring up a family.”

“This is a fantastic house to entertain in and it’s also the place to which everyone seems to naturally gravitate on high days and holidays. One particularly memorable event was after one of the christenings we had at the church next door. We all piled back for drinks and food, and I remember looking around at all of our guests and realised that we had not only the vicar and the curate in our kitchen, but also the bishop!”

“There’s no doubt that it will be a real wrench when the time comes to leave Church House; it’s been an integral part of all of our lives for the past twenty six years and a wonderful family home,” says the owner. “There’s so much that I’ll miss, but most of all it will be the superb amount of space we have both inside and out.”*

*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 first floor can be accessed via three staircases and is configured of six bedrooms; five of which are double bedrooms. There are two shower rooms and one bathroom.









Outside

Church House has a private gate and gravel parking to the front of the property. There is a front and side turfed garden, the side garden being south facing. The outside of the property also features a shed, a Victorian outhouse and an earth cellar.









LOCATION

Church House is situated in the peaceful village of Upper Sapey. Upper Sapey is situated in North Herefordshire, near the Worcestershire and Herefordshire border. The Baiting House is a renowned pub located in the village. Upper Sapey is also home to the prestigious Sapey Golf and Country Club.

Clifton-on-Teme is located 3 miles away and embraces a vibrant community based on the amenities of the church, village hall, shop and primary school, centred around a historic village green.

Tenbury Wells, "The Town in the Orchard", lies only 8 miles to the west and provides for most weekly shopping needs with a modest supermarket and diverse range of local shops. The Herefordshire town of Bromyard is also only 6 miles to the south, with a similar range of amenities.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 15 miles south east providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

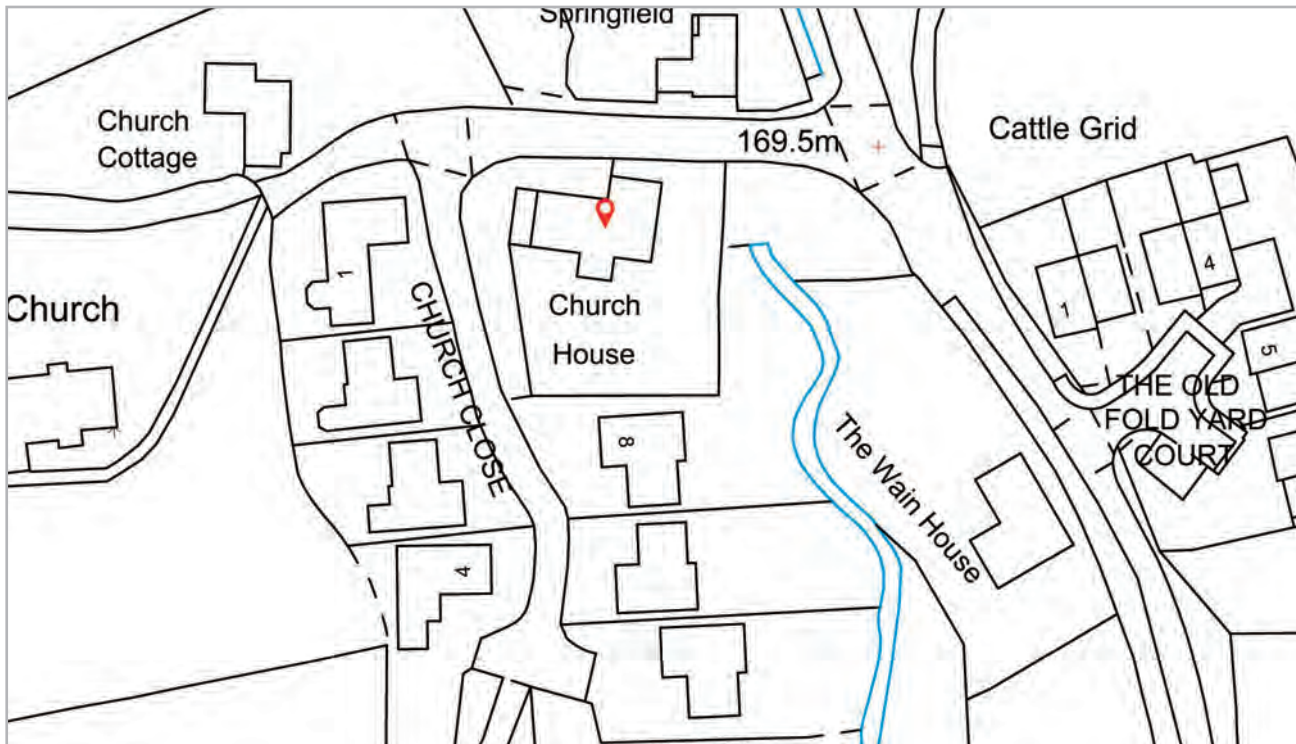
The M5 motorway (accessed via J5 of The M5 at Wychbold or J6 at North Worcester) provides for ready access to Birmingham (38 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (44 miles) and the M40. London (142 miles) is best accessed by the M40, via the M5/M42. The M5 South also provides for commuting to Cheltenham and its Racecourse (44 miles), Gloucester and Bristol (82 miles).

The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is 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. These include Bromsgrove School (22 miles), Malvern College (18 miles) and both The Kings Schools and Royal Grammar School closer by at Worcester. The Abberley Hall Preparatory School is only 5 miles away. In the maintained sector, the Chantry Secondary School at Martley, one of the very best in Worcestershire, is only 7 miles away.

For days out and recreation, Church House is well placed for ready access to the North Cotswolds and Broadway (40 miles), as well as Stratford-upon-Avon (38 miles), Great Malvern (17 miles) and The Malvern Hills, Hereford (21 miles) and Ludlow (18 miles).





Services
Mains water and electricity. LPG gas. Private drainage.

Tenure
Freehold

Local Authority
Herefordshire Council

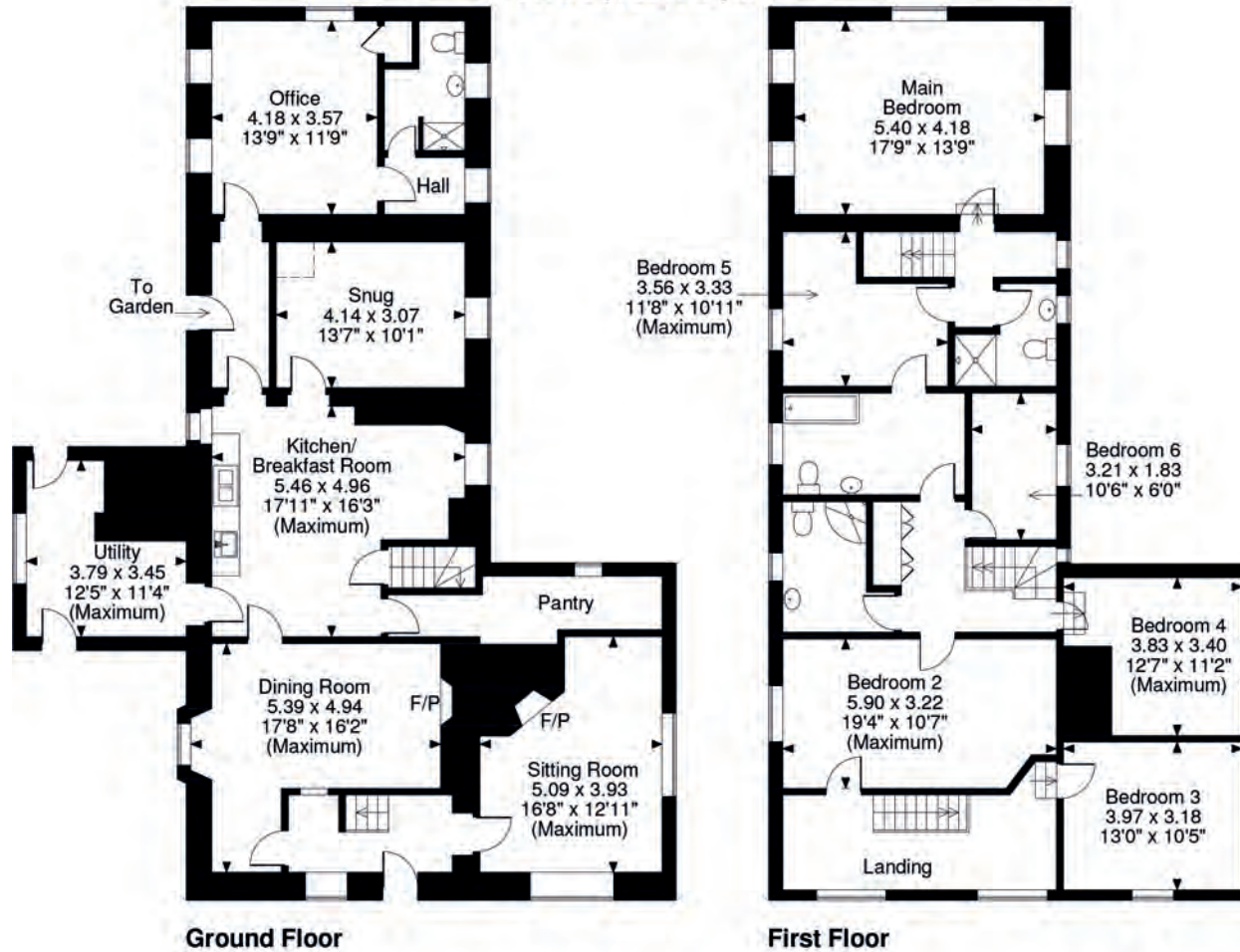
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

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

Church House, Lockhill, Upper Sapey, Herefordshire
Approximate Gross Internal Area
2970 Sq Ft/276 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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EPC Exempt





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Catherine has grown up in Worcestershire attending school in the heart of Worcester City. She splits her time between working as a Fine & Country Associate and a fashion model. Catherine is passionate about providing a high quality service to her clients and ensuring they achieve the best possible price for their property. In her spare time she enjoys walking her Jackawawa, Alfie, catching up with her friends and going to the gym.

YOU CAN FOLLOW CATHERINE ON



FINE & COUNTRY

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