



Powyke House
The Village | Powick | Worcester | Worcestershire | WR2 4QR

FINE & COUNTRY

POWYKE HOUSE

An imposing and much-loved period, Grade II, double fronted Georgian home occupying a main road position with fast access to the motorway network and Parkway Station. Powkye House has a wealth of accommodation (4,523 sq ft), over four floors including five double bedrooms and two versatile tanked rooms in the former cellar. There are private gardens overlooking the river meadows, a single garage and a detached outbuilding currently being used as a gym and games room.



Ground floor:

Walking through the front door of Powyke House takes you into the entrance hallway. To the right is the study overlooking the front with double doors leading to the side of the property and to the left is the lounge featuring a large sash window and fireplace. To the rear of the property is a spacious utility room with a door leading outside and a downstairs cloakroom with WC. The kitchen/ breakfast room boasts a large island, open fire, a triple Aga and a large window and window seat showcasing the garden. Leading off the kitchen is the dining room or family room with further living space. This area is the original stables which has been modernised and has a contemporary gas fired log burner.













Seller Insight

“ It is easy to understand the owners' attraction to this charismatic Georgian style property when searching for a new family home. Its size, character, setting within the village, together with its beautiful, secluded garden, plus fabulous local countryside, ticked all their boxes. Malvern and Worcester are also conveniently close, as is access to efficient road and rail networks.

Over the years, it has proved to be a magnificent family home, one which has been significantly and inspirationally enhanced by the owners since coming to live here, whilst retaining its unique, historic character. The old bakery and stables have been converted into a brilliant family room (the long room), new bathrooms added, whilst the coach house has been converted into a versatile annexe, utilised for many years for home working, but now a gym. Cellars have been tanked to create storage for wine and also into areas for family games and home cinema. The new kitchen reflects the care and thought given to the design of this important room. It is so beautiful and efficient, but also reflects the charm and history of the house. It contains an open fire, and its window seat looks out onto the garden and beyond into the countryside. Each room in this wonderful home has its own individuality which seem to respond to its magical setting.

The garden is also a very special area in which to enjoy peace and tranquillity. It features a beautiful pond, interesting and established trees, together with a lovely, cobbled courtyard, brilliant for summer dining.

With its space and versatility, Powyke House, together with its internal and external amenities, has proved to be an incredible family home and certainly one to share with family and friends, no matter how many and whatever the occasion, summer parties utilising the garden and long room are always special. Also, Christmas festivities, when the elegant, historic, rooms just lend themselves to traditional decoration, and ready to welcome guests.

The owners do feel they have been the custodians of this amazing family home, but it is time for a new family to experience the exceptional, qualitative, lifestyle to be experienced living here.*

* 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.





Basement:
The former cellar has been tanked and renovated into two further rooms. These were used as a games room and cinema room by the current owners.



First floor:
The first floor is configured of three double bedrooms, a family bathroom and a modern en-suite shower room to the master bedroom.









Second floor:
The second floor is configured of two double bedrooms, a modern shower room and a large walk-in storage room.





Outside:

Powyke House is approached through private gates and a private drive in/drive out driveway with gravel parking to the front of the property where the single garage is located and a small lawned area. To the rear of the property is an entertaining patio and a large private, lawned garden with a fabulous pond featuring a bridge and seating island. There is a detached coachhouse currently being used as a games and gym room with a WC creating opportunity for extra accommodation or office space.





LOCATION

Powick is a village and civil parish in the Malvern Hills district of Worcestershire, located two miles south of the city of Worcester and four miles north of Great Malvern. The parish includes the village of Callow End and the hamlets of Bastonford, Clevelode, Collett's Green, and Deblins Green. Powick lies on the A449 and has two bridges across the River Teme, one ancient and one modern. The village contains a primary school, three pubs - The Crown, The Red Lion and The Three Nuns - a garage and a Chinese restaurant/takeaway.

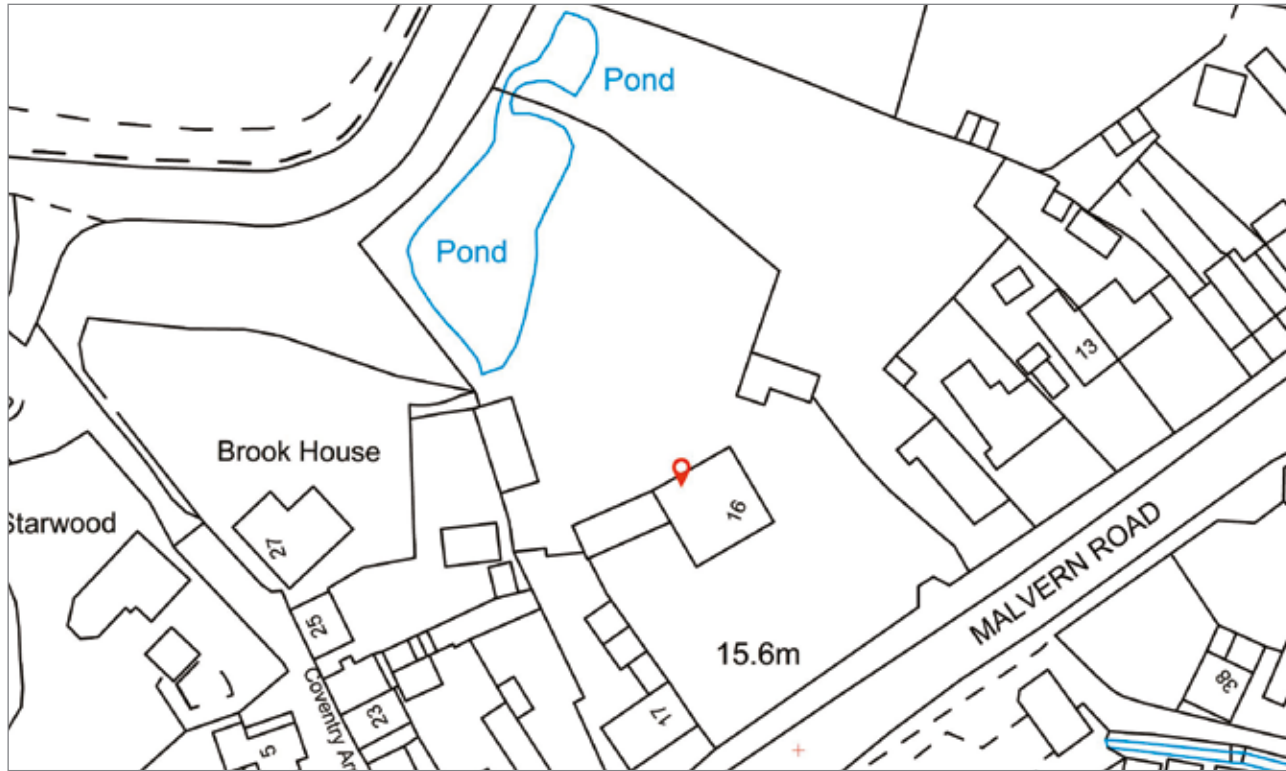
Being located between the historic Worcester city and Malvern town gives access to premierships sporting teams and events such as the Worcester Warriors for rugby and the Worcester Rapids for cricket. There is also the famous Malvern Water Wells and Hills for walking, and the famous Three Counties Show Ground that hosts great events throughout the year.

Other principal settlements in Worcestershire are Bromsgrove, Stourport-on-Severn, Droitwich Spa, Redditch, Evesham, Kidderminster and Malvern, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn.

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, Malvern College, and both The Kings Schools and Royal Grammar School closer by at Worcester. The nearby village of Colwall also has two preparatory schools, The Elms School and The Downs Malvern.





Services
 Mains electricity, drainage, gas and water.
 Network cabling and security alarm.

Additional Information
 Situated in a Conversation Area.

Tenure
 Freehold

Local Authority
 Malvern District Council
 Council Tax Band F

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

Website
 For more information visit www.fineandcountry.com

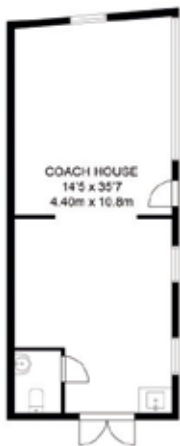
Opening Hours
 Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 1.00 pm



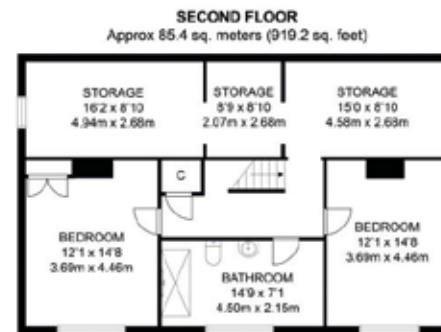
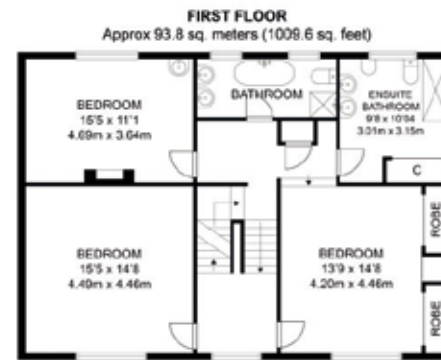
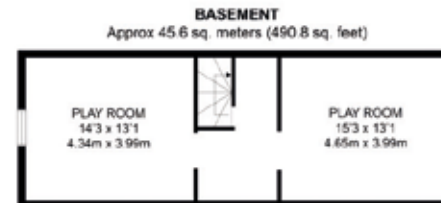
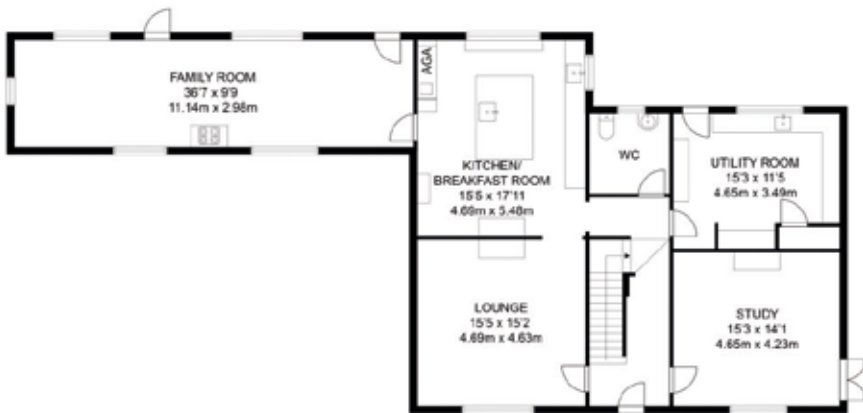
Registered in England and Wales. Company Reg No: 08775854.

VAT Reg No: 178445472 Head Office Address:

copyright © 2022 Fine & Country Ltd.



GROUND FLOOR
Approx 194.4 sq. meters (2095.5 sq. feet)



Total area approx. 420.2 sq. meters (4523.2 sq. feet)

EPC Exempt
Council Tax Band F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 31.01.2023







HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com



RICHARD HARPER

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07801 734 216
richard.harper@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07729 801 143
catherine.neilson@fineandcountry.com

YOU CAN FOLLOW US ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

