



The Cottage
Gooms Hill | Abbots Morton | Worcestershire | WR7 4LT

FINE & COUNTRY

THE COTTAGE

A Grade II Listed, spacious, four bedroom family home. Set amongst generous work and leisure facilities. The Cottage combines character and contemporary living with cosy family rooms and open living and entertaining areas. The space and atmosphere of the house adapts to the gradual rotation of the seasons.



Accommodation Summary

Stunning properties like 'The Cottage' are a rare find. This unique family home is situated in one of Worcestershire's most desirable and historic locations and has been in the current ownership for the last 28 years.

This inviting, characterful property has been meticulously enhanced and sympathetically extended to the highest quality and building specification over this time; providing an architecturally designed home with rooms that flow and afford complete flexibility for family living.

Built in 1488, this wonderful family home has been updated and designed to stand for another 500 years and includes the latest advanced Zero Carbon energy efficient features including air source heat pump, underfloor heating and solar panels, grass roof above living area in the kitchen with integrated large glazed panel, insulation and drainage. The property benefits from a zoned central heating system.

Additional to the main house is a boot room, double garage with accommodation over, suitable for guest/Air BnB accommodation. Further to this is an additional large, double garage, two workshops, one with separate cloakroom. To the first floor: a large studio to include open-plan living area, kitchen and steam room. Currently being used as a games room, gym and office.

Outside the main house is a 'country lovers' dream and the perfect arena to cater for all the family's hobbies and interests. You are welcomed through a five bar, electric gate onto a generous drive with hard standing for a horse box and entrance to the paddock. Two purpose-built stables with tack room look out onto the drive/yard area. CCTV is throughout the property.

To the rear of the property are attractive, south facing, well-tended gardens, patio and full electrically equipped summerhouse, affording stunning views over the adjacent countryside and towards the Malvern Hills.

Ground Floor:

Boot Room 11'8" x 7'3" - Good storage area with waterproof flooring and fitted generator point if required.

Entrance Porch

Hallway with doors off to:

Playroom/Office 15'7" maximum 11'9" minimum x 15'6" - Attractive timbered, dual aspect room with large inglenook fireplace and Clearview 500 multi fuel stove. Second staircase with underneath storage to guest room above.

Downstairs Shower Room 7'8" x 6'5" - Shower room with separate shower cubicle, washbasin, toilet and towel warmer.

Sitting Room/Dining Lounge 28'0" x 17'7" - Steps take you down into this stunning part timbered, sitting room decorated in a relaxed elegant theme. This large entertaining room has space for lots of seating and a dining table with French doors out to the south facing garden and the south-west patio. Corner glazed windows frame the room, and a hidden TV is there for your enjoyment. An inglenook fireplace with oak beam over, houses a Clearview 750 Multi Fuel Stove. A sliding door takes you through to the kitchen. A wonderful Christmas room.

Family Room 22'9" maximum 11'4" minimum x 15'2" maximum - Very cosy double aspect room with timber framed panels and large inglenook fireplace housing a Clearview 500 Multi Fuel Stove. Fabulous Christmas room. Door off to Kitchen.

Living Kitchen 31'8" x 11'9" maximum and Dining Area 12'3" x 9'5" - Attractive functional open plan living and entertaining space. The living area gives access through large sliding doors onto the patio and guides you through to the kitchen and dining areas.

This cook's kitchen is fitted with a new bespoke Christopher Peters Shaker Style kitchen and large island. A double oil fired Aga takes centre stage with further integrated appliances throughout the kitchen. The appliances include: Fischer Paycal fridge freezer and built in Neff Vario Steam Oven, single oven/microwave, warming drawer, single Fischer Paycal Dish Drawer and drinks fridge. At one end of the island is a solid wood chopping board, whilst the centre houses a five-ring induction hob with a breakfast area at the far end. The kitchen has a wide range of storage drawers, cupboards and shelves.

The dining area with north facing window has access to the pantry and utility room with loft space above.

Utility Room 7'8" x 7'2" - Plumbing for a washing machine and tumble dryer and butlers sink with Harvey Jones cupboards and shelf storage.









Seller Insight

“ From the moment we laid eyes on this property, we were drawn to its rich history and character. Moving from the north-west, we sought a countryside retreat that would accommodate our lifestyle, including space for our pony. Dating back to 1488, the house exuded charm and nestled itself beautifully within the scenic surroundings, prompting us to apply for planning permission to make alterations even before we officially moved in.

Living in this home has been an absolute pleasure, with each space offering its own unique charm and functionality. The flow throughout the house is exceptional, carefully designed by us, alongside our architect, to seamlessly blend old-world character with modern comforts. From the spacious lounge, ideal for hosting dinner parties and Christmas gatherings, to the cosy family room that doubles as our favourite autumn/winter retreat, every corner of this home exudes warmth and hospitality.

The outdoor spaces are equally enchanting, with the first garage housing an apartment ideal for extended family or potential Airbnb income. Whilst the second garage/workshop boasts a spacious room that serves as a home office, games room, and gym. Outside, the gardens offer ample space for marquee events and outdoor activities, and included a zip line between the trees adding a touch of excitement for our children whilst growing up.

The sense of community in the neighbourhood is strong, with the historic hamlet of Abbots Morton offering a friendly and welcoming atmosphere, complete with village activities and a rich sense of history.

For future owners, we would advise to cherish the property's heritage while unlocking its full potential. With state-of-the-art building and Eco-friendly upgrades which includes solar panels, grass roof, air-source heat pump and drainage system, coupled with its idyllic location and proximity to amenities, this home offers a unique blend of history, comfort, and modern convenience. Whether enjoying the changing seasons in the wild surroundings or taking advantage of fabulous equestrian facilities with numerous bridleways and recreational activities, there is something here for everyone to enjoy and call home for years to come.*

* 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.









FAMILY RULES
ALWAYS BE KIND
ENCOURAGE EACH OTHER
BE BRUCE OF SAY IN
FORGIVE OTHERS
BEST WORK HARD
SAY I LOVE YOU
TALK TO LISTEN TO
TELL THE TRUTH
SAY PLEASE & THANK YOU



First Floor:

Bedroom One 17'6" x 15'9" - Large bedroom with triple aspect windows and south facing Juliet Balcony and bespoke handmade wardrobes.

Bedroom Three 15'6" x 12'7" - With west facing windows.

Bedroom Two 15'6" x 15'2" - Triple aspect timber framed bedroom with north, south and west facing windows. Feature doorway and bespoke fitted wardrobes.

Bedroom Four 13'3" x 11'5" - Double aspect timber framed bedroom with north and south facing windows. Sink in room and secondary staircase down to the playroom/office.

Family Bathroom 13'9" maximum 10'3" minimum x 6'8" - Beautifully fitted bathroom with double ended, roll top bath, large separate shower cubicle with drencher, basin and back to the wall toilet. Tastefully decorated with exposed timbers and wattle and daub. Waterproof flooring.







Annex:

The Apartment 17'9" max (rear of cupboard) 12'0" min x 10'6" - Used as a nanny apartment and B&B for many years. Large bedroom with fully fitted ensuite shower room, 6'5" x 5'6". Separate staircase.

Garage:

Double Garage 17'8" x 16'6" - Insulated garage with heating and rubber floor. Pedestrian door and window at side.

Annex - Gym, Office, Games Room 35'0" x 22'0" maximum

Great functional space with kitchen area and separate steam room - 7'9" maximum x 6'4". Triple aspect with an impressive full height window to the south, barn door to the north and window to the west. Solid oak flooring throughout and tiled steam room. Access is via workshop one up a solid oak staircase.



Workshop One:

Large workshop space with separate boiler/store cupboard. Separate toilet and double doors to paddock at rear. Accessed via doorway and car port.

Workshop Two:

Good storage space with electric.

Double Garage: 18'4" x 14'2"

Large garage space with huge double barn doors and west facing window. Pedestrian doorway into car port.

Stabling and Tack Room:

Two large, bespoke built, full height stables, with talk grill in between. Both are fitted with thick non-slip rubber stable matting, irrigated water troughs, feed troughs and safety windows with grills and electric lights. Both sit under a verandah and walkway.

Stable one is 11'4" x 13' and stable two is 12'9" x 11'5"

Tack Room 11'5" x 7'5" - Fully fitted tack room with bridal hooks, saddle and rug racks, shelving. A mini kitchen complete with deep sink is installed with both a hot and cold water outlet to the outside.







LOCATION

The property is located in the desirable hamlet of Gooms Hill, part of the historic village of Abbots Morton, noted in the Domesday Book of 1086. The village has a rich history with links to Evesham Abbey and being a country retreat for the Abbots of Evesham. Within the village are several characterful period properties, as well as the 12th Century St. Peter's Church.

An excellent range of facilities are on offer in the close by villages of Inkberrow, Flyford Flavell and the Lenches, with outstanding eateries and hostilleries, a doctor's surgery and village stores and the award winning 'Hillers Farm Shop and Café' and of course the famous Ragley Hall country estate - open to the public for events.

The area offers excellent schooling options with high achieving State and Private Schools in Worcester, Stratford and Cheltenham, as well as highly rated Primary Schools located in the surrounding villages.

For walkers, golfers and horse riders, the area is very well serviced with quiet country bridleways, footpaths, and a Championship Golf course to take in the glorious views over the surrounding countryside.

The larger towns of Stratford upon Avon, Worcester, Evesham and Broadway are easily accessible and just a short drive away.

For commuters there is easy access to motorway links North and South and several mainline rail services (including a fast line) operating from Evesham, Stratford, Worcester and Warwick to London and Birmingham.



Utilities, Services & Property Information

Utilities: Mains electricity and water. Air-source heat pump and oil-fired central heating. Private drainage via a septic tank. Solar panels. Underfloor heating.

Services: CCTV/security system.

Broadband: Standard broadband available within the area – please contact your local supplier.

Mobile coverage: 4G and 5G mobile coverage available within the area – please contact your local supplier.

Tenure
Freehold

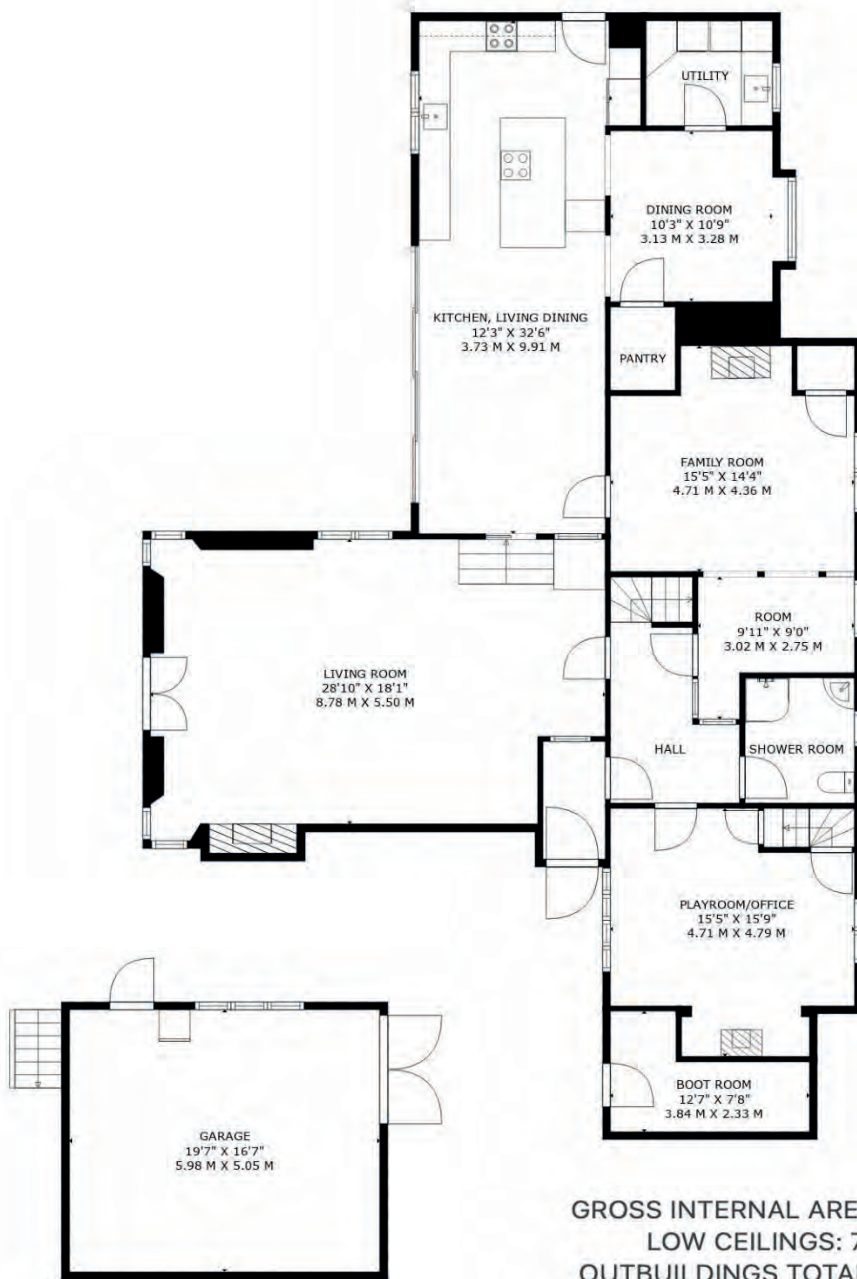
EPC Rating C

Local Authority
Wychavon
Council Tax Band G

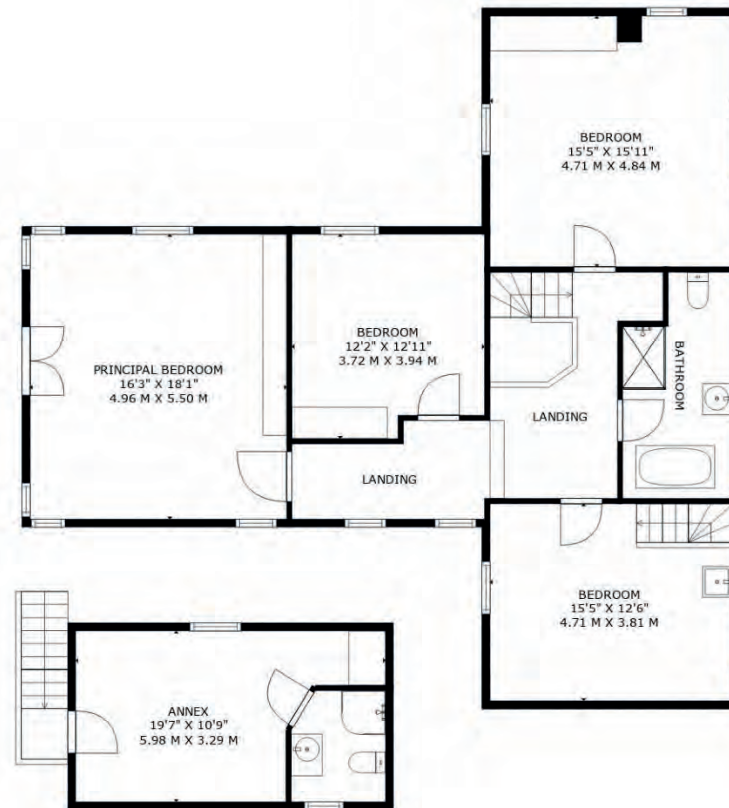
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website
For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

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



GROUND FLOOR



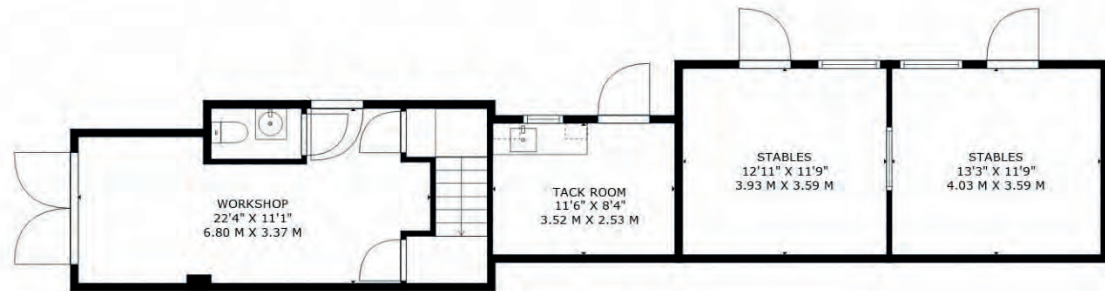
FIRST FLOOR

GROSS INTERNAL AREA: 2902 sq ft, 270 m2
LOW CEILINGS: 740 sq ft, 67 m2
OUTBUILDINGS TOTAL: 1852 sq ft, 172 m2

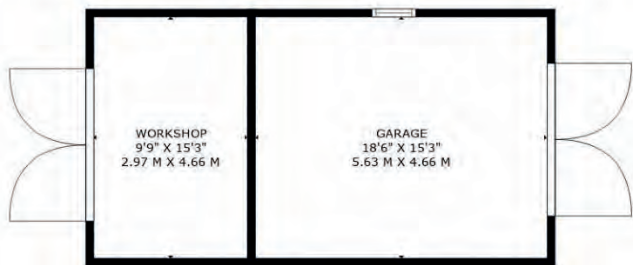
OVERALL TOTALS: 5494 sq ft, 509 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GARAGING & OUTBUILDINGS FIRST FLOOR



GARAGING & OUTBUILDINGS GROUND FLOOR



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Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





NICK KENDRICK

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I have been running the family holiday property business for several years, along with developing houses before selling them in the local area. I am a trained actor, gaining a BA Hons in acting at Guildhall School of Music & Drama in London. I grew up in Worcester, roaming far and wide, playing sports and enjoying country pursuits. I use my local expertise, along with my determined nature, to give the finest service and achieve the best price for my clients and introduce them to their dream home.

YOU CAN FOLLOW NICK 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.

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