



Pirton House  
Pirton | Worcestershire | WR8 9EJ





# PIRTON HOUSE

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A former farmhouse, this equestrian country home lies within the picturesque village of Pirton. This comfortable four bedroom house, with two bedroom annex, boasts ample living spaces, traditional features, and is set within three and a half acres, allowing quintessential country living. Together with ideal equestrian facilities, and the fully furnished two-bedroom annex, this mid-19th century property oozes character, charm and practicality. Sitting proud in the Worcestershire countryside, there is a wealth of links locally making it an ideal spot for work, schooling, and leisure.







**Ground Floor:** The ground floor prides itself on servicing all comforts. When entering the property, you are greeted by a formal dining room to the left with maple hardwood flooring leading to a traditional farmhouse kitchen area with stunning vaulted ceilings, and conservatory. The kitchen benefits from clear views of the driveway, stabling, and hay barn, allowing any equestrian lover to keep a close eye on the goings-on externally. There is a built-in AEG oven and microwave, an induction hob, soft close drawers, fridge, and dishwasher.

The ground floor continues with a large family bathroom with shower and bath. There is a generous utility / boot room ideal for coming in from the acreage outside. There is a fourth bedroom with dual aspect which can be used as a single bedroom, but it is currently furnished as a secondary home office with wonderful views of the garden and patio to the rear.

To the right of the ground floor upon entry, you will find a very generous sitting room with open fireplace. This room is inviting and acts as a hub for family living within Pirton House. There is a feature archway stepping down into the main office space adjacent, with French doors leading to the patio with steps to the rear garden.























# Seller Insight

“ In 2007, we moved to Pirton House because, from the kitchen window, we could see the horses in the stables or barn and the fields envelope the house. The numerous outbuildings were an added incentive.

There was much to do here as the previous owner had lived here for 22 years and used the whole of the rear garden for her 40 Parson Terriers which she bred and showed at Crufts. We relished creating a 'proper' country garden, planting fruit trees, making the winding path to the pig sties, planting flower beds and a vegetable and soft fruit area. In our first year we kept pigs and chickens and held the village fete - 'guess the weight of the pig!' - and dog show at Pirton House. It was a great success and continued here for three more years.

When the grandchildren were young, we had a family party - 32 people in total - every year. Only those with babies or 'ancients' could use the house or cottage. We moved the horses to the side field, and everybody camped. The barn was transformed with thick straw underfoot, fairy lights, bunting and a long trestle table - where we ate, drank and caroused into the small hours.

Oh happy days - and there were many - not least watching the children building dens with the hay bales, learning to enjoy the horses and planting / harvesting fruit and veg. We have kept pigs, turkeys and chickens here - and of course our beloved horses. The pigsty area has wire buried into the ground ensuring we never lost a hen to a fox.

We have wonderful neighbours - one of whom, year after year, has helped us chain-harrow and roller after a muddy winter and harvest hay from the side field in summer.

Jinney Ring Cottage (the annexe) - so called in acknowledgement of the horse-powered generating ring that was outside Pirton House and is now a feature and namesake of the Jinney Ring Centre near Droitwich. Recently just used for friends and family, in the past we had a Hungarian couple living there for four years which brought in an income. As we're moving into a smaller house, we're leaving everything in there in situ so it could provide an income from day one.

*It's been both a joy and a privilege to live 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.











**First Floor:** Upstairs and to the immediate right you will find the main bedroom, a large double, with an ensuite bathroom with a large bath and separate shower. To the left is another double room with an aspect to the frontage and side, and an abundance of built-in wardrobes. The rear bedroom is the final double with an ensuite shower room.

- Dining room
- Conservatory
- Downstairs bathroom
- Utility / boot room
- Bedroom 4 / office
- Living room with office space
- Main bedroom with ensuite
- Bedroom 2
- Bedroom 3 with ensuite









**Outside and Annex:** As you approach the front, a vast and well-maintained drive welcomes you, providing ample space for your vehicles including horse boxes, and creating an inviting atmosphere. The highlight of the frontage is not only the glorious front façade of Pirton House, but a generous front garden that provides access to the right-hand side paddock.

Venturing to the rear and side of the farmhouse, you will find a host of impressive amenities – three pig sties, three stables, a secure tack room, and large, delightful barn, which has been split providing a shelter for horses and storage for hay and straw. There is a large workshop between the annex and tack room with a 10 foot built-in workbench. There is a well-stocked garden to the rear, planted with fruit trees - including cherry, plum, and apple - and an abundance of flowers. There is a vegetable area with raised beds and fruit cage, and a patio area with pond, ideal for outside dining. The plot extends to secure paddocks which make for prime equestrian usage, all whilst being surrounded by a captivating vista of the rolling Worcestershire countryside.

There are numerous additional outbuildings including a wood store, a large playhouse and shed for the mower.

Jinney Ring Cottage (the two-bedroom annex), formally an old hay barn, has been tastefully transformed into living accommodation. The ground floor is equipped with an open plan kitchen, living, dining area with real fuel log burner ensuring cosy nights in the colder months. Upstairs there is a family bathroom to service the annex, and two bedrooms split via a feature sliding door. The building is bright and shares delightful views externally all around, which can be used for multigenerational living or passive income via holiday let or rental. The cottage benefits from gas central heating.

Jinney Ring Cottage is so called in acknowledgement of the horse powered generating ring that was outside Pirton House and is now a feature and namesake

















The Jinney Ring circa. 1910



Len Hampton and farm workers outside Pirton House circa. 1910



## LOCATION AND HISTORY

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Pirton House is situated within the beautiful Worcestershire countryside between the Malvern Hills and the Cotswolds. Cheltenham, Gloucester and Tewksbury are all within 25 minutes and the boating marina at Upton on Severn is 6 miles away.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 6.5 miles away providing for high street shopping and has one of England's great cathedrals, a racecourse, county cricket ground, and university. The M5 motorway, accessed via J7 at south Worcester, is 5.1 miles providing for onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 south also provides for commuting to Cheltenham, Gloucester and Bristol.

The River Avon and the Georgian market town of Pershore are just 5 miles away. Pershore has a great selection of independent retailers as well as high street names. The train station has a direct line to Paddington which takes approximately 90 minutes. Connected to the Cross-country network, Worcester has 3 main rail stations that provide direct links to Weymouth, Bath Spa, Bristol, Cardiff and Nottingham.

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.



Local sights in the locality.







of the Jinney Ring Centre in Hanbury.  
 Utilities, Services and Property Information  
 Utilities: Mains electricity, water & drainage. Oil-fired central heating for Pirton House. LPG central heating for the annex. Private drainage via a septic tank/sewerage treatment plant.  
 Broadband: Standard fibre – please check with your local supplier.  
 Mobile Coverage: 4G/5G – please check with your local supplier.  
 Construction: Standard.  
 Parking: Driveway parking for 4+ vehicles.  
 Restrictive Covenants: Restrictive covenants in the title deeds - please speak with the agent for further info.

Tenure  
 Freehold

Local Authority  
 Wychavon District Council  
 Main House - Council Tax Band F  
 Annex - Council Tax Band A

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

Website  
 For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

### Pirton House Farm

Approximate Gross Internal Area = 168.7 sq m / 1816 sq ft



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

### The Annexe at Pirton House Farm

Approximate Gross Internal Area = 61.0 sq m / 657 sq ft  
 Barn / Stable / Store = 139.8 sq m / 1505 sq ft  
 Total Area = 200.8 sq m / 2162 sq ft



Ground Floor

First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



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 24.05.2024











BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

#### YOU CAN FOLLOW BERT 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.

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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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