



Brockhill Farm
Mathon Road | Colwall | Malvern | Worcestershire | WR13 6EP

FINE & COUNTRY

BROCKHILL FARM

Brockhill Farm is an enchanting, detached Grade II Listed farmhouse featuring four bedrooms and four bathrooms, along with three reception rooms, a study, a utility/boot room, and a kitchen/diner. The home exudes charm with its wealth of period features and has been sensitively renovated to preserve its exquisite character. Set on 28 acres of picturesque land, the property offers spectacular views and a private location on a sought-after road. The farm includes equestrian facilities and ample outbuildings, with seven buildings having full planning permission granted (including Certificate of Lawfulness) to be converted into self-contained residential dwellings, providing extensive space for various uses.



Ground Floor

The ground floor welcomes you with a spacious, light hallway, featuring a WC that was once a bread oven. This leads into a snug, a large office/reception room, a utility/boot room, a lounge, and a dining room. The utility room is fitted with an array of farmhouse-style cabinetry, a drying rail, and a Belfast sink. The dining room adjoins the bespoke in-frame farmhouse kitchen, creating a semi-open plan space ideal for family living and entertaining. The kitchen benefits from two sinks, a Perrin & Rowe hot water tap, a corner fridge, and a window seat with views of the gardens and countryside beyond. The centrepiece of the kitchen is a large island with stylishly curved granite countertops, seamlessly connecting to a patio area perfect for alfresco dining. The dining room boasts original flooring, a feature fireplace, and French doors leading outside. Both the expansive lounge and snug feature inglenook fireplaces, with the lounge also benefitting from a wood-burning stove and Blue Lias flagstones. Throughout the ground floor, incredible beamed ceilings, timber detailing, original floors, and a variety of oak, original, and stable-style doors compliment the renovation.

Cellar

Additionally, the house has two cellars - one with a suspended ceiling and the other with a brick-vaulted ceiling. These are accessed from outside the main house and host the boiler and water tank.









Seller Insight

“ *The tranquility and quietness of this property are what initially drew us in. From the moment you arrive, the serene ambiance is palpable, making it a perfect retreat from the hustle and bustle of daily life.* ”

Living in this home, we are enveloped in rural peace and tranquility every morning. The only sounds we hear are birdsong, providing a soothing start to each day. The sense of calm and natural beauty is one of our favourite aspects of living here.

One of our most cherished spots in the house is where we have breakfast, offering stunning views that enhance the morning routine. It's a delightful way to begin the day, surrounded by nature's beauty.

The house boasts several unique and inviting features. Two bedrooms have vaulted ceilings, and the main bedroom features exposed wattle panels. Most of the wooden floors are believed to be Elm, adding a touch of historical charm and warmth to the home.

We have made several significant improvements to the home. The house features two large inglenook fireplaces and a smaller one in the dining room, creating cosy spaces for relaxation. The living room floor is laid with Blue Lias flagstones, adding to its rustic charm. We also installed a bespoke kitchen with granite worktops, enhancing both functionality and aesthetics.

The outdoor spaces are truly special. Our orchard is filled with old varieties of fruit trees, including Howgate Wonder, Laxton Supreme, Egremont Russet, Cox's Orange Pippin, Quince, Bramley Yellow Plum, and a fabulous Cherry Plum in the front garden. The fruit from these trees is absolutely divine, especially when the wind doesn't take the early blossom. From the top of the hill, we can see all the way to Hay Bluff on clear days, and the sunsets can be magnificent.

While we cherish our privacy, Brockhill Farm is perfectly suited for someone more sociable as well. The house's seclusion offers a sense of solitude without feeling isolated. It would make a great party house or family home, accommodating both private retreats and lively gatherings.

The location offers a perfect blend of rural tranquility and convenient access to amenities. We are just one and a half miles from a mainline train station with direct routes to London. The village itself is well-equipped with a hotel, butcher, cafe, general grocery store, Thai restaurant, post office, pharmacy, hairdresser, and doctor's surgery. There are also several care homes, a village hall, and a garden nursery that houses the national collection of Michaelmas daisies.

*This home provides a unique blend of historical charm, modern comforts, and serene natural beauty. Whether you seek a peaceful retreat or a place to host family gatherings and social events, this property offers the best of both worlds. Its tranquil setting, coupled with convenient access to essential amenities, makes it an ideal place to call home.**

* 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.





Many people have eaten
in this kitchen and
have gone on to live
normal
healthy
lives.

I will think
I am happy
better than

GARLIC





First floor

The first floor is accessed via a solid oak staircase, leading to a landing area adorned with stunning elm boards. This floor features four spacious bedrooms, each with views of the grounds and beyond. The master bedroom includes a vaulted ceiling, dressing area, and bathroom, showcasing exposed wattle panels that blend seamlessly and stylishly with the room's features. The second bedroom also boasts an exquisite, vaulted ceiling. All bedrooms are equipped with their own ensuite bathrooms.













Outside: The outside space is vast and varied, accessed via a private, gated driveway, ensuring privacy and seclusion from the road. The grounds feature a rear patio terrace serving the farmhouse, adorned with traditional garden elements. Beyond this, there are numerous outbuildings, including equestrian facilities, dry storage barns, a workshop, a shooting lodge shed, 6 bay cattle shed, and a mill house ground floor contains complete cider mill wheel complete with pony shafts and cider press and yoke; the first floor features curved upper cruck beams. The mill house and other sizeable outbuildings have full planning permission (including Certificate of Lawfulness) for seven self-contained residential dwellings and associated landscaping. Notable there is a secondary entrance to the property from the road.

The grounds are adorned with a beautiful Rambling Rector climbing the mill house, and an orchard filled with old varieties such as Howgate Wonder, Laxton Supreme, Egremont Russet, Cox's Orange Pippin, Quince, Bramley, Yellow Plum, and a fabulous Cherry Plum in the front garden. The abundance of sloes has been the main source for many bottles of sloe gin.

From the top of the hill, on a clear day, you can see right over to Hay Bluff, and the sunsets are truly magnificent.





LOCATION

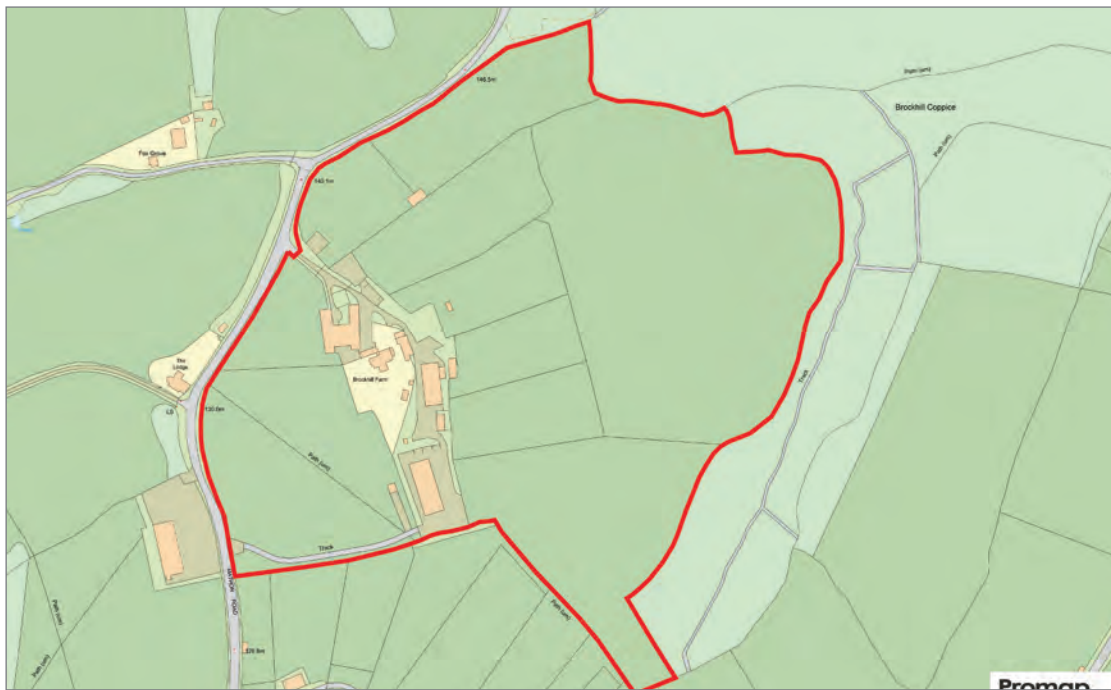
Brockhill Farm lies between Ledbury and Great Malvern on the edge of the delightful hamlet village of Colwall in Herefordshire and is situated near the border with Worcestershire nestling on the western side of the Malvern Hills in the heart of an Area of Outstanding Natural Beauty. The village boasts the Colwall Church of England Primary School, and The Elms and the Downs Schools can be found within a few miles of Brockhill 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 village of Colwall offers a hotel, butcher, cafe, general grocery store, Thai restaurant, post office, pharmacy, hairdresser, doctor's surgery, several care homes, village hall, and a garden nursery with the national collection of Michaelmas Daisies.

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 Sever, is some 15 miles northeast providing for high street shopping and has one of England's great cathedrals, its racecourse, county cricket ground, premiersip 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 location 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, Utilities & Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank. Photo Voltaic solar panels were fitted in November 2011 and produce an income of circa £1,685 per year based on the last 3 years' average.

Ultrafast broadband available in the area with 4G/5G mobile coverage – please check with your local provider.

Construction: Brick & timber.

Parking: Garaging for multiple vehicles & off-road parking for 20+ vehicles.

Property Information: Grade II Listed. Situated in a Conservation area. Public right of way - footpath across the field no. S075435164.

Planning: Full planning permission granted (including Certificate of Lawfulness) to be converted into seven self-contained residential dwellings, providing extensive space for various uses.

Tenure
Freehold

Directions
Postcode: WR13 6EP
What 3 words: manly.rocket.pilots

Local Authority
Herefordshire
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



**BROCKHILL FARM
COLWALL, MALVERN,**



BASEMENT



GROUND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 3142 SQ FT
 TOTAL AREA : 3142 SQ FT

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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 31.07.2024







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