



The Vineyards
Doddenham | Broadwas-on-Teme | Worcestershire | WR6 5NZ

FINE & COUNTRY

THE VINEYARDS

The Vineyards is a beautiful four-bedroom enchanting rustic style cottage, with two 1 bedroom apartments attached. All set in just under an acre of lovely grounds, with stunning views towards The Malvern Hills. This is an exciting opportunity to have an income generating home or provide multigenerational living.





Ground Floor – Main House

Double doors lead into the Reception/Sitting room with open fireplace and flagstone flooring with beams above.

Large impressive rustic Dining Room with exposed brick and panelled walls, beams above and flagstone flooring.

Inner Hall leading to Utility Room with plumbing for dishwasher and washing machine, sink and quarry tiled floor.

Charming modern kitchen with Belfast sink, large stainless-steel Range cooker with six ring gas burner, extractor hood above and space for an American style fridge freezer. Double doors lead out to the covered terrace and built in brick BBQ for alfresco dining.

Sitting Room with woodburning stove and wooden floor with beams above, and door to the stairs leading up to the first floor.

Bathroom with antique wood covered bath, basin and WC quarry tiled floor.

Hallway with exposed brick wall, quarry tiled floor, front door and stairs up to the first floor apartment. Understairs cupboard.





Dating back nearly 300 years, when it was originally owned by the local Church, the monks ran the vineyards that the property is now named after. It is still surrounded by approximately 3,500 seyval blanc vines, allowing the neighbour to produce a good, dry, fruity white wine that the region was famous for.

Set in the beautiful Worcestershire Teme Valley, just 7 miles from Worcester and 1 mile from the charming village of Broadwas-on-Teme with its excellent primary school, good local carvery pub and in the catchment area of the highly sought-after Chantry School in Martley. The Vineyards is the perfect escape to the country property.

Originally two cottages, the current owner moved here some 45 years ago and not only was it the family home for his wife and two boys, but they have over the years ran a successful weekend restaurant with rooms, created their catering business 'Vineyards Cuisine', offered private dining and, most recently, it has been run as a successful Airbnb, with one of the apartments being let on a permanent basis. Having sympathetically extended the property on both sides, The Vineyards now offers a substantial four-bedroom house, with two attached apartments, one upstairs, and one on the ground floor which would be ideal for an elderly relative.









First Floor – Main House

Landing area with vaulted ceiling and exposed roof timbers.

Large family bathroom with corner shower, claw foot bath, heated towel rail, WC and wash hand basin.

Main Bedroom Suite with separate dressing area and private bathroom enjoying fabulous views of The Malvern Hills

Bedroom 2 – double bedroom with views to the rear of the property

Bedroom 3 – double bedroom with views to the rear of the property

Bedroom 4 – double room at the front of the property with views to The Malvern Hills









Upstairs Apartment

Large landing area currently used as a study with views out to The Malvern Hills and exposed brick wall.

Kitchen fitted with white cabinets and window to rear of property.

Separate dining area.

Sitting Room with views to The Malvern Hills.

Large Bedroom with en-suite bathroom

Rear door entrance with wooden stairs and balcony

Downstairs Apartment

French doors lead into the open plan kitchen/living room with additional door to the side of the property.

Double Bedroom with en-suite bathroom.





Outside

The property has a large gravelled parking area with storage sheds and space for eight or more cars.

Lots of individual lawned areas with mature shrubs and trees including apple, damsons and plum, and attractive paths lead up to the newly fitted decked terrace to the front of the house.

To the side there is an impressive covered terrace for alfresco dining with a brick-built BBQ and other seating areas off where you can enjoy the stunning views over the surrounding vineyards and the adjoining pony paddocks. The back drop of The Malvern Hills and the beautiful Teme Valley can be seen from all parts of the garden and ensure that you make the most of the sun throughout the day, sunsets and starry skies in the evenings and magnificent views whatever time of the day.

There are a number of high quality local dining destinations with a master butcher and surgery just 1 mile away and the famous 15th century Talbot Hotel with its in-house brewery and bakery also 1 mile to the west of the property.







LOCATION

Broadwas-on-Teme is a village and civil parish in the Malvern Hills district of Worcester. The Church of St Mary Magdalene is a focal point of the village, as is Broadwas Church of England VA Primary School and The Royal Oak Pub. Broadwas is approximately 9 miles from Worcester and 8 miles from Bromyard.

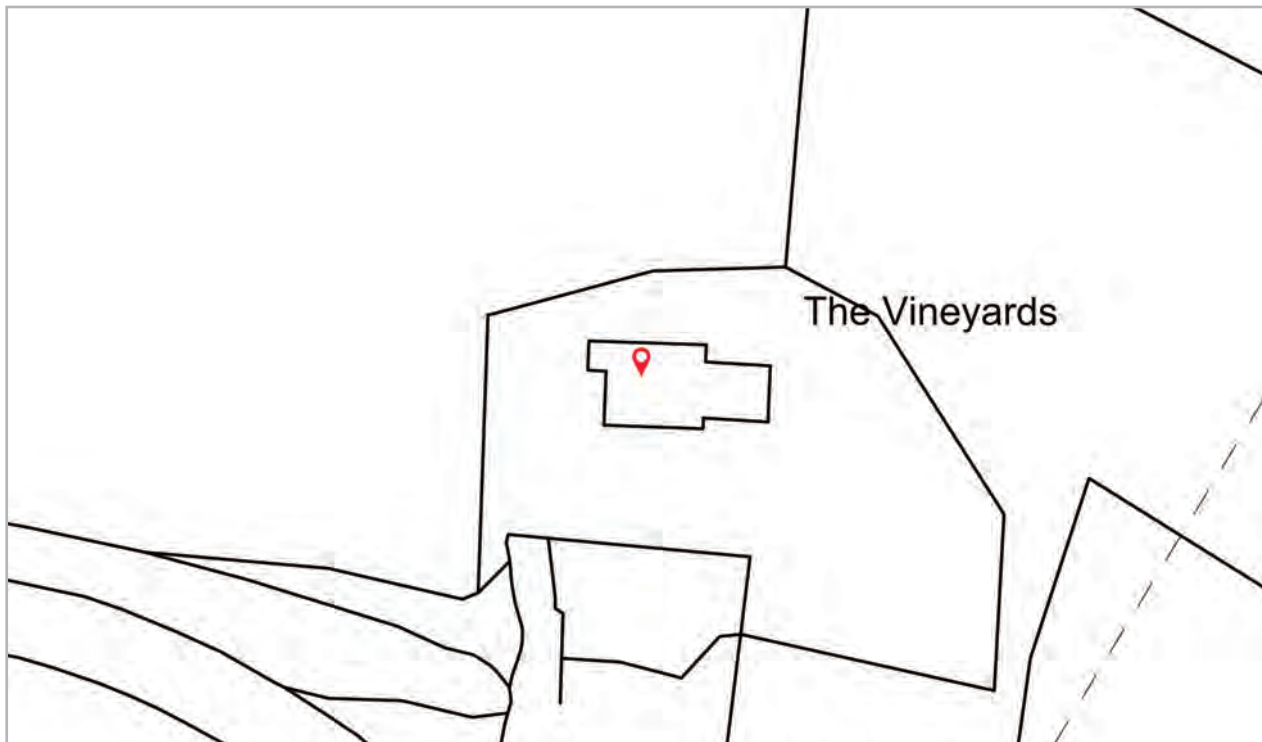
The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 5 miles North providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

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. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre. Broadwas-on-Teme is also in the catchment area of the highly sought after Chantry School at Martley.

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 reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

The M5 motorway (accessed via J7 at South Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport (43 miles) and the M40. London (132) is best accessed by the M5 South which also provides for commuting to Cheltenham, Gloucester and Bristol (58 miles).





Services

Mains water and electricity, two septic tanks for drainage and LPG heating. Fibre optic Broadband is available to the property but not currently connected

Tenure & Possession

The property is sold Freehold

Local Authority

Malvern Hills District Council
Council Tax Band F for Main House
Council Tax Band A for Ground Floor Apartment

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



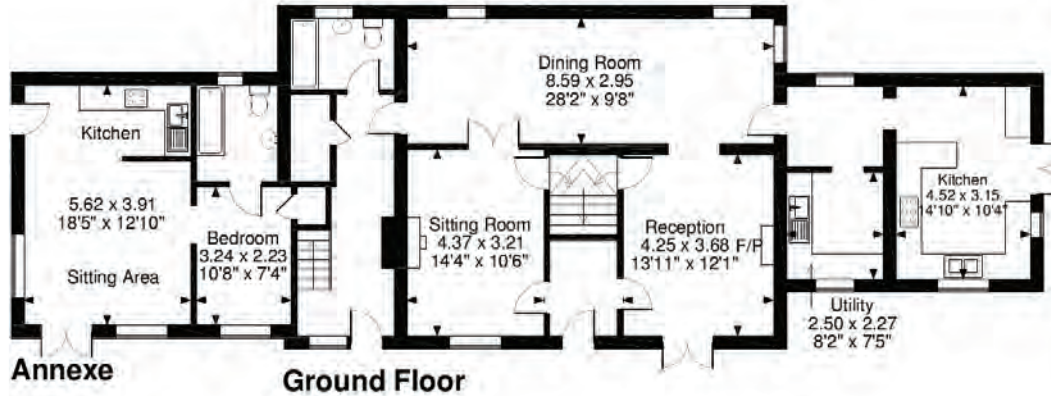
The Vineyards, Doddenham Broadwas, Worcester

Approximate Gross Internal Area

Main House = 2122 Sq Ft/197 Sq M

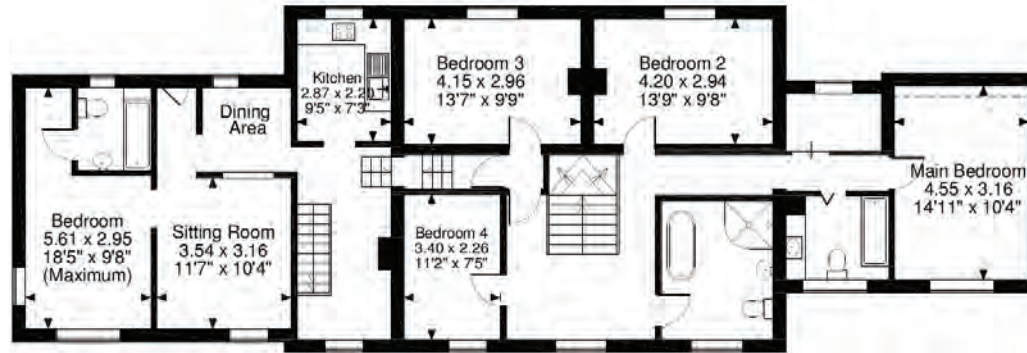
Annexe Ground Floor = 378 Sq Ft/35 Sq M

Annexe First Floor = 566 Sq Ft/53 Sq M



Annexe

Ground Floor



Annexe

First Floor

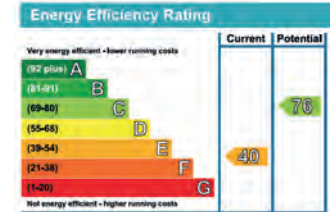
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

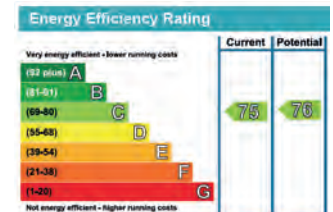
□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8435702/WFF

Main House



Annexe







VANESSA BRADFORD

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07967 046051
email: vanessa.bradford@fineandcountry.com

Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended."



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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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

