



Pitmaston House  
Malvern Road | Worcester | Worcestershire | WR2 4LL

FINE & COUNTRY

# PITMASTON HOUSE

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Conveniently situated in the heart of St. Johns, Worcester, Pitmaston House is a stunning and spacious family home oozing with grandeur and rich history, showcasing a very rare example of the 'strawberry hill gothic' style of architecture. Dating back to 1804, this unique residence once served as the home and workplace of renowned horticulturalist, John Williams. The property offers a perfect blend of historical charm and modern luxury, boasting an orangery-styled open-plan kitchen/living/dining area, multiple breathtaking and spacious reception rooms, and seven beautifully appointed bedrooms, including an impressive main suite. The well-maintained outdoor spaces add to the wonderful frontage of this home, all while being just a stone's throw from the city centre and the wealth of amenities that come with that.



## Ground Floor and Basement

Upon entry to Pitmaston House you are greeted with beautiful crenellations around the front door, and with the entire property design being about theatre and surprise, you are toured immediately into the grand entrance hall with Greek columns and decorative features – a bright and welcoming space. As a hub to the ground floor and rest of the house, the entrance hall takes you to a large drawing room ahead with full height glazing, and a mezzanine library overhead. From the entry to the right, you find dual laundry/utility rooms with entry to the basement, an enormous, almost full-height subfloor with plenty of storage space and a boiler room.

Going left from the entrance you pass through a quaint snug and boot room with views to the frontage, either room would make ideal home offices which are quiet and tucked away. Mirroring this, and to the rear of the property, a well-appointed sitting room with fireplace, being host to a show-stopping full-height bay window, beautifully set within turret-styled gothic architecture, again with crenellations externally – no more perfect than a spot for reading.

The ground floor concludes with a vast and jaw-dropping, open plan, kitchen/living/dining orangerie, capturing the enviable 'strawberry hill gothic' style of architecture and expands the full depth of the property. This room boasts a sense of grandeur, with a portico look and with its unique features, makes for the most prominent and welcoming family and entertaining space. Large columns are found centrally, there is a living and dining space to accommodate 20+ guests easily, and an array of gorgeous pentagon shaped skylights found amongst the high ceilings above.

Stepping down before approaching the main staircase, you will find a useful downstairs cloakroom WC with a dark academia look.

Throughout the property every fireplace has a different design and materials, and there are gargoyles which can be seen by peering through the roof lights in the kitchen, and stained glass in a top floor bedroom.

- Entrance hall
- Cloakroom WC
- Drawing room with mezzanine library
- Sitting room
- Orangerie kitchen/living/dining room
- Utility rooms
- Boot room
- Snug
- Basement















# Seller Insight

“ Pitmaston House is a home of grand stature and striking architecture, leaving a lasting impression on all who visit. The moment friends or guests arrive, the property’s impressive façade captures attention, and beyond its exterior, Pitmaston House offers an inviting, light-filled interior, especially in the kitchen and dining room.

Each room in Pitmaston House tells its own story, with unique architectural features that set this home apart. Designed with entertaining in mind, the expansive kitchen and dining area can easily accommodate large gatherings, making it a popular destination for family celebrations - Christmas at Pitmaston House has become a cherished tradition. The spacious design allows for a perfect blend of family life and professional use, with ample room for both without compromise.

The outdoor spaces further enhance this property’s appeal, offering plenty of room for recreation, fitness, and entertaining, with ample parking for gatherings of friends and family. Trees and foliage surround the property making you feel connected with nature, and whether hosting memorable social events or simply enjoying quiet moments in the garden, the house is built for enjoyment and relaxation.

The sense of community in the surrounding area is warm and welcoming. Daily walks along the nearby river or through the park have led to lasting friendships, and neighbours frequently stop by for coffee. The property is ideally located, with easy access to stunning riverside walks in Worcester and some of the best schools in the area, including Kings School and Pitmaston Primary, both within walking distance.”\*

\* 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 and Second Floor

The first and second floor of this beautiful home have been designed with both comfort and luxury in mind, offering plenty of space and stunning features throughout.

The first floor comprises of four generously sized bedrooms, each one offering ample natural light and plenty of storage space. The main bedroom is particularly impressive, featuring a free-standing bathtub, ensuite shower-room with dual sinks, full height windows, air-conditioning, and an extensive mezzanine dressing room overhead, creating a glazed internal balcony overlooking this grand suite. The other three bedrooms all have modern ensuite bathrooms, and are appointed beautifully with high ceilings, and one room is currently being used as a spacious home office.

Moving up to the second floor, you will find a further three well-proportioned bedrooms, which offer plenty of space and versatility. These rooms could be used as additional bedrooms, a home office, or even a gym, providing the perfect space to work, relax, or exercise. The second floor also features a convenient terrace space outside of bedroom seven, creating yet another interesting layer to this superb home.

Throughout the first and second floor the property boasts high ceilings, stylish décor, and luxurious finishes, creating a feeling of space, comfort, and opulence. The bedrooms are all beautifully presented, with elegant window treatments, and views of the surrounding area.

- Main bedroom with ensuite and mezzanine dressing room
- Bedroom 2 with ensuite
- Bedroom 3 with ensuite
- Bedroom 4 with ensuite
- Bedroom 5 with ensuite
- Bedroom 6 with ensuite
- Bedroom 7 with ensuite and outside terrace













### Outside and Annexe Space

The property benefits from a well-maintained and landscaped garden, which offers a peaceful escape from the city. The garden features a stylish outside kitchen area, perfect for al fresco dining and entertaining guests, a huge garden space to the front littered with trees and foliage providing a picturesque and serene backdrop to the property.

In addition to the garden, Pitmaston House also benefits from an electronically operated gated driveway, providing ample off-street parking for tens of vehicles. The driveway offers a secure and private entrance to the property, adding to the feeling of luxury and exclusivity, all part of the stunning architecture viewed from every angle.









## LOCATION

Pitmaston House is situated on the south-west side of Worcester, in St. Johns, a stone's throw from the city centre. The cathedral city of Worcester, lying on the banks of the River Severn, provides for high street and boutique shopping alike, and is characterised by one of England's great cathedrals, the county cricket ground, rugby club, racecourse, and university.

John Williams who built Pitmaston was a pioneer of cross pollination (the process by which all modern crops are made today). Pitmaston's back garden used to be hundreds of acres of orchards which is where the school and many houses are now located, and it is in these orchards that John created rare breeds, such as the Pitmaston Pineapple (an apple that tastes of pineapple) which can still be purchased today. To the rear of this Grade II Listed building there are two faces carved in stone, which are believed to be John Williams and his wife, an incredible asset to this historical crown jewel within Worcester.

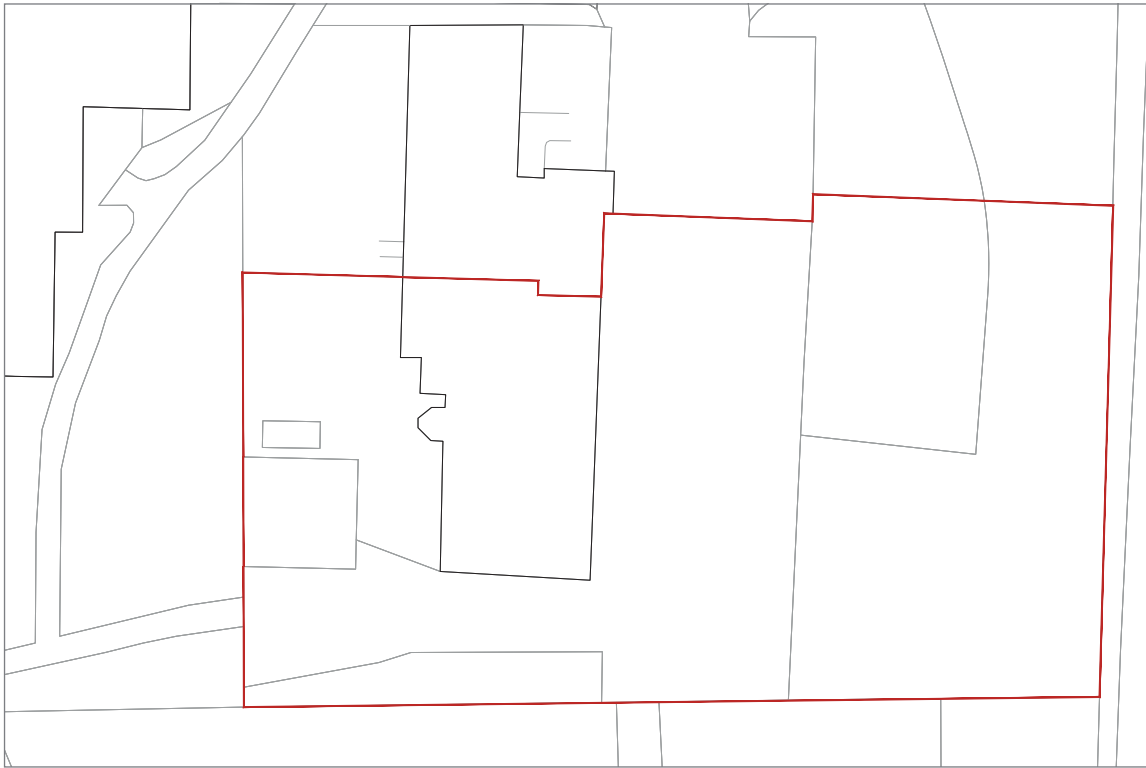
The M5 motorway, accessed via junction 7 at south Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 south also provides for commuting to Cheltenham, Gloucester, and Bristol.

Worcestershire Parkway railway station, situated to the east of Worcester and only 6 miles from the centre of the city (10 minute drive), 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. Worcester itself benefits from both the King's family of schools (the senior school sits adjacent to the cathedral) and the Royal Grammar School.

For days out and recreation, the property is well placed for ready access to local parks and the nearby leisure centre. The Cotswold Designer Outlet is circa 25 minute drive away. The David Lloyd Leisure facility is a short drive away, and for trips further afield, the north Cotswolds and Broadway, as well as Stratford-upon-Avon and Warwick are within easy reach. To the south-west, you can find Great Malvern and its fabulous hills, as well as Ledbury, Hereford, and Ross-on-Wye.





### Utilities, Services and Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating.  
Services: Ultrafast broadband (FTTP) and 4G and some 5G mobile coverage available in the area – please check with your local provider.  
Parking: Driveway parking for 10+ vehicles.  
Construction: Standard.  
Property Information: Grade II Listed. The cellar is underneath two apartments. As such, the cellar has a 999-year lease. The rest of the house is freehold.

### Tenure

Freehold  
Cellar – leasehold with a 999-year lease.

### Local Authority

Worcester  
Council Tax Band G

### 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



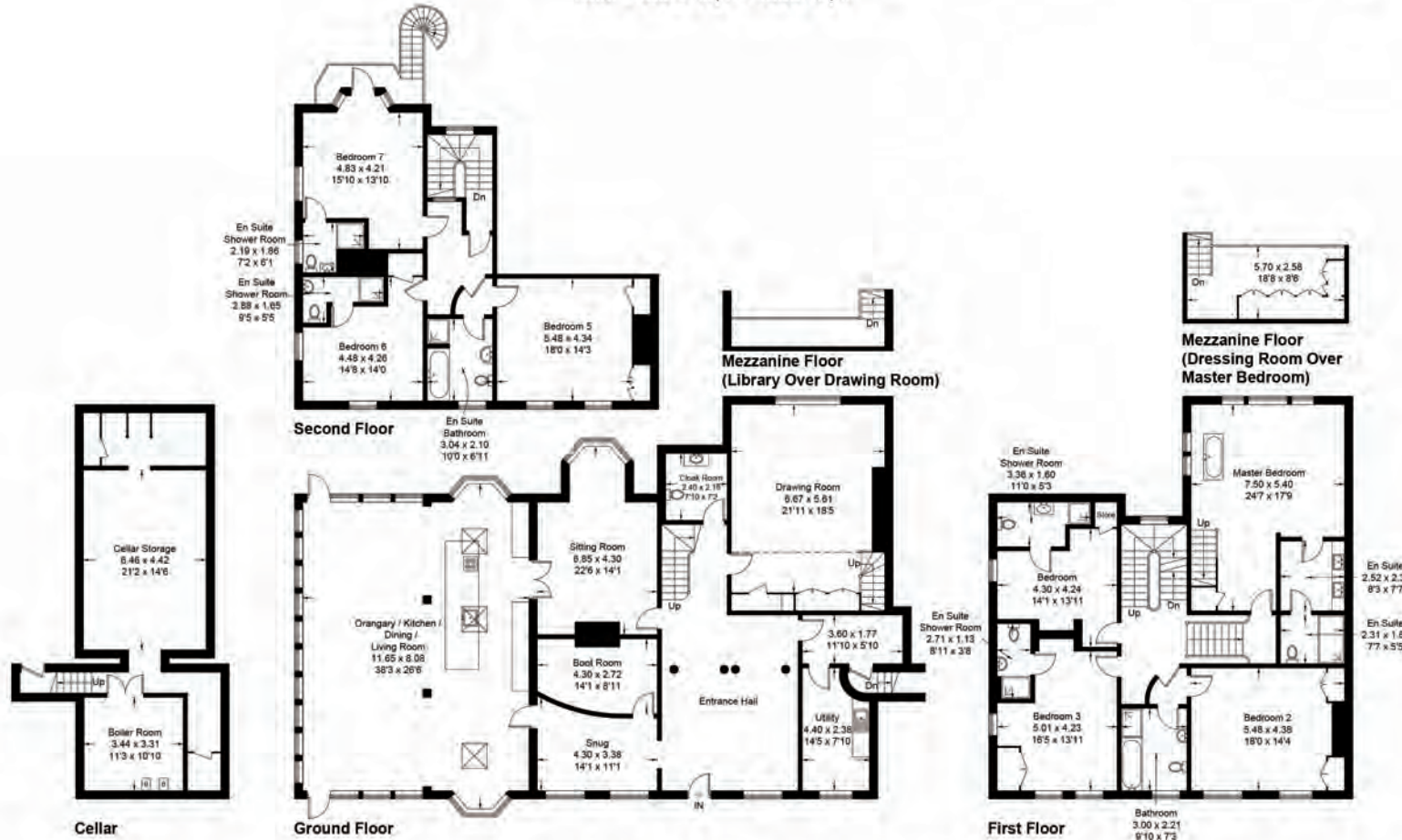
# Pitmaston House, Worcester

Approximate Gross Internal Area = 482.9 sq m / 5198 sq ft

Cellar = 60.9 sq m / 655 sq ft

Mezzanine Floors = 21.4 sq m / 230 sq ft

Total = 565.2 sq m / 6083 sq ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 15.10.2024







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.

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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