





NAPLETON GRANGE

Napleton Grange is a rare opportunity to own a piece of Worcestershire's history, dating back to circa 1440; a substantial, period, detached home in the charming village of Kempsey that was once the residence of renowned composer Edward Elgar. Set on approximately 2.4 acres, the property features six bedrooms, four reception rooms, four bathrooms and cloakroom, and beautifully converted stables, including an indoor heated swimming pool and additional flexible accommodation. With ample parking and two electric gates, this is a peaceful and private retreat, with views of the Malvern Hills. The coach house also offers potential for ancillary living space, making this a truly unique and versatile home in a sought-after setting with excellent travel infrastructure nearby.



Ground Floor

The ground floor offers a wonderful blend of character and modern convenience. Upon entering, you are welcomed by a charming reception hall, complete with a wood burner, setting the tone for the warmth and elegance of the home. The original bell board remains in place, a charming reminder of the property's history. The spacious drawing room is bathed in natural light from its dual-aspect windows and French doors, which open onto a garden terrace. A unique curved wall, famously featured in historic photographs with Edward Elgar, adds a distinctive charm, along with a striking stone fireplace. The generously sized dining room is perfect for hosting large family gatherings, featuring beautiful sash windows that enhance the room's grandeur. Next to this, the cosy snug provides a comfortable retreat with direct access to the rear gardens and patio. There is also a guest WC on the ground floor for added convenience.

The kitchen/breakfast room is a true centrepiece, boasting bespoke, painted solid oak cabinetry, topped with granite work surfaces. A central island houses the Rangemaster with an induction hob, making it a fantastic space for both cooking and socialising. A separate pantry provides excellent additional storage. The rear hall, featuring the original 'servants' staircase and tiled flooring adds further character to the home. The utility room is an exceptional space, retaining the original dairy features while offering ample storage and workspace.

















Seller Insight

From the moment we first saw this house, we were captivated by its size and the incredible flexibility it offered for living. One of its most unique feature is the separate coach house, which functions as an annex with endless possibilities.

Beyond its physical charm, the house carries a remarkable historical legacy. With parts dating back to 1440, it has a connection to the great composer Sir Edward Elgar. This musical heritage was honoured when the BBC filmed here, interviewing Elgar's granddaughter in the elegant drawing room as part of a program celebrating his life and works.

One of our favourite spaces is the drawing room, featuring a distinctive curved wall and French doors that open onto the garden, seamlessly blending indoor and outdoor living. The bedroom above mirrors this graceful curve and benefits from a delightful double aspect, offering enchanting views.

We have lovingly restored and enhanced both the main house and the coach house. The coach house and stable have been transformed into a luxurious space, now incorporating a swimming pool, an upstairs games room, a study, and a stylish bathroom with a shower. In the main house, we have reinstated beautiful original features, including a cast iron roll-top bath and a Belfast sink in the kitchen, which has been fitted with elegant oak units. Throughout the home, we have redecorated with care respecting its historic character.

Our garden is a constantly changing tapestry of colour and texture. It boasts fruit trees, wildflowers - including snowdrops, crocuses, and winter aconites - a charming, wooded copse, and rare trees such as an ancient mulberry and vibrant flowering laburnums. The picturesque surroundings provided a stunning backdrop for our daughter's wedding, creating memories that will last a lifetime.

Life in Napleton, a quaint enclave within the larger village of Kempsey, is truly special. Our neighbours are friendly and tend to be longstanding, even generations in some cases, fostering a wonderful sense of community. Kempsey offers excellent connectivity, with easy access to outstanding private and state schools, as well as convenient road and rail links, making travel effortless.

This house has been more than a home; it has been a place of joy, history, and cherished memories."*

* 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

The first floor is accessed via two staircases, a charming nod to the home's history while also providing added convenience. The landing offers a charming reading nook with a lovely outlook over the grounds.

The master bedroom is a spacious and elegant retreat, featuring stunning sash windows to the front that flood the room with natural light. It benefits from an ensuite shower room, complete with an oak vanity unit, and a connecting door to the dressing room, which can also serve as bedroom six.

The guest bedroom is equally impressive, boasting a striking curved wall with exposed beams, large sash windows, and dual-aspect views. This room also enjoys its own ensuite bathroom, adding to its appeal.

Three further double bedrooms provide generous space, each featuring sash windows that enhance the home's character and one includes fitted wardrobes.

The family bathroom is a luxurious space, featuring a large walk-in shower, a freestanding bath, ample airing cupboard storage, and a beautifully designed heritage suite that seamlessly blends classic and contemporary styles. The attic is fully insulated.





















The Coach House

The Coach House, formerly the stables, has been beautifully converted, seamlessly blending character with modern functionality. On the ground floor, there is a hallway housing the pool house, an indoor heated swimming pool with side windows to the garden, and a generous garage/storage space. The first floor offers two spacious office areas, a games room, and a shower room, all enhanced by charming, exposed beams that add to the building's character. This versatile space lends itself to a variety of uses, including additional living accommodation or an annexe, making it a valuable extension of the property.









Outside

The property is approached via two electronic iron gates, leading to two generous driveways with ample parking for several vehicles. The gardens are divided into distinct areas, including formal gardens, raised beds, and a dedicated planting area, creating a beautifully landscaped setting. A separate paddock of approximately half an acre adds further versatility, with all outdoor spaces offering a high degree of privacy. The oil tank holds 2,500 litres of oil and the septic tank is newly installed.

Cellar

The cellar, accessed from outside, is currently used as a dry store, providing additional practical storage space.







LOCATION

Napleton Grange is located in the sought-after village of Kempsey, offering the perfect blend of rural tranquility and easy access to the vibrant amenities of Worcester. Just a short drive from the city centre, the property benefits from excellent transport links, including the M5 motorway (via junction 7) and Worcestershire Parkway Railway Station, providing quick access to Birmingham, London, and beyond.

The village of Kempsey provides a variety of local amenities, including several public houses, a convenience store, a doctor's surgery, and a well-regarded primary school. The property is within the catchment area for the highly rated Hanley Castle High School, with Worcester's renowned independent schools, such as the Royal Grammar School family of schools and King's School, also nearby.

Recreational opportunities abound in the area, with picturesque walks, parks and countryside. Worcester itself is easily accessible, offering a rich mix of cultural landmarks, including the historic Guildhall, Worcester cathedral, and the River Severn, as well as a thriving restaurant and café culture, boutique shopping, and various cultural attractions like the Swan Theatre and county cricket ground.

For those who enjoy outdoor pursuits, the Malvern Hills, Upton-upon-Severn, and Stratford-upon-Avon are all within easy reach, providing excellent options for days out. The property also benefits from direct access to local walking routes, while Worcester's professional and commercial hub is complemented by nearby cultural highlights, such as Gheluvelt Park and the Worcester to Birmingham Canal.

Ideally located for both business and leisure, Napleton Grange combines the peace of rural living with the convenience of city amenities. The M5 motorway ensures easy travel to Birmingham, Cheltenham, Gloucester, and Bristol, while Worcestershire Parkway Railway Station provides direct connections to London. With a wealth of outdoor activities, cultural landmarks, and excellent transport links, Napleton Grange offers an exceptional lifestyle in a peaceful yet well-connected location.











Services, Utilities & Property Information

Utilities: Mains electricity and water. Oil fired central heating in the main property and electric heating in the coach house. Private drainage via a septic

Services: CCTV/security system in operation. FTTC broadband and 4G and some 5G mobile coverage available in the area – please check with your local provider.

Parking: Single garage and driveway parking for 4+ vehicles.

Construction: Standard.

Property Information: Additional piece of land is subject to a deed, dated 11 October 1951, with the previous owner and Worcestershire county council. This is to prevent building houses, but sheds/stable block are allowed.

Tenure: Freehold.

Local Authority: Malvern Hills - Council Tax Band G.

EPC: Rating D.

Directions

What three words: ///unimpeded.scare.genetics

Postcode: Requires house name: Napleton Grange, WR5 3PY

Viewing Arrangements

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

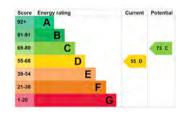
Website

For more information visit www.fineandcountry.com/uk/droitwich-spa

Opening Hours

Monday to Friday 9.00 am - 5.30 pm Saturday 9.00 am - 4.30 pm Sunday By appointment only









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 lat unched 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 04.04.2025







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