



Hartlands

1 Jenks Orchard | New Road | Bromyard | Herefordshire | HR7 4AL

FINE & COUNTRY

HARTLANDS

Hartlands is an exceptional lifestyle proposition - a substantial five/six bedroom, detached country home that marries contemporary comfort with an authentic rural narrative. Architecturally designed and privately positioned to face east, it enjoys commanding views across the Bromyard Downs and to the Malvern Hills, elevating its sense of idyllic setting and provenance. Offering multiple reception areas and carefully considered flexibility - including an independently accessed one-bedroom studio annexe and separate workshop - this is a property designed to adapt to modern multi-generational requirements. Approached via a private drive and set within established grounds, Hartlands delivers genuine seclusion without isolation within a few minutes' walk of the amenities of central Bromyard - with Worcester, Hereford and Malvern all within easy reach.



Accommodation Summary

Ground Floor: A welcoming porch introduces the reception hall, finished in wood-effect flooring with discreet understairs storage. The accommodation then transitions elegantly into the principal living spaces.

Positioned to the front elevation, the dual aspect sitting room enjoys verdant garden views, with French doors opening to the side terrace. A Nestor Martin cast iron wood-burning stove provides architectural focus and atmosphere — an ideal setting for both informal relaxation and evening entertaining. Sliding doors with beautiful stained glass, allows this room to connect fluidly through to the main kitchen/dining environment.

The kitchen/dining/ family room, encompassing the full width of the rear of the property, is designed for modern living at scale — with premium NEFF appliances (including induction hob, oven and secondary oven/microwave), a Villeroy & Boch 1-½ bowl ceramic sink, excellent preparation surfaces and a defined dining area, flowing through into a relaxed family lounge space with Verine contemporary gas fire. Full-height double glazed French doors lead into the spacious conservatory which delivers an impressive further reception area — perfect for year-round enjoyment.

A fully fitted walk-in butler's pantry provides considerable storage and kitchen electrical appliance workspace directly off the kitchen.

An exceptional separate secondary kitchen/boot room is positioned to the rear of the kitchen — a highly practical arrangement for day-to-day household operations, deliveries and discreet catering support - ideal for family life. This allows direct access from the front driveway, rear garden, double garage and a fully functional utility room featuring a 1-½ bowl stainless steel sink, and space for laundry appliances.

The ground floor also accommodates a generous dual-aspect bedroom — complete with fitted shelving — benefitting from direct access to the contemporary shower room off the hallway. This versatile room offers strong multi-generational credentials and could easily serve as an executive home office (currently used as such), studio or gym if preferred.









Seller Insight



From the moment we first discovered Hartlands we felt an immediate connection. Moving from rural Wiltshire, we hoped to find a home that combined countryside peace with easier access to amenities and strong transport links. Bromyard struck the perfect balance, and Hartlands itself stood out instantly. Its generous proportions, flowing layout and the natural way each room connected to the next made a strong impression even before we visited.

Hartlands is a home full of spaces that invite you to pause and enjoy the moment. The kitchen, dining and family area forms the lively centre of everyday life, a place where cooking, conversation and relaxation naturally blend. Upstairs, the landing window has become part of our morning ritual, offering a daily reminder of the beautiful views over the front garden and across to the Bromyard Downs. The ever-changing light and colours throughout the seasons make it a constant source of pleasure.

Around the house, we have found countless spots we love. The kitchen garden is an abundant source of strawberries, raspberries, rhubarb, apples and pears, often producing more than enough to share. The conservatory offers a calm and quiet place to unwind with a book. In winter, evenings gather around the log burner in the living room, providing a warm and relaxing end to the day. The butler's pantry brings daily convenience, allowing appliances to remain accessible without cluttering the kitchen.

Throughout our time here we have invested in both the look and performance of the property. Many rooms have been redecorated or refreshed, while the bathrooms and kitchen have undergone full refurbishment. The garden studio has benefited from new wiring and several key upgrades have significantly enhanced the home's energy efficiency. Solar panels and a solar battery system, new double-glazed French doors and double-thickness loft insulation have all contributed to increasing the EPC rating from D to B. These changes mean the home not only benefits from free energy for a good part of the year but also generates income through selling surplus electricity back to the supplier.

The garden at Hartlands is a constantly changing tapestry of colour. Carefully planted by previous owners and tenderly maintained since, it bursts into life with crocuses in February, followed by waves of daffodils in March, alliums and perennials through the summer and fuchsias and roses that often keep flowering until November. One of the standout features is the spectacular wisteria climbing the wall of the house, filling the air with scent during the warmer months. The many small suntraps around the garden offer peaceful spots to sit and enjoy the surroundings, all with the reassurance of complete privacy.

Jenks Orchard is a small, friendly neighbourhood of four detached homes, each well cared for and owned by lovely neighbours. A shared WhatsApp group keeps everyone connected and informed, while the wider community offers numerous ways to get involved. The immediate neighbour has lived there since building their home in the 1980s, adding to the sense of stability and warmth within the area.

Bromyard is a surprisingly well-equipped town for its size. Just a short walk from Hartlands, you will find a GP surgery, dentists, opticians and a variety of independent shops, including a much-loved bookshop, two useful hardware stores and the renowned Legges butcher and delicatessen. Our favourite walk leads from the house to the High Street, through the churchyard and across the Bromyard Downs to the National Trust's Brockhampton Estate, where a visit to the café marks the perfect reward.

*We offer one simple piece of advice: explore Bromyard on foot. It is the best way to uncover its charm, meet the friendly locals and discover the character that makes this area such a special place to live.**

* 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: A broad, light-filled galleried landing delivers genuine “wow factor” - framing uninterrupted views across the Bromyard Downs, with the Malvern Hills clearly visible in the distance. This elevated vantage point reinforces the home’s sense of position and rural drama, and the glazing draws natural daylight right through the core of the first floor.

There are four double bedrooms on this level. Bedroom one enjoys front aspect views, a built-in wardrobe, parquet-effect flooring, and an attractive fireplace ‘nook’ feature. This suite includes its own ensuite shower room (electric shower), enabling a private and well-contained principal environment.

Bedroom two also includes an ensuite, and a lovely outlook over the rear gardens. Bedrooms three and four are both well-proportioned doubles, one with fitted cabinetry, and each benefitting from the same uplifting sense of natural light through double-aspect windows found in all the bedrooms.

A well-appointed family bathroom serves the remaining rooms — providing a bath with shower over, a heated mirror, towel rail and generous fitted storage.

A spacious walk-in airing cupboard completes the layout — perfectly sized for linen and housing the Megaflo hot water tank, installed in 2021 along with a Worcester Bosch Greenstar gas boiler, located in the attic space.









Outside: Approached via a private driveway, the property benefits from generous parking to the front. Mature landscaping frames the approach, with an established lawn and a central pond providing a picturesque focal point. Well-established apple and pear trees line the northern boundary of the lawns. Access to the rear can be achieved from both sides of the property with a farm-style gate providing double-width access to the rear.

Opposite the front driveway lies a substantial and productive kitchen garden - complete with fruit cage, including blackberries, strawberries and raspberries.. There are two greenhouses, one of which has an electricity supply and can supply a heated plant propagator. This is a wonderfully private and sheltered area which protects the front outlook of the house.

The rear gardens further accommodate a stylish, independently accessed studio annexe — configured with a bedroom, separate kitchen area, bathroom and living space. This provides highly valuable flexibility for ancillary accommodation, multi-generational living or long-term guests. It can easily be re-configured as a fully independent studio environment, yoga studio, games room, gym or home cinema etc.

In addition, a separate outbuilding operates as a workshop with electric power and lights, offering further versatile capacity for hobbies, garden room usage or supplementary office space if required.

The double garage is fitted with an electric door; and houses the solar battery system. A separate store with large window provides additional flexible functionality, and the loft space above is boarded with step-ladder access.

To the rear, a generous log store which in the past served as a dog kennel, and has a side section which creates an ideal run — highly practical for outdoor equipment, dogs or secure storage.

A large covered outdoor seating area completes the external arrangement - providing an excellent environment for year-round entertaining in a private and sheltered position.







LOCATION

Hartlands occupies a truly enviable position at 1 Jenks Orchard - a tranquil and private setting on the edge of Bromyard, perfectly balancing rural serenity with everyday convenience. The property enjoys elevated, far-reaching views across the Bromyard Downs and towards the Malvern Hills, with the surrounding landscape offering immediate access to a wealth of countryside walks, bridleways, and open common land including Bringsty Common and the nearby National Trust Brockhampton Estate.

Bromyard itself is a charming market town steeped in history, offering an excellent range of independent shops, cafés, public houses, a theatre, library and leisure centre and essential services including a supermarket, medical and dental practices, and good local schooling. A short drive away lie a number of acclaimed country inns and restaurants: The Baiting House at Upper Sapey, The Talbot at Knightwick, The Live & Let Live on Bringsty Common, and The Restaurant Restaurant Sow at Pensons — all celebrated for their warm hospitality and locally sourced cuisine.

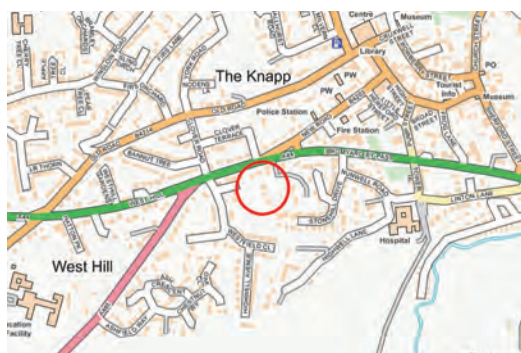
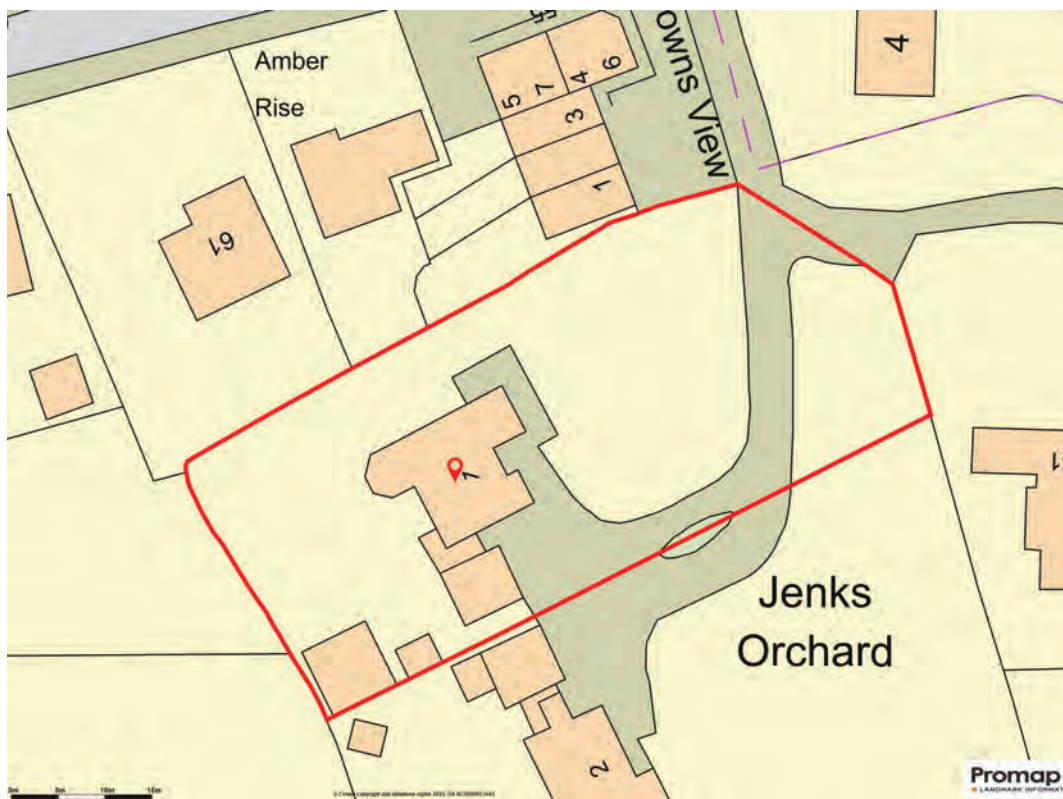
For commuters, Hartlands offers exceptional connectivity. Worcester and the M5 motorway lie approximately 15 miles to the east, Hereford around the same distance to the south-west, and Great Malvern just 12 miles south-east — each offering excellent shopping, dining, and cultural amenities. Rail services to London Paddington are available from both Worcester and Malvern (from around 2 hours) and Hereford (around 2 hours 45 minutes), while Birmingham and Bristol airports are easily accessible within about 1.5 hours, providing convenient national and international travel options. Notably, Malvern Link Station is approximately a 15-minute drive and costs £1 a day for car parking – ideal for Oxford and London commuters!

Education in the area is of an exceptional standard, with an array of well-regarded state and independent schools within reach. Locally, Queen Elizabeth High School serves Bromyard, while leading private options include The Royal Grammar School Worcester, The King's School Worcester, Malvern College, Malvern St James Girls' School, and Hereford Cathedral School — all renowned for their academic excellence and breadth of extracurricular provision.

The area also boasts a rich heritage of ecclesiastical architecture, with notable landmarks including St Peter's Church in Bromyard, Great Malvern Priory, and the magnificent Hereford cathedral, home to the world-famous Mappa Mundi.

Altogether, Hartlands occupies a highly desirable position that delivers the rare blend of bucolic peace, community charm, and outstanding accessibility — an ideal setting for those seeking a refined rural lifestyle within easy reach of city, school, and travel connections.





Services, Utilities & Property Information

Tenure – Freehold.

Council Tax Band – G.

Local Authority – Herefordshire.

EPC – Rating B.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Mains.

Heating – Gas.

Broadband – FTTP ultrafast full fibre broadband available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ vehicles.

Additional Information – No. 2 Jenks Orchard have rights to access their property via a small section of the driveway. A Wayleave Agreement is in place relating to placing and maintaining an electric line and runs along the northern fence-line, currently yielding a small annual income.

Solar panels x 18 panels of 7.8 kw total with a 9.5kw solar battery - can turn off gas in summer approximately June-October as the hot water can run off the immersion heater.

Electricity export income offsets the daily standing charge.

Approximately 46p per day standing charge in summer.

Worcester-Bosch Greenstar 3.0kW gas boiler fitted in 2021.

Megaflor Tank fitted in 2021 to support energy efficiency with hot water.

Everest double glazed windows throughout.

The property was architecturally designed and built for John Royall Hartwright, of H. Samuel Jewellers and has only had one subsequent owner.

Loft is boarded and double insulated – 350mm thickness

Currently has a SimpliSafe security system.

Directions

Postcode: HR7 4AL

what3words: ///acrobot.producing.fish

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on Tel Number 01905 678111.

Website

For more information visit Fine & Country <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–1.00 pm
Sunday	By appointment only



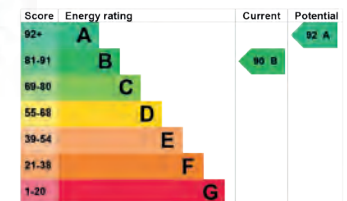
Jenks Orchard, New Road - Sales Plan

Main House: 277m² / 2986ft²

Garage: 33m² / 360ft²

Outbuilding: 40m² / 435ft²

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



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 28.11.2025







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