



**Allan Morris**  
estate agents

**Little Thatch, Hancocks Lane, Castlemorton  
Common, Worcestershire, WR13 6LG**

 **MAYFAIR**  
OFFICE GROUP



# Hancocks Lane, Castlemorton Common, WR13 6LG

A rare opportunity to acquire a delightful Grade II listed cottage set in around 5 acres of rural Worcestershire. Situated on the edge of Castlemorton Common, an area of outstanding natural beauty with around 900 acres of historic common land, the property offers unlimited riding and walking with direct access to the paths on the Malvern Hills. Little Thatch has been a much loved, busy, family home for over 50 years. The accommodation comprises; two entrances: main entrance through a glazed porch at the front and a side entrance to the utility room, kitchen with Aga, bathroom, living and dining room, hall, sitting room, study/bedroom with en-suite facilities, two staircases with landings accessing four bedrooms in total and an upstairs shower room with toilet. Adjacent to the cottage, along the left-hand side of the drive, is a long barn comprising three stables, two open garages and two storage sheds. In the paddock behind the barn are two Nissen style storage huts, and further down the drive a charming brick barn.

The cottage is surrounded by well-maintained gardens, approached by a gated driveway. The land comprises 6 paddocks with mature hedgerows and oak trees and beautiful views of the Malvern Hills. It also has common grazing rights. The property requires some modernisation, but offers a fantastic opportunity as an equestrian property/small holding in this most private and tranquil location with a stunning outlook. The property comes with no onward chain.



## **GLAZED PORCH 11'7" x 6'2" (3.54m x 1.89m)**

Wooden front door, stone floor, door to:

## **HALLWAY**

Stairs to first floor, boiler under the stairs, door to:

## **SITTING ROOM 18'2" x 14'10" (5.54m x 4.53m)**

Dual aspect with leaded windows to the front and side aspects, open fireplace with stone hearth and surround, two radiators.

## **GROUND FLOOR BEDROOM FIVE/STUDY 14'7" x 5'6" (4.47m x 1.70m)**

Rear and side facing secondary double-glazed window, door to rear garden. WC and wash basin facilities.

## **LIVING/DINING ROOM 23'10" x 12'7" (7.27m x 3.86m)**

Within the oldest part of the cottage, with four front facing leaded windows, staircase to the second landing, exposed beams and timbers, feature recessed fireplace with open fire and brick-built surround, back boiler behind open fire, television point. door to kitchen and to hallway. Spiral type staircase to the first floor.

## **GALLEY KITCHEN 14'9" x 6'1" (4.51m x 1.87m)**

Rear facing secondary glazed picture window with stunning views, range of painted fitted units with granite worktops, a four oven electric Aga, stainless steel sink and drainer with ceramic mixer tap. Door to:

## **BATHROOM 10'4" x 6'6" (3.16m x 2.00m)**

Rear facing window, panel ceramic bath with mixer taps and hand-held shower function, low level WC, wash basin, radiator, storage cupboard/storage airing cupboard with hot water tank.

## **PORCH/UTILITY 8'3" x 6'7" (2.54m x 2.01m)**

Stable door, front and side facing secondary glazed window, worktop with cupboard, with washing machine and fridge freezer.

## **FIRST FLOOR LANDING**

Storage cupboard, large rear facing window on half landing, loft access. Doors to;

## **BEDROOM ONE 14'11" x 13'11" (4.55m x 4.26m)**

Three aspect secondary glazed leaded windows, two radiators, storage, views over gardens.

### **BEDROOM TWO 11'0" x 10'0" (3.36m x 3.07m)**

Side facing secondary double glazed window, radiator, built in wardrobe and desk.

### **SHOWER ROOM**

Rear facing window, corner shower cubicle with power shower, low level WC, wash basin, heated towel rail.

### **SECOND LANDING**

From the staircase leading up from the Living Dining room, storage cupboard, doors to;

### **BEDROOM THREE 12'9" x 12'5" (3.90m x 3.79m)**

Dual aspect with front and side facing double glazed window, fitted wardrobes and dressing table, exposed timbers and beams.

### **BEDROOM FOUR 12'8" x 5'11" (3.87m x 1.81m)**

Front facing double glazed window, radiator, exposed timbers, built in fitted wardrobe.

### **OUTSIDE**

The property is approached via a track off Hancocks Lane. A metal gate denotes the entrance to the property. The driveway leads you in past a charming brick barn with a small paddock behind, a pond, then a long barn incorporating two storage sheds, two open garages and three stables that are close and visible to the house. Behind the barn, in the paddock behind, are two Nissen style huts which also provide useful storage/shelter.

The 5 acres is divided into 6 adjoining paddocks, please see the plan for guidance, with hedgerow boundaries and a number of large mature trees. The paddocks enjoy a fine outlook towards The Malvern Hills, with a sense of privacy and complete tranquility, The land is ideal for a small holding or equestrian use with excellent access to the common and hills for hacking.

### **DIRECTIONS**

If coming down Hancocks Lane, go through the gate, after approx. 300m turn left up a track (directly after the last cottage on the left - Cider Mill Cottage). The gate of the property lies at the end of the track after bearing slightly left.

If coming across the common - follow the road over two bridges. After the second bridge drive a further 100m and then turn up a small track to the right (that runs up the side of the first cottage on the right-hand side - Cider Mill Cottage). The gate of the property will be ahead after bearing slightly left.

For more details or to book a viewing, please call the Malvern office on 01684 561411.

### **LOCATION**

Little Thatch is positioned at the edge of Castlemorton Common and therefore has access to nearly 900 acres of common land providing excellent hacking for those seeking the ideal location for a property with enviable equestrian credentials. Castlemorton Common was once part of the vast royal hunting grounds of the Malvern Chase. King James I split up much of this hunting ground (examples are Eastnor Castle Estate, Bromsberrow Estate) and Castlemorton Common is the largest remaining tract of unenclosed public land. Much of Castlemorton Common is today within a designated Area of Outstanding Natural Beauty, and protected as a Site of Special Scientific Interest (SSSI) due to some very rare fauna and flora living within its boundaries.

### **ADDITIONAL INFORMATION**

**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets and curtains are included in the sale.

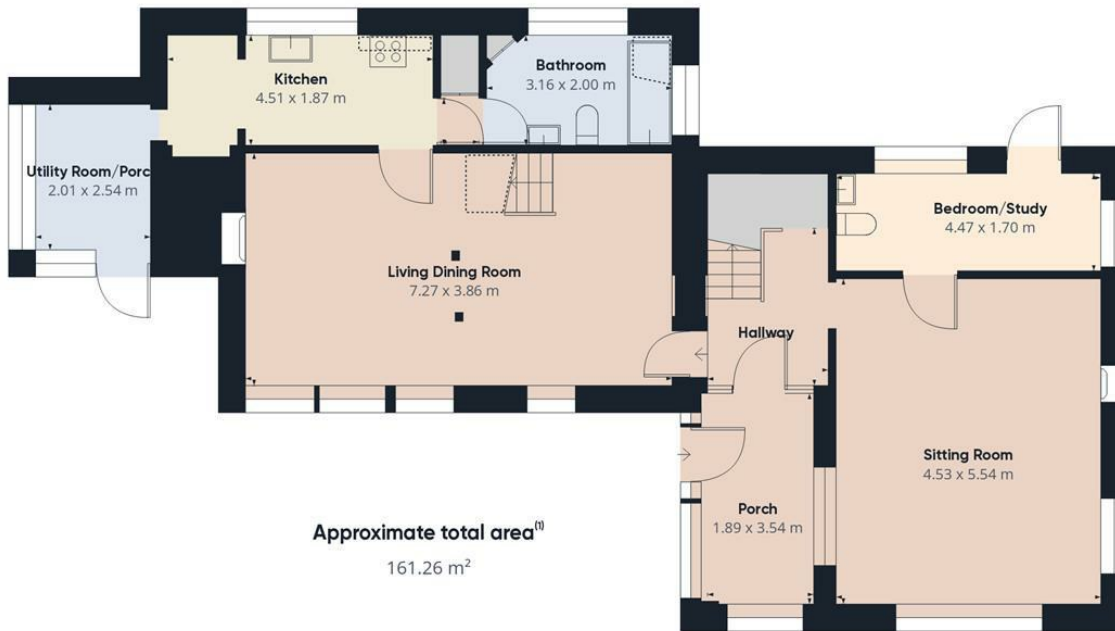
**SERVICES:** Mains electricity and water are connected. Drainage is private via a septic tank. Central heating is via an electric night storage boiler run on economy7. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

**ENERGY PERFORMANCE RATINGS:** EXEMPT - LISTED

### **ASKING PRICE**

Offers over £750,000 invited

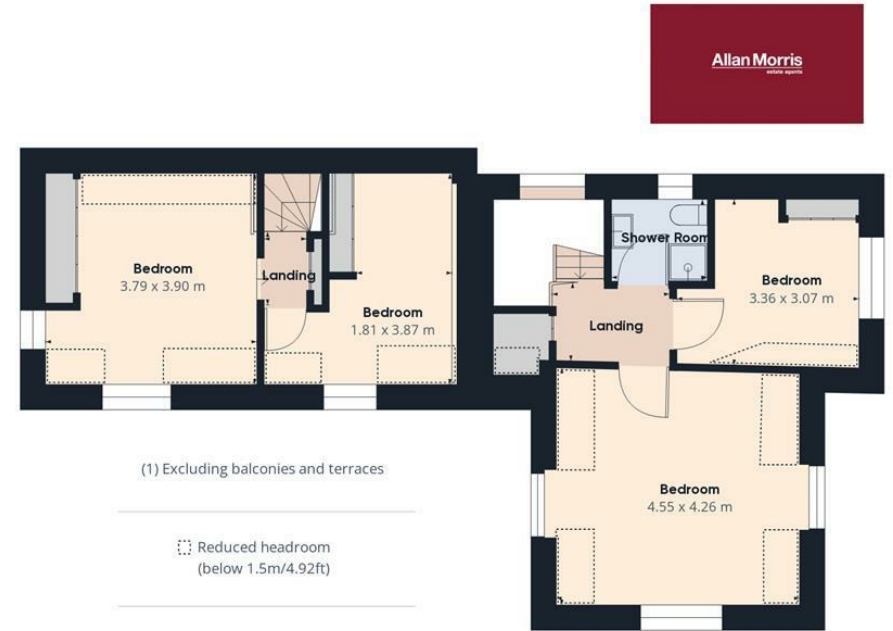


Approximate total area<sup>(1)</sup>

161.26 m<sup>2</sup>

Reduced headroom

11.99 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Allan Morris

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