

Andrew Grant
PRESTIGE & COUNTRY



Upper Howsen Farmhouse

Howsen, Worcester, WR6 5LR



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5 Bedrooms **2 Bathrooms** **3 Receptions** ***2.8 Acres**

**Please note, acreage is approximate*

“A Grade II Listed 17th Century farmhouse with immense potential, set in the beautiful Worcestershire countryside.....”

Scott Richardson Brown CEO



- A historic 17th-century farmhouse with five generous double bedrooms and original period features, ready for restoration.
- Set in approximately 2.8 acres of land, offering the potential to create a smallholding or enjoy extensive outdoor space.
- A versatile outbuilding that can be adapted into a games room, office or workshop to suit various needs.
- Nearly 4000 sq ft of living space featuring exposed beams and distinctive period character, awaiting modernisation.
- Ample parking for several vehicles, providing practical convenience for family and guests.
- Located in the picturesque Worcestershire countryside with easy access to local amenities and outstanding schools.

3946sq ft / 366.6 sq m

Upper Howsen Farmhouse

This Grade II listed farmhouse dates back to the 1600s, with later additions in the 18th and 19th centuries. This historic home retains many of its original features, such as exposed beams, brick chimneys, and inglenook fireplaces. While in need of renovation, the property offers a fantastic opportunity to restore and enhance its unique character while incorporating modern updates. With nearly 4000 sq ft of living space, five bedrooms, and several reception rooms, the farmhouse provides an excellent canvas for creating a beautiful family home. Its extensive grounds and flexible outbuilding add further possibilities, making it perfect for anyone looking to enjoy country living with potential to shape the property to their needs.





The dining room

The dining room is full of character, featuring panelled wooden walls, a red brick inglenook fireplace with a wood-burning stove, and a timber lintel. Exposed beams on the ceiling and herringbone parquet flooring add to the room's appeal. A large window at the front of the property brings in plenty of natural light, making this space ideal for family meals or entertaining guests.





The kitchen

The kitchen, with its exposed beams and herringbone flooring, offers great potential for modernisation. A window overlooking the front of the property provides plenty of natural light, and the spacious layout allows room for customisation. With a bit of updating, the kitchen can become a functional and inviting hub of the home, blending period features with modern convenience.



The sitting room

The sitting room is a generous and bright space, featuring exposed beams and an inglenook fireplace with a wood burner at its heart. Dual aspect windows, including three large sash windows, allow light to flood in, creating a warm and inviting atmosphere. This room provides plenty of space for relaxing or socialising, with lovely views of the surrounding countryside.





The snug/ study

At the rear of the property is a snug, currently used as a bedroom but easily repurposed as a cosy second living room or study. French doors open onto the garden, and a stone fireplace with exposed beams to the ceiling adds to the room's character. It's a versatile space that can be used in a variety of ways to suit the owners needs.



The bedrooms

The first floor features five spacious double bedrooms, each offering views of the gardens or surrounding countryside. The principal bedroom includes an en suite shower room, while the remaining bedrooms are serviced by a family bathroom equipped with a bath, shower, WC and washbasin. A large landing provides access to all rooms and includes an airing cupboard for additional storage.



The driveway, gardens and land

The property offers ample parking at the front, with space for several cars. The garden, which surrounds the house, is mainly laid to lawn and bordered by mature trees, providing privacy and a natural setting. There's plenty of space for landscaping, outdoor entertaining, or even a vegetable garden, depending on the buyer's vision.

Across from the house is an additional 2 acres of land (approximate), perfect for those interested in smallholding, equestrian activities, or simply enjoying the outdoors. This land offers a wealth of opportunities for various uses, making it a valuable addition to the property.

Location

Situated just outside the charming village of Cotteridge, the farmhouse benefits from a beautiful rural setting while still being conveniently close to local amenities. Offering a quaint and tranquil environment, perfect for those seeking a more relaxed pace of life.

Worcester, located less than five miles away, offers a vibrant shopping destination, with a wide range of retail outlets to suit all tastes and preferences. The city can also boast excellent educational institutions, with prestigious schools such as King's School and the Royal Grammar School.

The area benefits from excellent transportation links, with numerous buses connecting directly to Worcester City centre and convenient road networks to Malvern and Hereford. Two train stations are located within the city with links to both Birmingham and London.

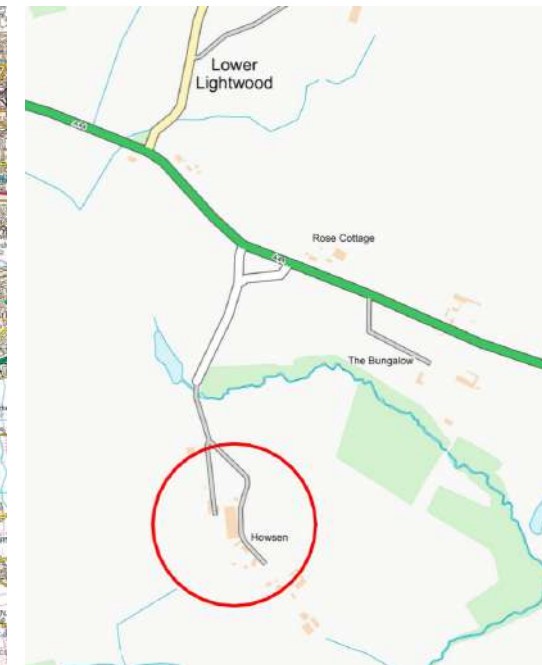
Services

The property is serviced by... TBC

Council Tax

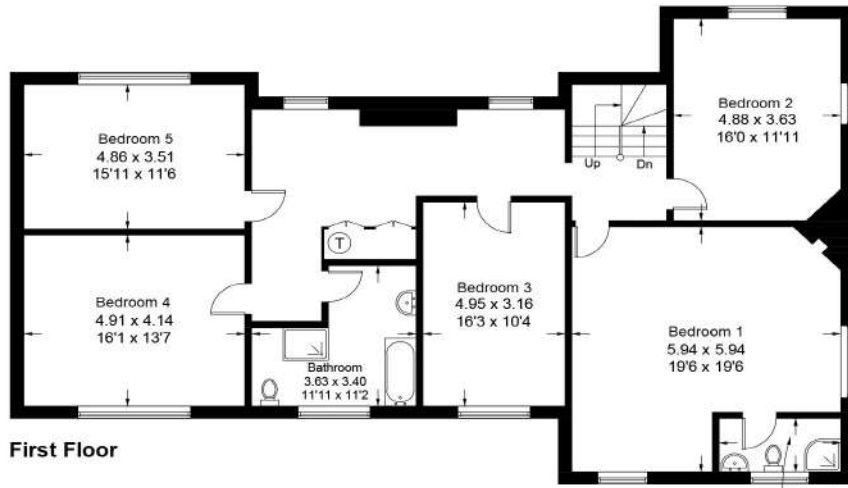
The Council Tax banding for this property is F

*Please note, acreage is approximate

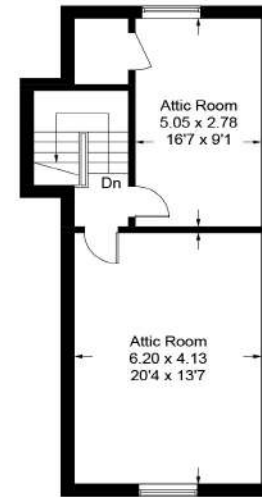


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Approximate Gross Internal Area = 366.6 sq m / 3946 sq ft
 Outbuilding = 52.9 sq m / 569 sq ft
 Total = 419.5 sq m / 4515 sq ft



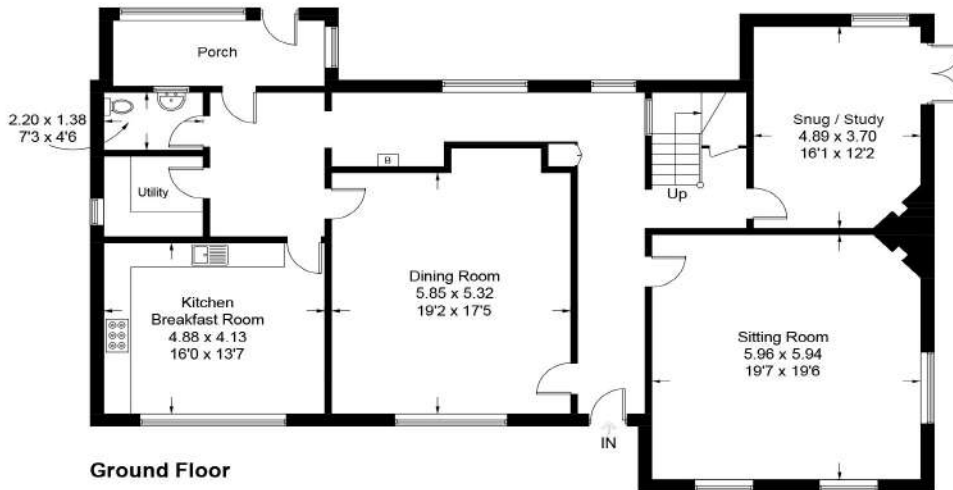
First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

En suite
Shower Room
2.72 x 1.28
8'11 x 4'2



Ground Floor



(Not Shown In Actual Location / Orientation)

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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