

Andrew Grant
PRESTIGE & COUNTRY



The Hopkilm

Howsen, Worcester, WR6 5LR



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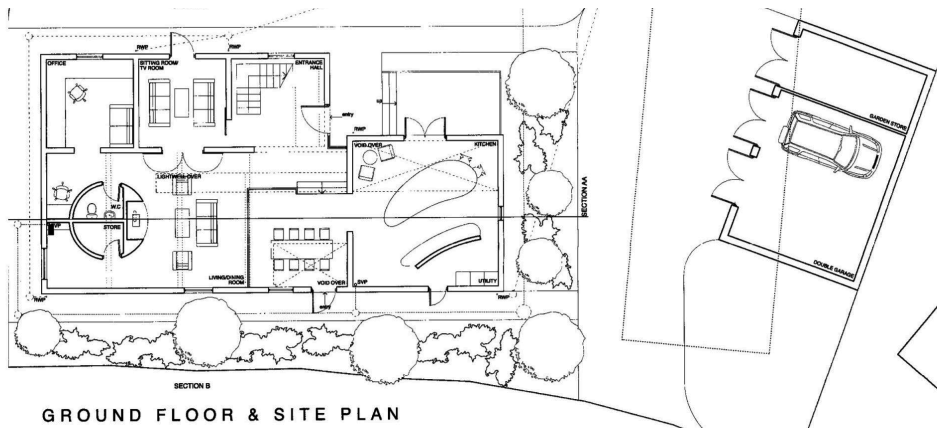
5 Bedrooms 5 Bathrooms 4 Receptions *2.4 Acres

*Please note, acreage is approximate

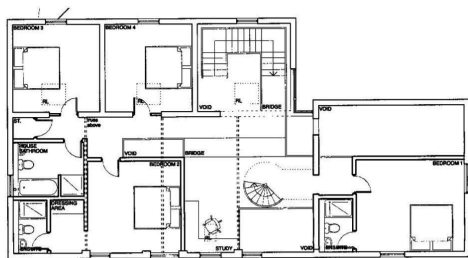
“A rare opportunity to create an exceptional luxury home in a stunning countryside setting...”

Scott Richardson Brown CEO

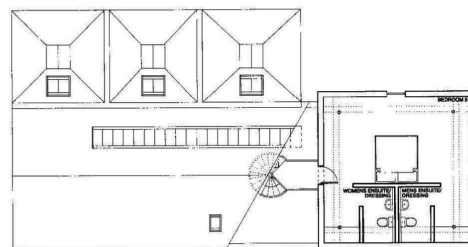
- A truly rare chance to transform a historic Grade II listed hop kiln into a one-of-a-kind family home, offering over 2,500 sq ft of living space.
- Approved planning under the reference 14/01166/CCO with all plans and documents available for reference.
- Upon completion, the property is set to become a spacious five-bedroom family home with expansive living areas, two en suite bedrooms and a master with two en suites and dressing areas.
- The plot comes with approximately two acres of land, providing the perfect canvas for any buyer, alongside ample parking and a carport for multiple vehicles.
- Nestled in a secluded countryside setting, this property offers peaceful surroundings while being well connected to local Worcester City with a broad range of amenities and prestigious schooling.



GROUND FLOOR & SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR & ROOF PLAN

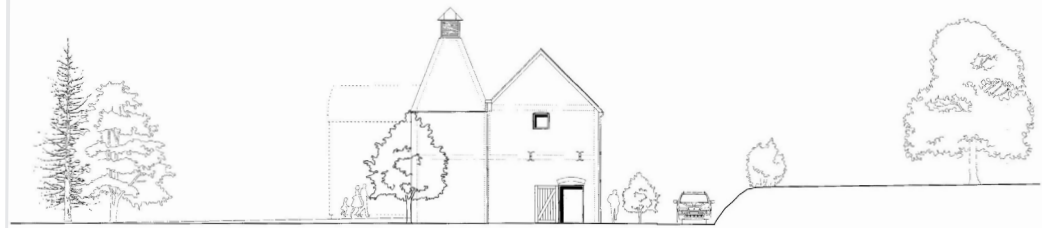
Over 2,500 sq ft

The development opportunity

This exceptional development presents a rare opportunity to create a substantial luxury family home from a historic agricultural hop kiln. With approved planning permission and listed building consent under reference 14/01166/CCO, this project offers immense potential. The groundwork has been laid for a developer or buyer to bring this prestigious project to life. The approved plans envision the conversion into a five-bedroom home, extending over 2,500 sq ft, combining modern living with the charm and heritage of a listed historic building.

This development represents a truly unique opportunity for discerning buyers seeking to craft a bespoke luxury residence in a setting that marries history, character and contemporary comforts. The proposed five-bedroom home, with its expansive interiors and picturesque surroundings, will undoubtedly appeal to those in search of exclusivity and distinction.

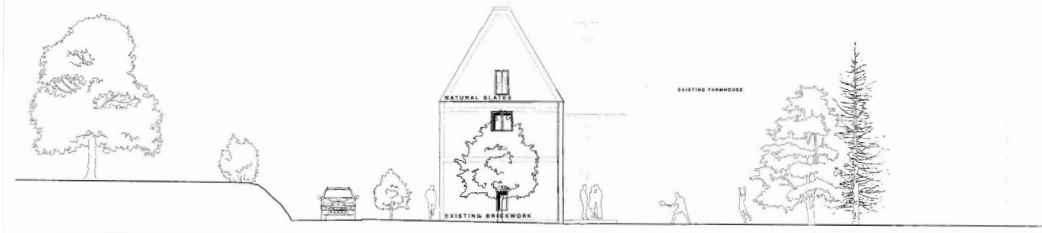
For further details on this exceptional opportunity, including access to the planning documents (ref 14/01166/CCO) and more information regarding the site layout and design, please visit the Malvern Hills District Council planning portal or contact us directly for assistance.



SOUTH EAST ELEVATION



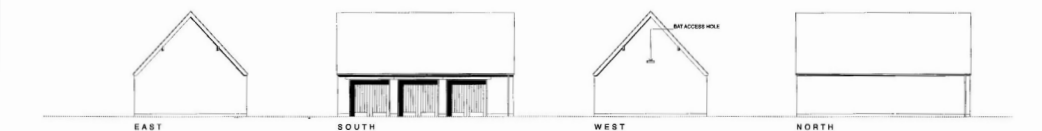
NORTH EAST ELEVATION



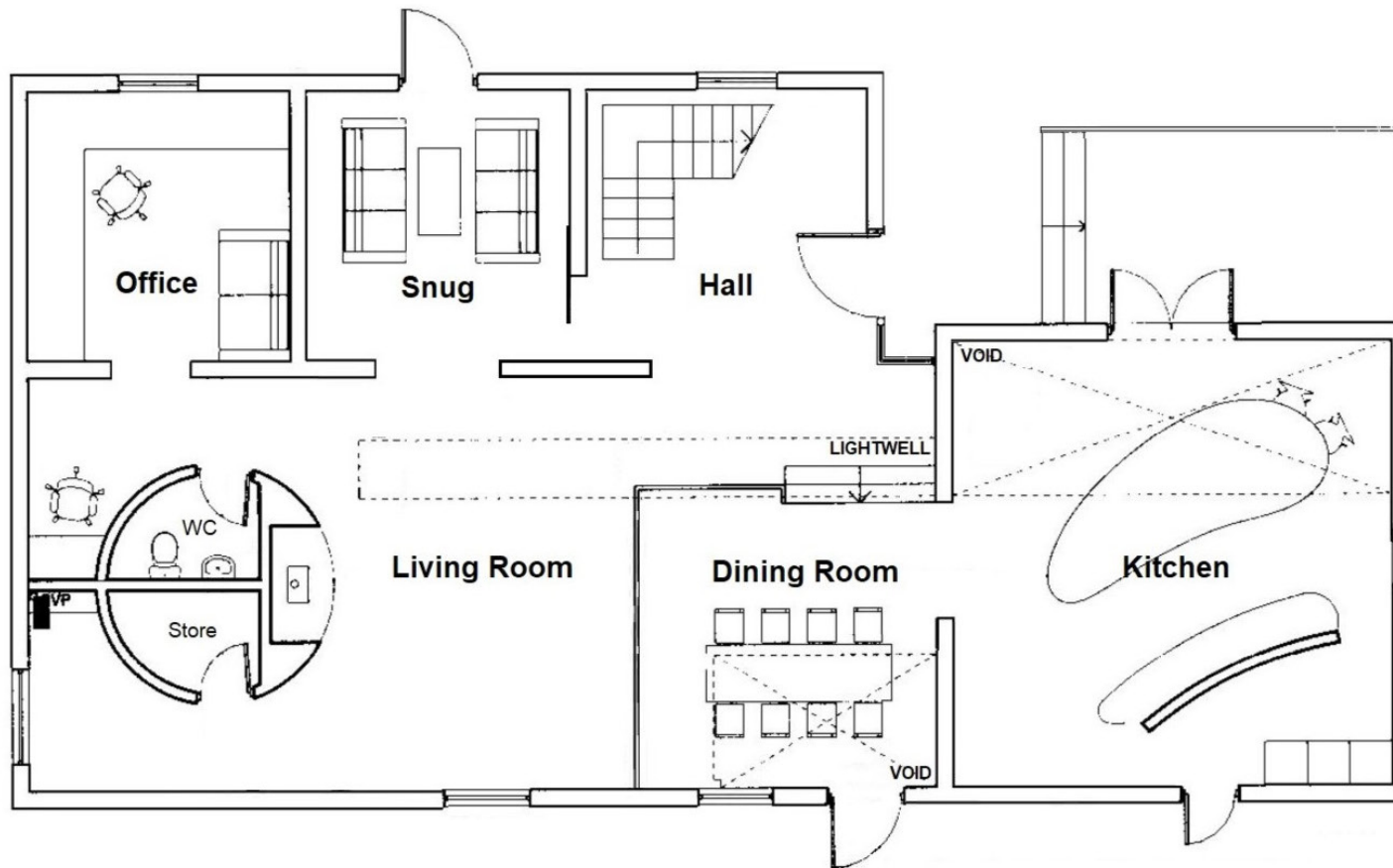
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

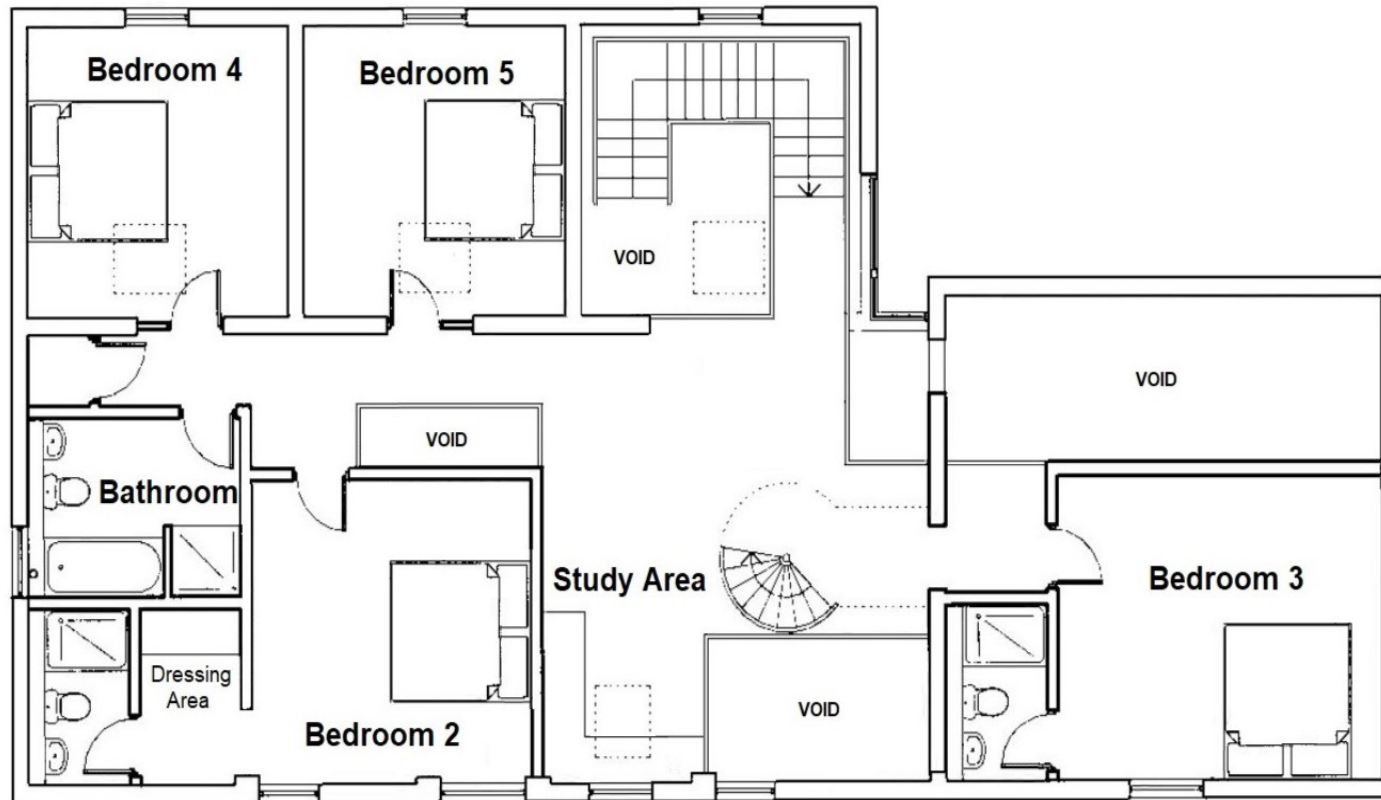


GARAGE ELEVATIONS



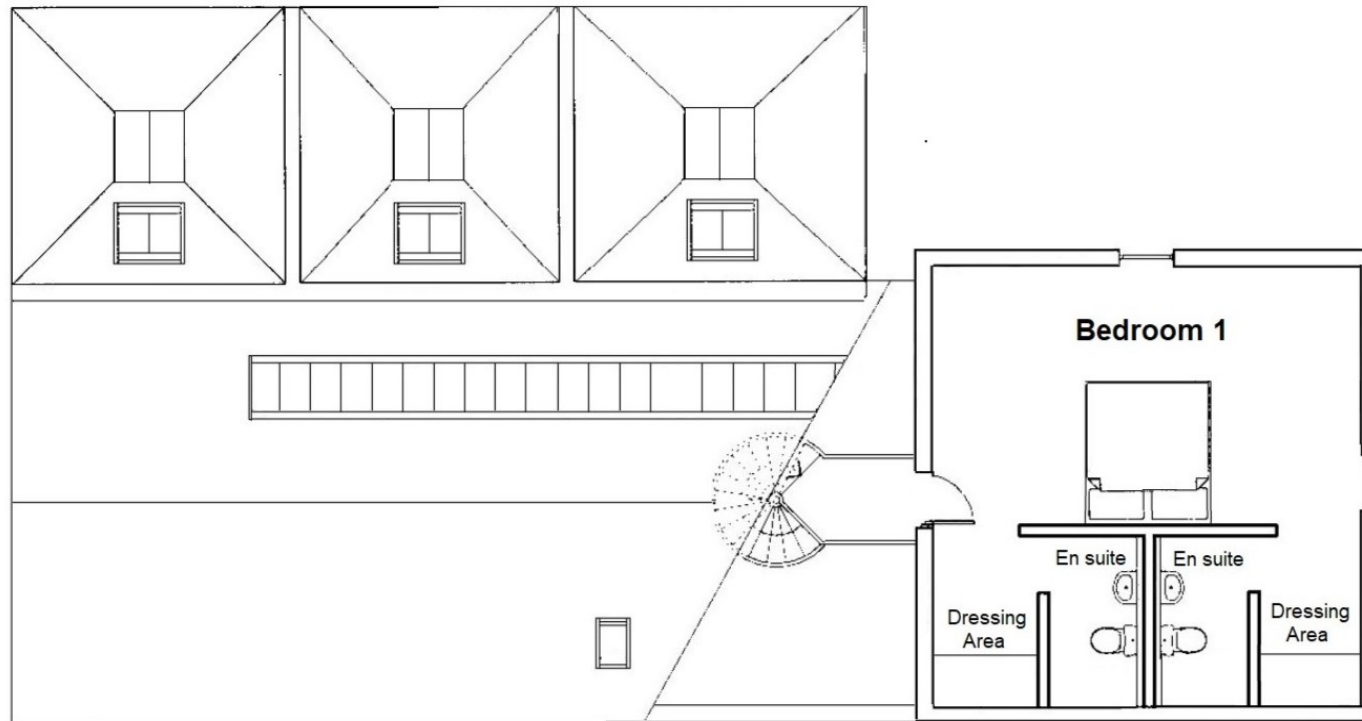
The previously approved plans - Ground floor

The property welcomes you into a spacious entrance hall, featuring a staircase that wraps around to the first floor, offering an impressive and open feel upon entry. This hall leads into a grand dining room with a double-height ceiling, perfect for hosting guests or family dinners. From the dining room, you enter the spacious kitchen, complete with a large central island and French doors that open out to a raised patio. The kitchen also boasts a partial double-height ceiling, creating a sense of openness and space. To the other side of the property is the open plan living room, centred around a striking circular section with a built-in fireplace at its focal point. Off this room, you'll find a cloakroom, a discrete storage cupboard, a separate office and a cosy snug with a door leading out to the garden.



The first floor

A large landing, flooded with natural light from the long lightwell above, overlooks both the dining room and entrance hall. The landing leads to four spacious double bedrooms each with countryside views and two with en suite shower rooms, a family bathroom and a separate study area. A central spiral staircase adds character and leads to the second floor master suite.



The second floor

The second floor offers a private master bedroom suite with vaulted ceilings and stunning views of the surrounding countryside. This luxurious space includes dual en suites and dressing areas, creating an exceptional and private sanctuary.



The grounds and land

The property features a spacious rear garden in need of transformation to become a fully enclosed and enjoyable outdoor space. With its desirable southwest-facing aspect, it benefits from plenty of evening sun, making it an ideal spot for future buyers to relax and entertain.

Additionally, the approximately two acres of land across the lane offer ample potential for outdoor development, providing a versatile outdoor area to enjoy.

The driveway provides ample parking space, including a double garage and garden store, making it perfect for modern family living. There are also previous plans for a triple garage/ store.



Location

Situated just outside the charming village of Cotteridge, The Hop Kiln 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.

Agent's note

The property is situated within the curtilage of the Grade II Listed Upper Howsen Farmhouse.

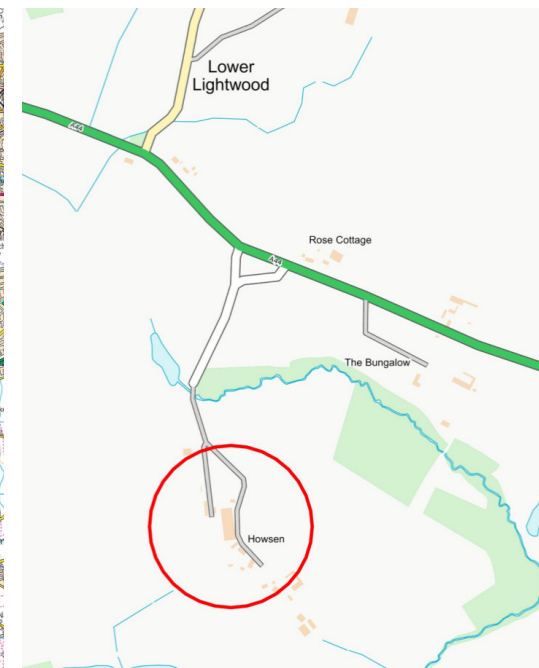
Services

TBC

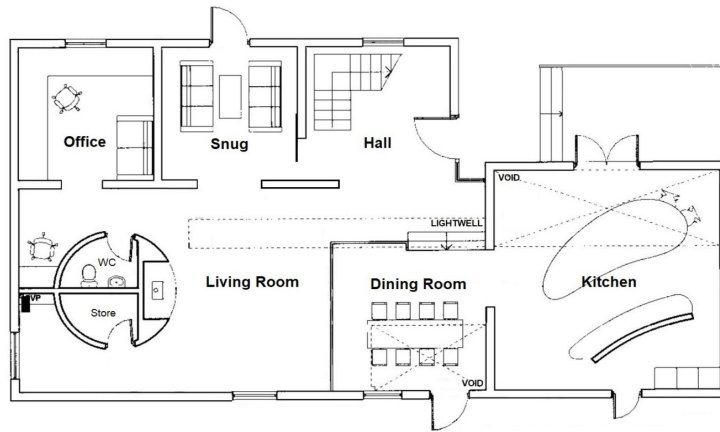
Council Tax

The Council Tax banding for this property is TBC

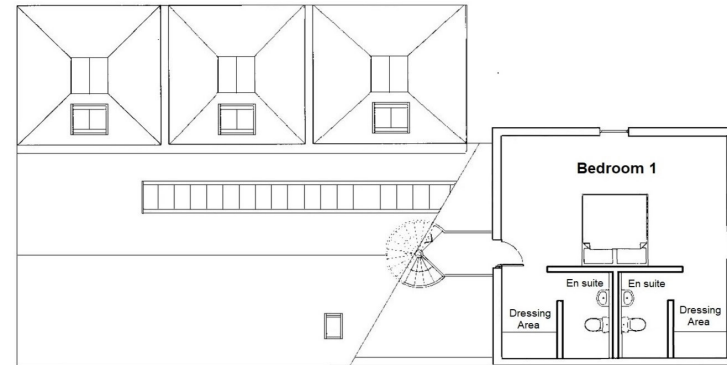
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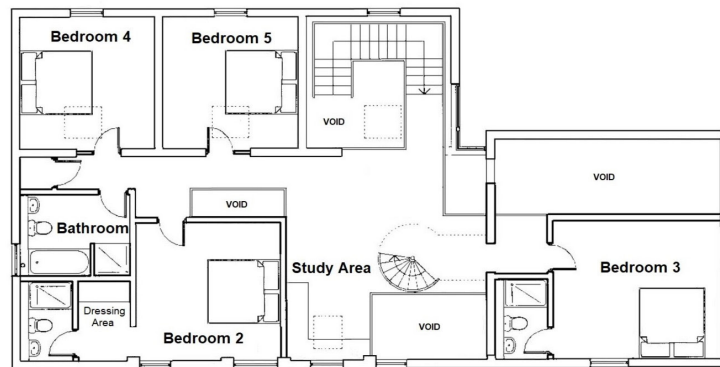
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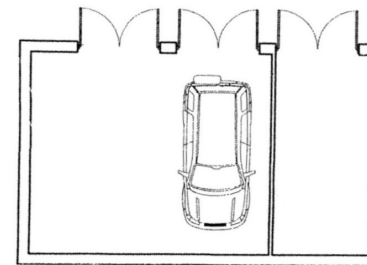
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GARAGE AND STORE

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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