

Morton Spiert Farm

Abbots Morton, Worcestershire



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A modern yet traditional farmhouse sat in almost 100 acres with extensive buildings and office space.

Evesham 9 miles, Stratford 12 miles, Worcester 13 miles, Cheltenham 26 miles, Birmingham 25 miles.

(Distances and times approximate).



6



4



6

Summary of accommodation

Reception Hall | Dining Room | Drawing Room | Garden Room | Kitchen/breakfast Room

Study | Utility Room | WC | Cloakroom | Garage

Principal bedroom with ensuite bathroom and dressing room | Five further bedroom (two ensembles)

Family bathroom | Games Room | Balcony | Study | Stores

Outbuildings

Office with kitchen and workshop | Several large agricultural buildings | Car storage facility | Menage

Garden and Grounds

Well stocked garden | Extensive Lawns | Large outdoor entertaining area | Patios | Lake | Paddocks | Grassland

Mature trees & hedging | Woodland | Long driveway

In all approximately 98 acres

Situation

Morton Spiert Farm is beautifully positioned on the edge of the picturesque village of Abbots Morton, a charming area steeped in history. This village is located within a conservation area, retaining much of its traditional 'black and white' half-timbered architecture. One of Worcestershire's oldest villages, Abbots Morton is even listed in the Domesday Book. The village boasts a thriving community, with a village hall offering a variety of clubs and societies, and St. Peter's Church, dating back to the 12th century, which hosts local events and services.

The property is ideally situated, approximately 9 miles north of Evesham and 12 miles west of Stratford-upon-Avon, in an attractive part of southeast Worcestershire, close to the Warwickshire border. This prime location offers easy access to key regional centres, including Birmingham to the north, Worcester to the west, and Cheltenham to the southwest. Morton Abbots is well-connected, with shopping facilities available in nearby towns such as Stratford, Worcester, Cheltenham, Malvern, and Birmingham, alongside local villages for everyday needs.

Communications in the area are excellent, with fast links to the M5 (J6) and the rest of the Midlands motorway network, including the M42, M6, M40, and M50 all within easy reach. Birmingham International Airport is just 28 miles away, and nearby mainline railway stations at Evesham and Worcester provide direct services to London Paddington, with Worcester connecting to the broader Midlands network.

For families, the area offers exceptional schooling options, with high-achieving state and private schools in Stratford, Worcester, Cheltenham, and Malvern, ensuring excellent educational opportunities close by.





Morton Spiert Farm

Morton Spiert Farm is an exceptional family home, set in a private location at the end of a long drive, with stunning views over its own land. Built in 2010 with a later extension, the property blends traditional farmhouse charm with modern design, featuring brick construction under a tile roof, wooden sash and stone mullion windows, and a contemporary glass extension.

At the heart of the home lies a spacious family kitchen, offering a large island, a handcrafted Harvey Jones kitchen, a pantry, and access to a generous courtyard—ideal for entertaining. The adjoining dining room, with its impressive open fire set in a stone surround, wooden floors, and abundant natural light from numerous windows, creates a warm and welcoming atmosphere. The drawing room is equally inviting, featuring a log burner and a lovely bay window that frames beautiful views of the garden and down to the lake. The new extension with sliding glass doors and an electric fire further enhances the home's light-filled, open-plan feel.

Upstairs, the principal bedroom suite occupies one end of the house, offering a private retreat with a balcony, a large dressing room, and a bath with a view. There are five additional bedrooms, two with ensuite bathrooms, as well as a family bathroom and a games room spread across two floors, providing ample space for family living.

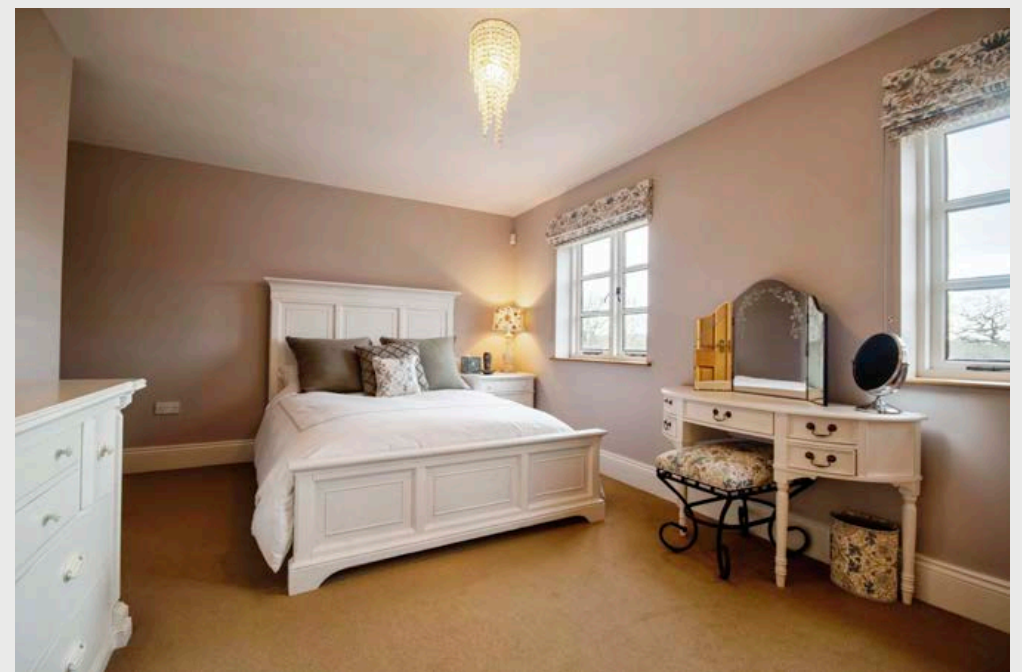
Morton Spiert Farm seamlessly combines traditional charm with modern comforts, creating a truly exceptional family home.





BEDROOMS AND BATHROOMS





OFFICE AND FARM BUILDINGS





Office & Farm Buildings

At the top of the drive to Morton Spiert Farm is a dedicated office building, offering a versatile and functional workspace. The office comprises three separate office rooms, a spacious meeting room, a fully equipped kitchen, and a workshop, providing an ideal environment for business operations, creative projects, or even remote working. This self-contained office space ensures privacy and convenience, while still being in close proximity to the main residence.

Opposite the office, a large range of agricultural farm buildings offers exceptional potential for a variety of uses. These versatile structures are ideal for anyone interested in keeping horses, farm animals, or requiring extensive storage facilities. There is a menage within the building complex.

One of the agricultural buildings has been expertly converted into a first-class car storage facility. This secure space features an upper floor capable of storing 10-15 cars, with additional storage available on the lower level. The buildings roof is insulated, alarmed to ensure the safety and protection of the vehicles. Additionally, it is equipped with a state-of-the-art car lift, offering easy access to both levels and enhancing the facility's functionality. This specialized storage space is perfect for car enthusiasts or collectors looking for a secure, high-quality facility to house their vehicles.





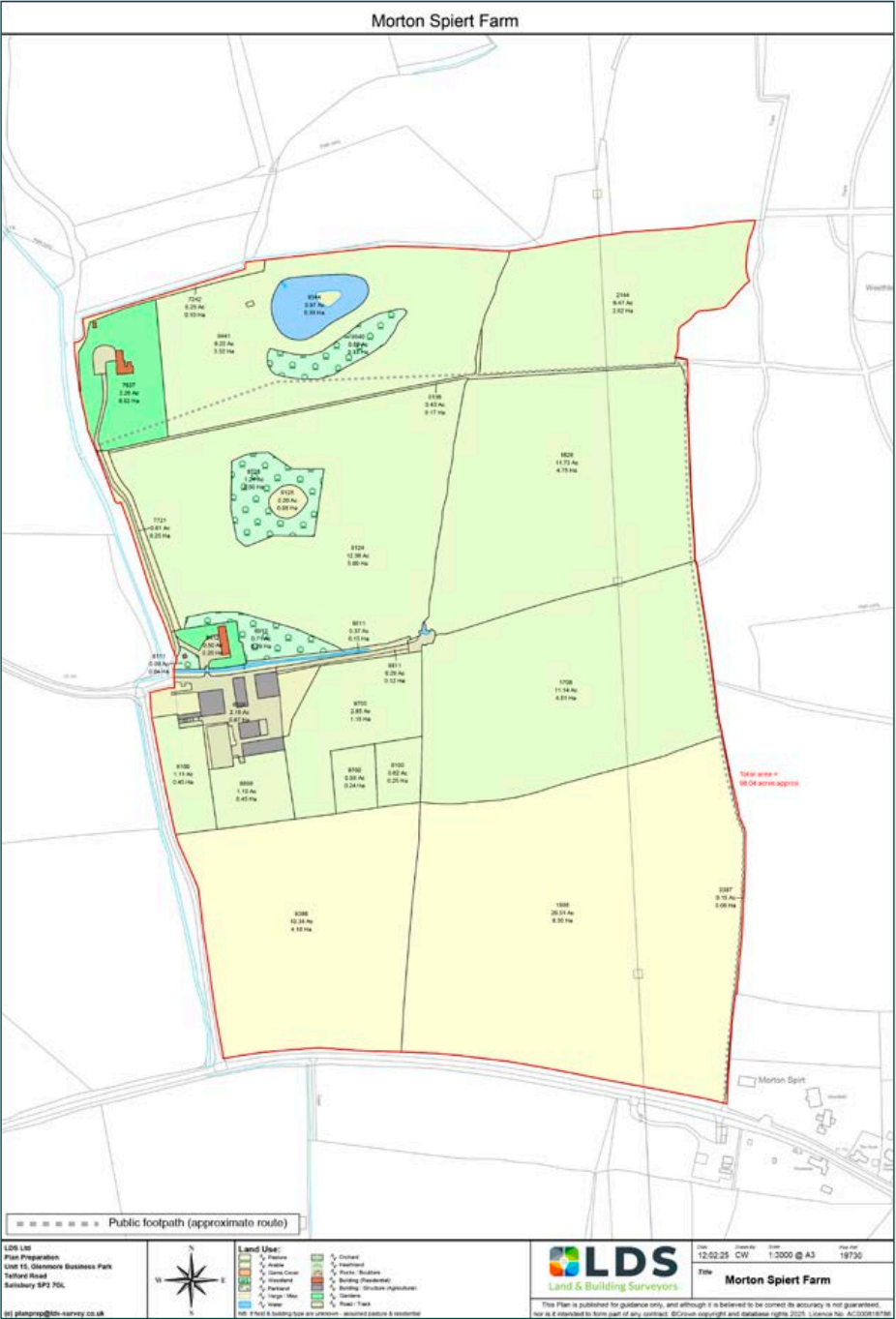
Garden & Grounds

Accessed from the back of the kitchen, the courtyard provides a fantastic outdoor entertaining space, complete with a bar, BBQ, and ample seating. This private area is enclosed by a surrounding wall, ensuring a peaceful and sheltered atmosphere for gatherings.

The majority of the garden is beautifully laid to lawn, interspersed with thoughtfully planted beds and trees, adding character and colour to the landscape. At the rear of the garden lies a stunning clear-water lake, complete with

an island and a jetty, offering a serene and picturesque view.

The surrounding land is predominantly made up of large grass fields, grazed by sheep at certain times of the year. The farm is exceptionally well-managed, featuring smart fencing, a water source for all fields, and mature hedging and trees, enhancing the overall appeal and functionality of the property. This idyllic setting provides an ideal combination of peaceful countryside living with excellent land management and natural beauty.



FLOORPLANS

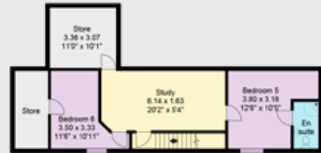
Approximate Gross Internal Floor Area

House: 468.2 sq m (5,040 sq ft)

Office Building: 100.4 sq m (1,081 sq ft)

Outbuildings: 2,516 sq m (27,082 sq ft)

Total: 3,084.6 sq m (33,203 sq ft)



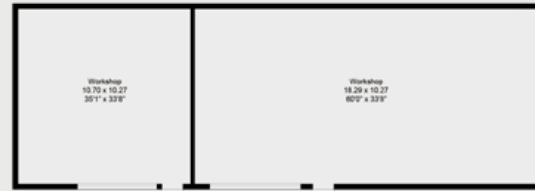
Second Floor



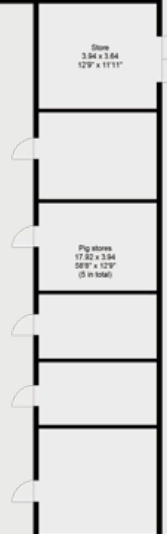
First Floor



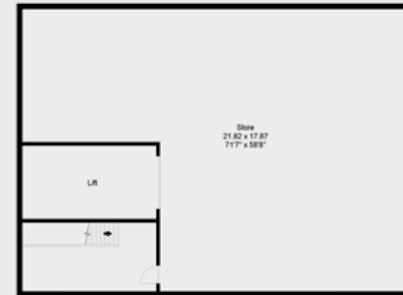
Ground Floor



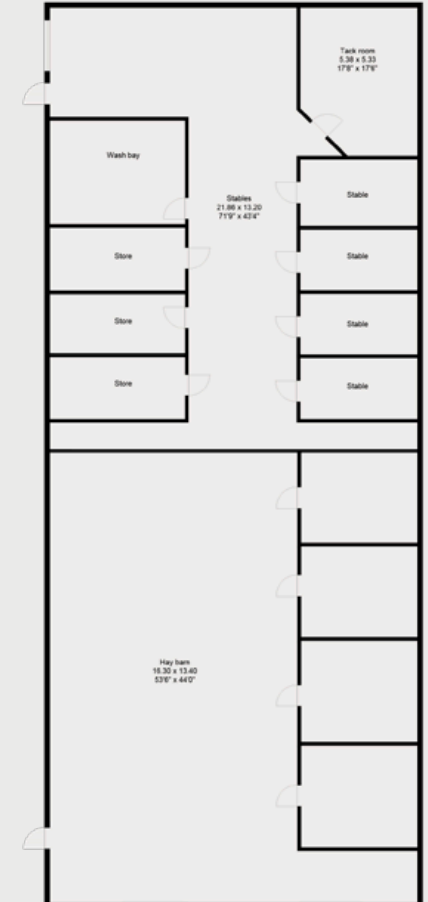
Office Building



Outbuilding



Outbuilding First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Property Information

Services:

House: Oil fired central heating, underfloor heating on ground and first floor, electric AGA, Klargester, CCTV and lasers, EMCS monitoring and Phoenix call out.

Offices: Gas boiler, mains electric and septic tank.

Planning Permission:

There is planning permission granted to extend the property, please ask for further details.

Tenure:

Freehold.

Rights of Way:

There are two footpaths over the land, please refer to the boundary plan.

Listing:

The property is not listed

Local Authority:

Wychavon District Council. Tel: 01386 565000

Council Tax:

Band G

EPC:

Band B

Postcode:

WR7 4NA

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated February 2025.

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Date: 04 April 2025
Our reference: WRC140340

Morton Spiert Farm, Abbots Morton, Worcester, WR7 4NA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.3 Sep 24