

# Ashcroft House, Sandlin, Worcestershire

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# A fine Georgian house with extensive outbuildings, equestrian facilities and land in a quiet and beautiful location with views to the Malvern Hills.

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## Summary of accommodation

### Lot 1 – Ashcroft House

Reception hall | Sitting room | Dining room  
Kitchen/breakfast room | Larder | Study | Playroom  
Utility room | Laundry | Wine cellar  
Principal bedroom suite | Four further bedrooms  
Family bathroom

### Courtyard No 1

Office and storerooms | Games room | Gym  
Music room | Additional guest bedroom and bathroom  
Separate guest bedroom with adjacent shower room  
Outbuildings

### Courtyard No 2

Party barn | Outside pool kitchen | Workshops  
Further useful outbuildings and storage

### Equestrian Facilities

Seven stables | Menage | Paddocks  
Secure tack room | Undercover hardstanding for grooming  
Wash area | Nursing paddock  
Easy access to 12 acre turn out field  
Hardstanding for two more stables  
Numerous paddocks all recently fenced and with water

### Garden and Grounds

In and out driveway | Pretty gardens  
garden pavilion with water and electricity  
Storage Sheds and duck house  
Permanent pasture grazing land

**In all about 5.09 acres**

### Lot 2 – The Land

(available by separate negotiation)

Permanent pasture grazing land  
Woodend pavilion with water and electric | Manege Pond  
Woodland | In all about 40.20 acres

**Available as a whole or in 2 lots – total acreage 45.29 acres**

**For sale freehold**



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Peter Edwards  
020 7861 1707  
[peter.edwards@knightfrank.com](mailto:peter.edwards@knightfrank.com)

## Situation

Ashcroft House sits close to the pretty Worcestershire town of Great Malvern, famous for its dramatic backdrop of the renowned and stunning Malvern Hills. Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to Birmingham and London. The Malvern Hills, a National Landscape, are the dominant feature in the locality with rolling topography offering excellent walking and distant views in all directions. Malvern is a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Furthermore, there are good shopping facilities, a Waitrose in the town centre and a wide range of independent retailers on a busy high street. Schooling is excellent both in the private and state sector including The Downs, The Elms, Malvern St James and Malvern College to name a few.

More comprehensive facilities can be found in the Cathedral Cities of Worcester and Hereford which cater for most needs. There are extensive shopping and recreational facilities in Worcester as well as excellent schooling and Cheltenham has everything expected of a thriving centre being a cultural hub and offering additional high quality schooling including Dean Close, St Edward's, Cheltenham collage and the Cheltenham Ladies College.

There is superb access to the surrounding countryside with a number of footpaths and bridleways in the locality.

## Distances

Leigh Sinton 2 miles, Great Malvern 5 miles

Worcester 7 miles, M5 (J7) 9.5 miles, Hereford 22 miles

(All distances are approximate)







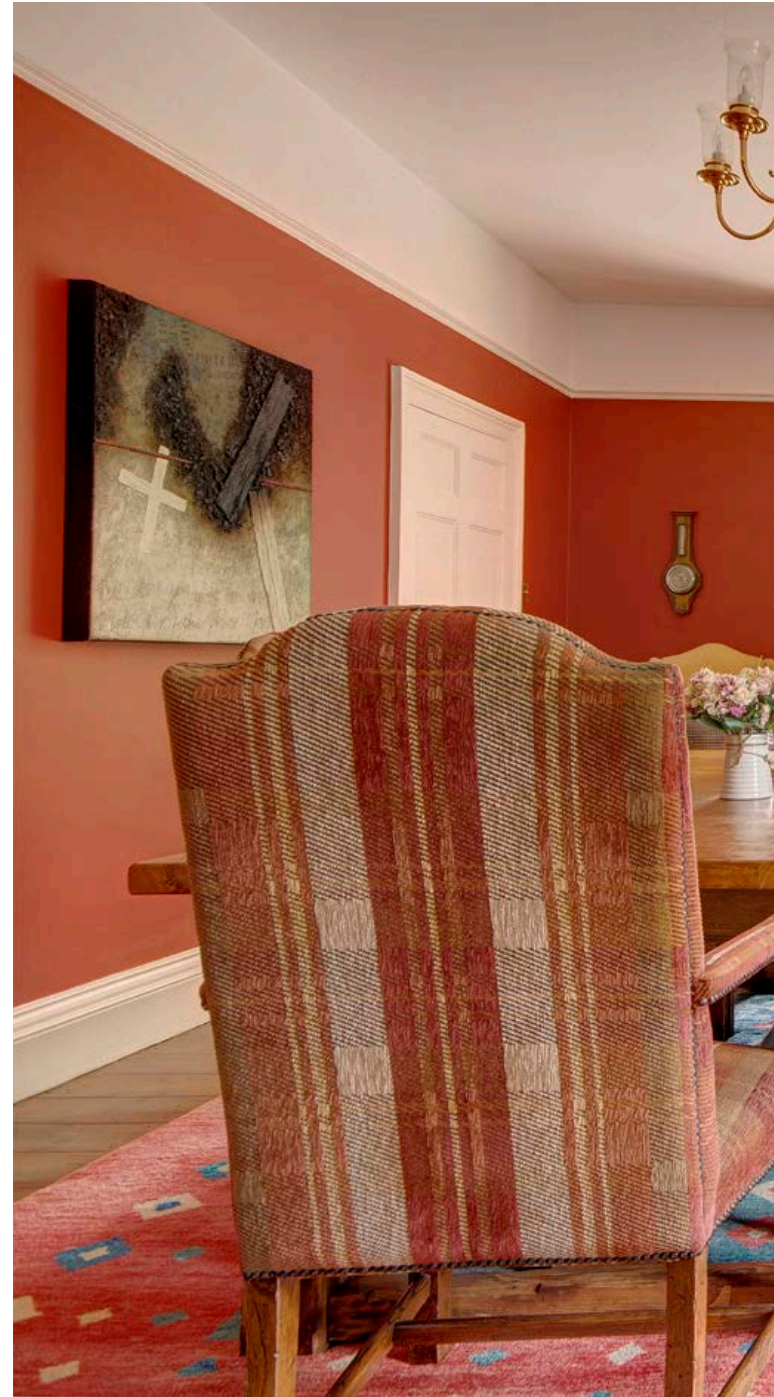
## Ashcroft House

Ashcroft House is a fine Georgian farmhouse with two pretty traditional courtyards at the rear. The first courtyard immediately at the back of the main house being mostly converted to accommodation with useful ancillary rooms that operate either with the main house or independently including a large games room and highly impressive party barn. In all within the main house and converted buildings Ashcroft House offers a total of eight bedrooms and is highly versatile depending on the need and family profile of the owner.

The second courtyard offers a range of outbuildings providing extensive and useful storage rooms that could easily be converted to further accommodation offering the potential for income generation if required.

The house is grade II listed and maintained to a very good standard with well-arranged and proportioned reception rooms including extensive cellarage, elegant reception rooms accessed off the central hallway, a lovely light kitchen/breakfast room with a large accompanying larder room, home office and wonderfully useful open sided covered loggia running along the rear of the house. Upstairs there are five bedrooms and two bathrooms all of good sizes and the rooms at the front have lovely views of the Malvern Hills.











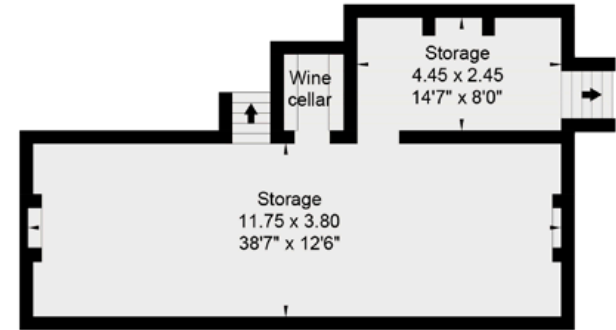




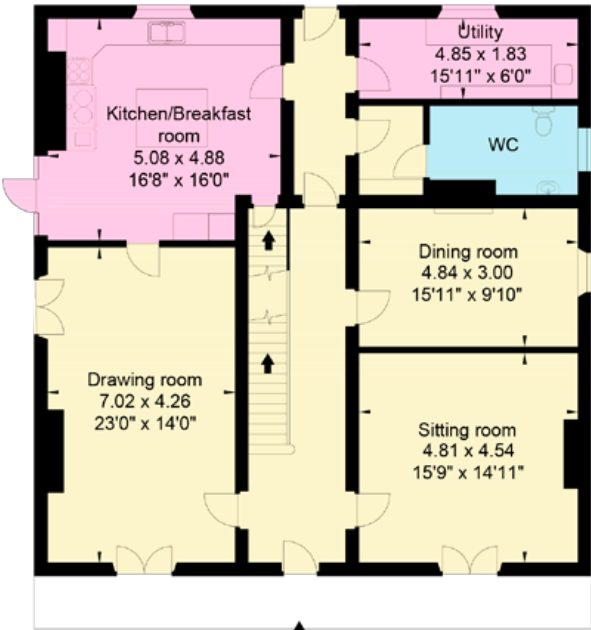




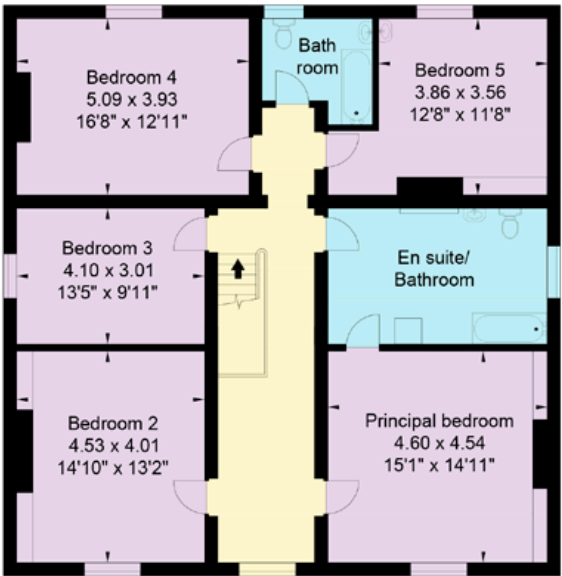
Approximate Gross Internal Floor Area  
House: 342 sq m / 3,681 sq ft  
Outbuildings: 1,050 sq m / 11,303 sq ft  
Total: 1,392 sq m / 14,984 sq ft inc. restricted head height



Cellars



Ground Floor



First Floor















## Garden and Grounds

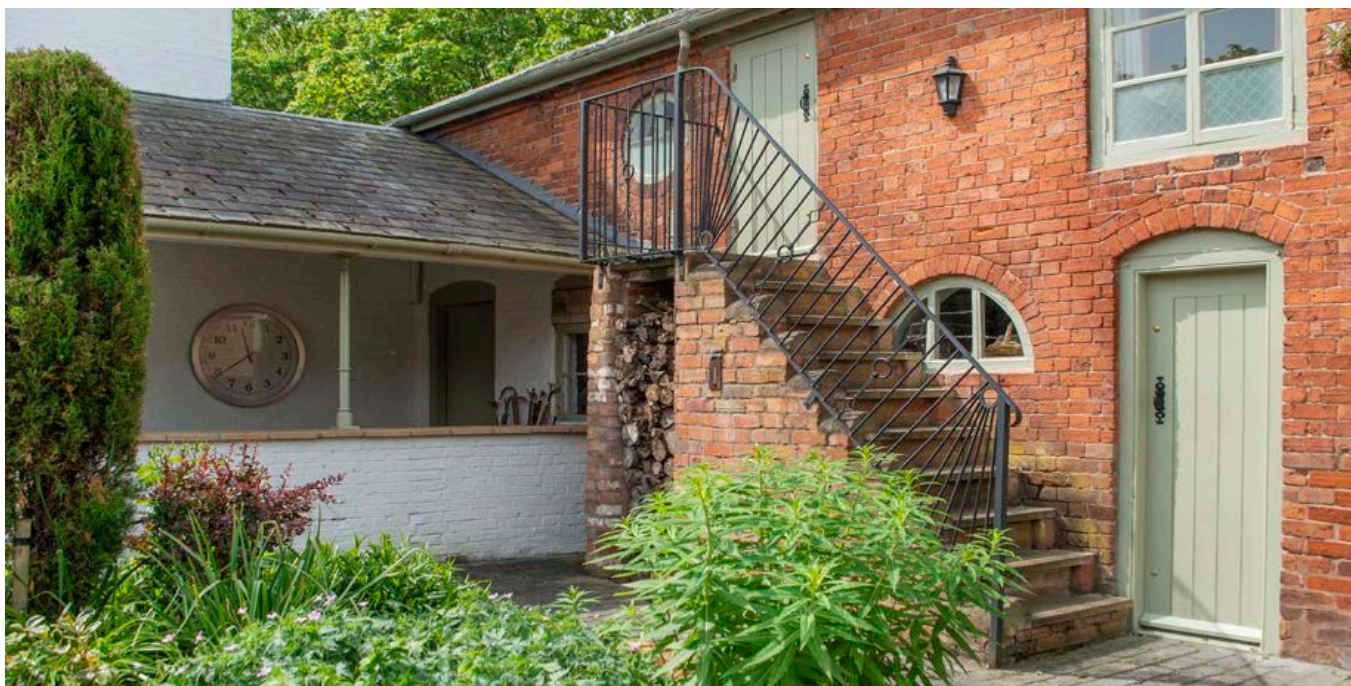
The current owner has created a beautiful courtyard garden in the first courtyard immediately at the rear of the main house. There are raised beds and beautiful climbing roses offering an abundance of colour. There is an enclosed kitchen garden on one side of the house and a pretty formal garden to the front with a wide lawn and mature trees and hedges offering a high degree of privacy as well as views to the hills. Off the kitchen is a part enclosed and covered sitting area that would be a lovely area for a garden room running immediately out off the kitchen (subject to the necessary consents) with a pretty outlook to the pond and over the grounds. There is an above ground swimming pool and lawned area running up to the pond that then leads to the paddocks adjoining the house.

## Equestrian facilities

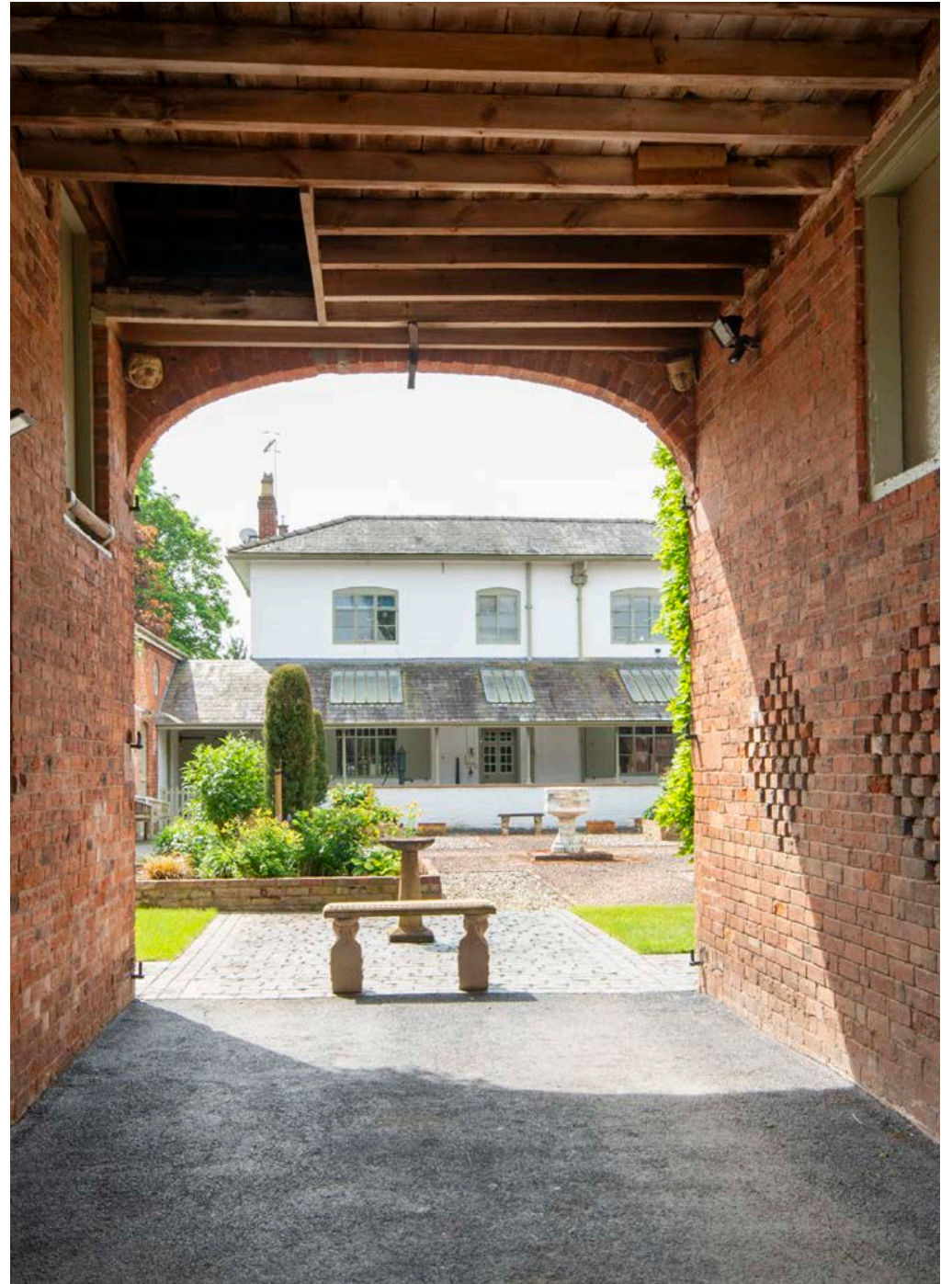
The equestrian facilities consist of stables in two blocks, one being a barn and the other a small wooden stable block. The facilities can be accessed from their own driveway and can operate independently from the main house therefore being ideal to Let if they were not required by the owner. Direct access to the bridleway network.

## Lot 2 - The Land (available by separate negotiation)

The land that lies predominantly to the rear of Ashcroft House is beautifully undulating, fenced, watered and well kept. Within the grounds is an over-grown pond that could be revived and would be a haven for wildlife. In all Lot 2 extends to approximately 40.2 acres of mostly permanent pasture that has been continuously grazed by a local farmer under a current grazing license. With Lot 2, there is a superb, large outdoor manege with direct access to the turn-out paddocks and to the bridleway network







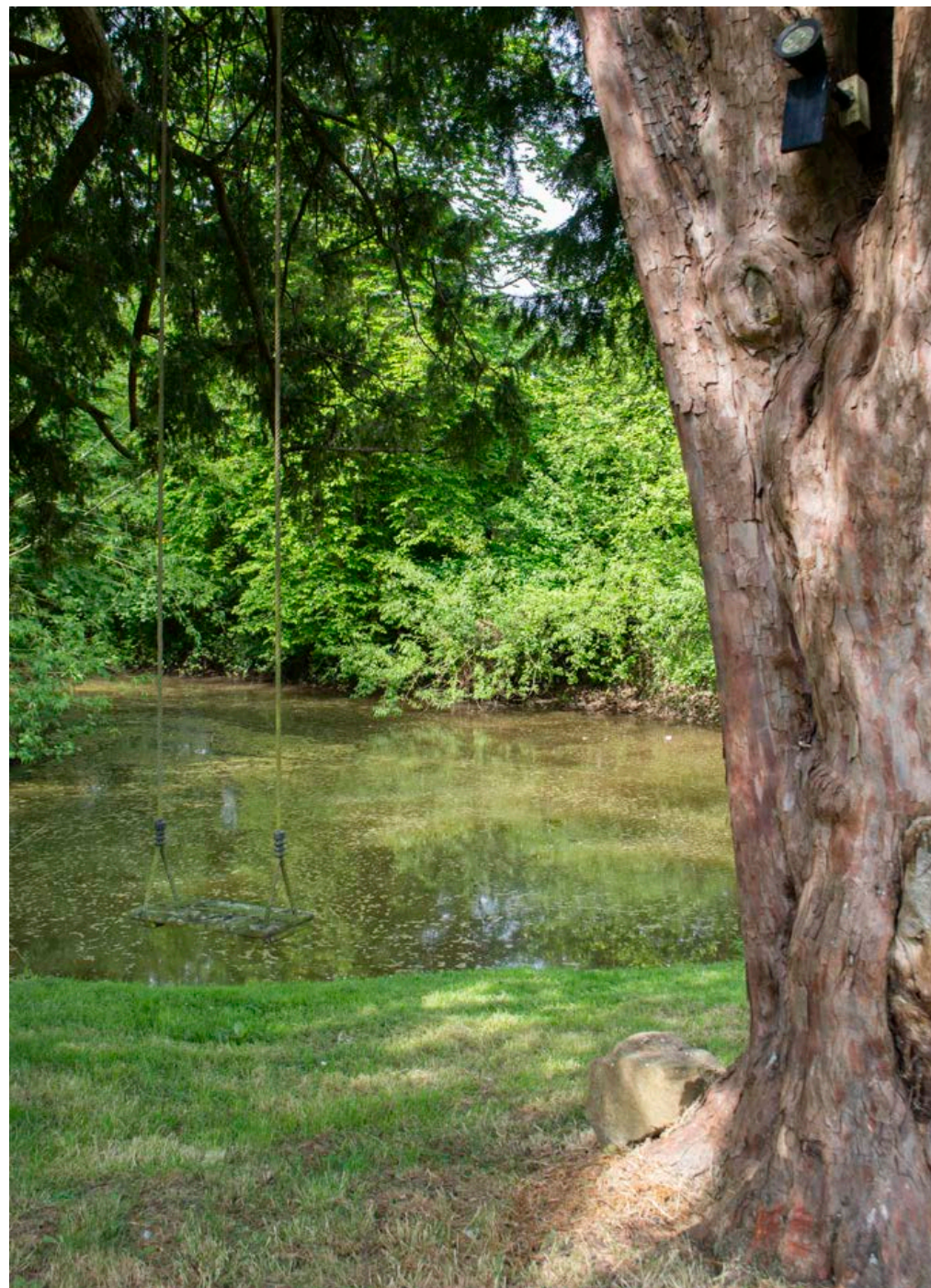












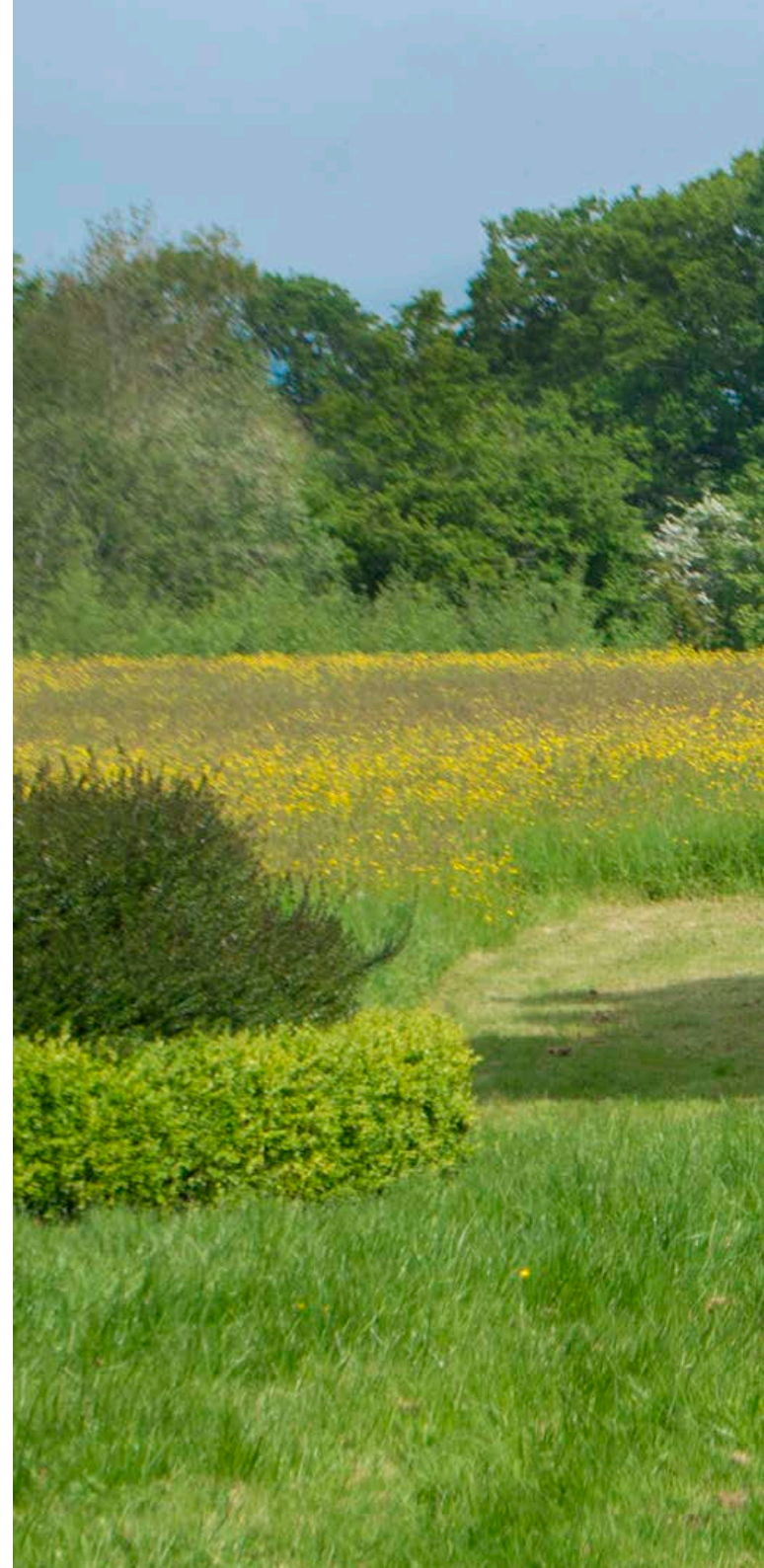








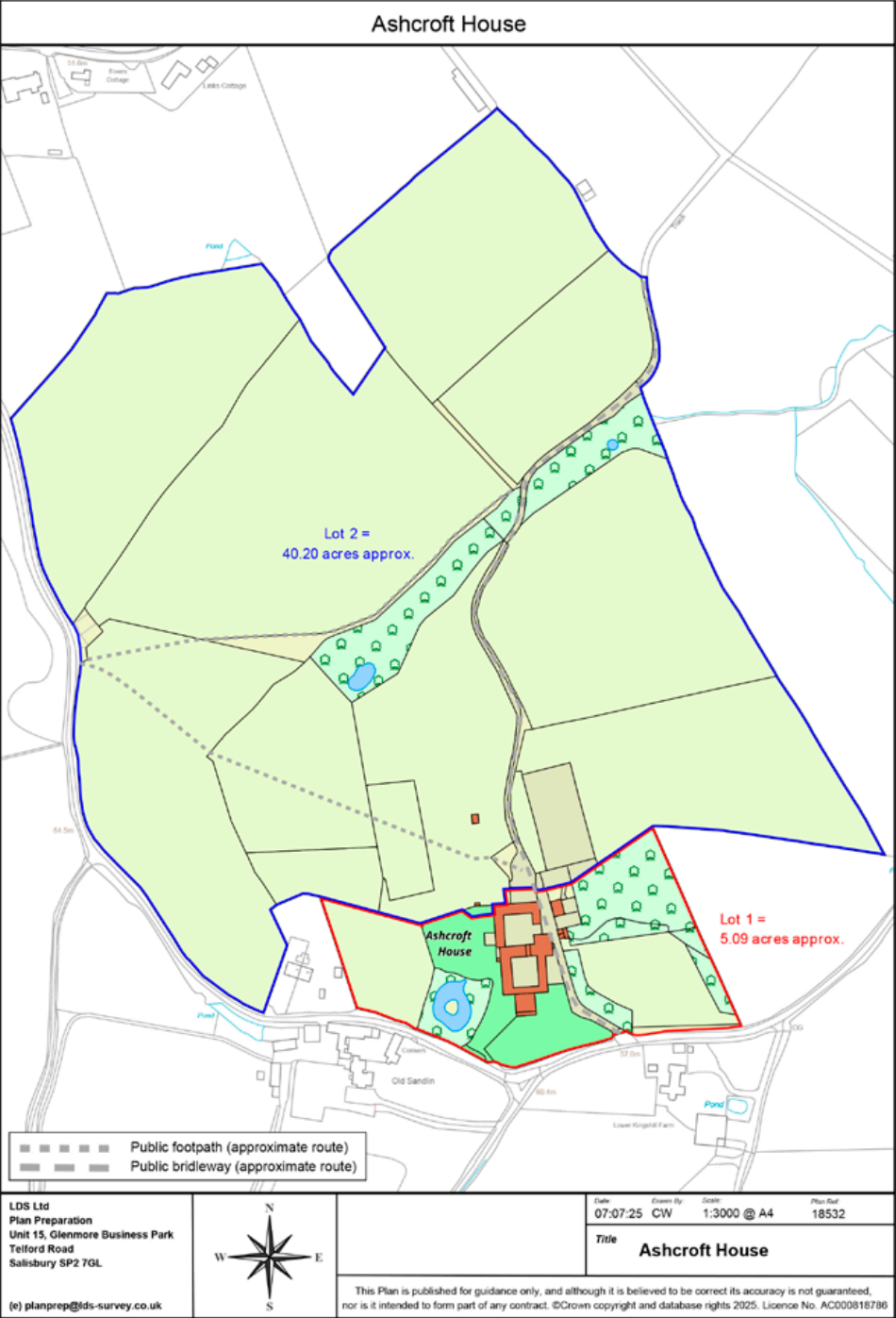
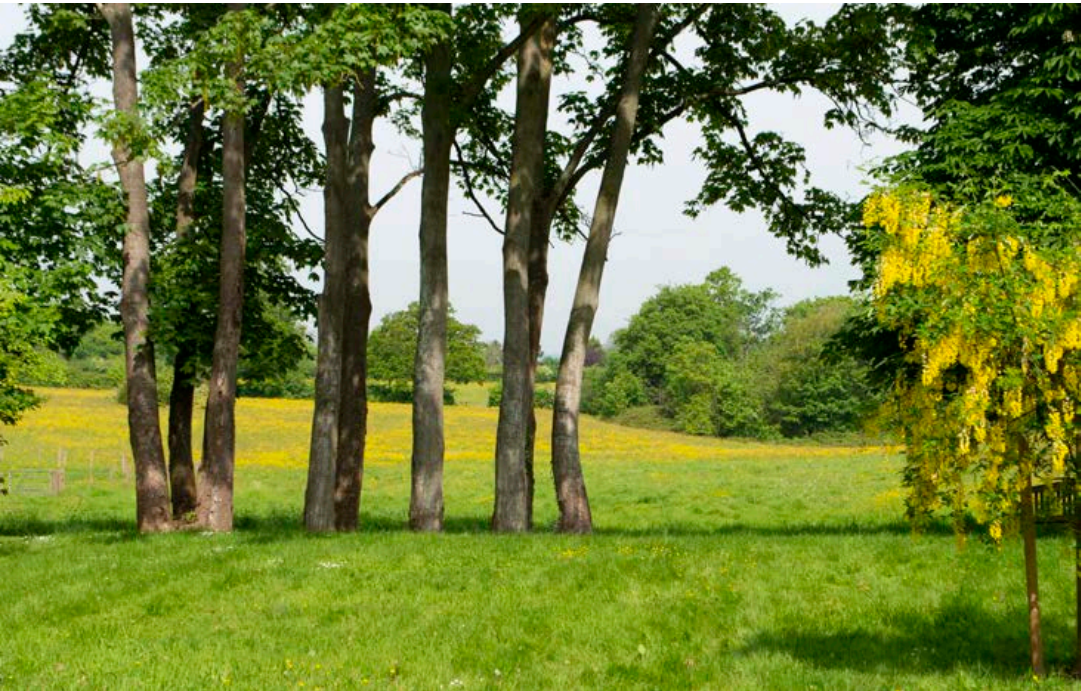




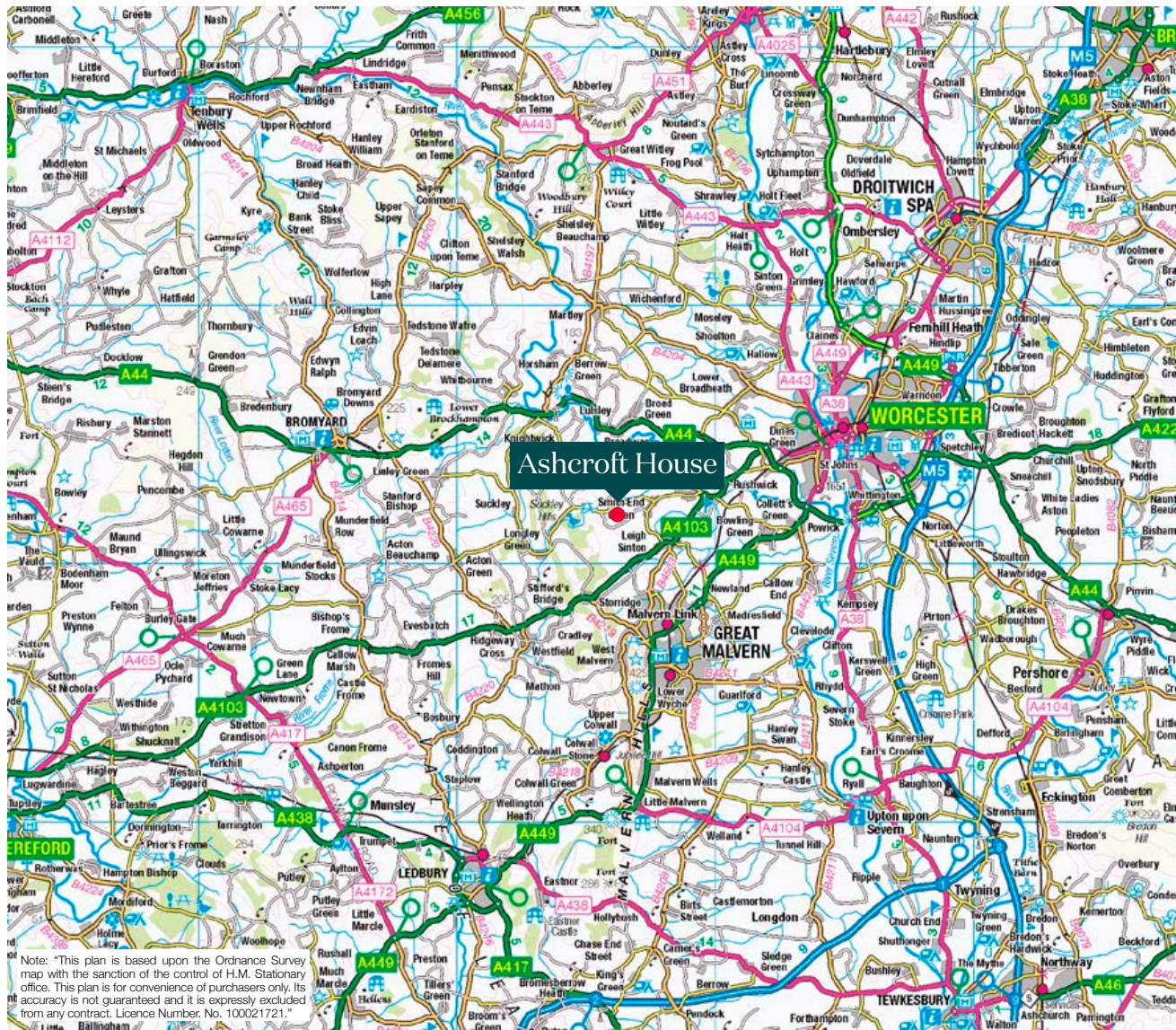












## Property information

**Tenure:** Freehold.

**Services:** Oil-fired heating, mains water and electric, private drainage.

**Local Authority:** Malvern Hills District Council.

**Tel:** 01684 862413

**Council Tax Band:** G

**EPC:** E

**Postcode:** WR13 5DN

**What3words:** treaties.powering.touchy

## 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."



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.

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Particulars dated July 2025. Photographs and videos dated June 2024.

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