

**JOHN  
GOODWIN**  
THE PROPERTY PROFESSIONALS

EST. 1981

# CLARKS FARM

DRUGGERS END LANE, CASTLEMORTON, MALVERN, WR13 6JD



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A RARE OPPORTUNITY TO PURCHASE A THREE/FOUR BEDROOMED DETACHED FORMER FARMHOUSE SITUATED IN AN IDYLIC RURAL LOCATION WITHIN THE SOUGHT AFTER VILLAGE OF CASTLEMORTON AFFORDING FINE COUNTRYSIDE VIEWS WITH A TWO BEDROOMED SELF CONTAINED BARN CONVERSION AND OCCUPYING GENEROUS GROUNDS ENCOMPASSING A LUXURY GLAMPING RETREAT IN TOTAL EXTENDING TO APPROXIMATELY 4.4 ACRES

### Location

Castlemorton is a small village with a collection of fine houses, set just east of the Malvern Hills in this convenient and rural part of south Worcestershire. The village is served by a local primary school, church and community facilities. The neighbouring village of Welland offers an excellent village stores, post office and café. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern, the riverside town of Upton upon Severn or the city of Worcester.

Transport communications are excellent with junction 1 of the M50 just outside Upton giving good connections to the M5 bringing the Midlands, south west and south Wales into an easy commute. The mainline railway station at Great Malvern offers direct links to Worcester, Birmingham, Hereford, London and South Wales.

Educational needs are well catered for with the local primary school or secondary school at nearby Hanley Castle. There is also excellent private schooling in Great Malvern and Worcester.

Leisure pursuits are well served in the area, which is criss-crossed by a number of footpaths and bridleways as well as being on the edge of Castlemorton Common and Malvern Hills themselves. There are leisure centres and swimming pools in Malvern and Worcester as well as excellent golf courses.







## Description

Dating back to the 17th century, Clarks Farm is a traditional black and white timber framed former farmhouse occupying an idyllic position nestled within Castlemorton and surrounded by open countryside. The property has been extended and sympathetically renovated throughout with acute attention to detail paid to all aspects to create a wonderful home. Full of character, the property boasts a wealth of period features including exposed beams, exposed woven wattle panels and striking fireplaces. The beautifully appointed accommodation is arranged on the ground floor with a sitting room, living room, breakfast kitchen and a family room (which can also be used as a fourth bedroom). On the first floor a landing leads to three bedrooms and a family bathroom.

In addition to Clarks Farm, there is a self contained detached barn conversion, Swallows Barn. The barn was converted in 2015 and is equipped with high quality fixture and fittings throughout. It offers superb ancillary accommodation or a source of additional income as a holiday let. It comprises an open plan living room/kitchen with integrated appliances, two double bedrooms both with doors opening onto a private area of garden and a contemporary fitted shower room.

Within the grounds of Clarks Farm there is a successful glampsite business, Swallowfields Luxury Glamping Retreat, which offers the ultimate immersive glamping experience with two safari lodges situated within a wildflower meadow. The safari lodges can sleep up to 6 people and offer luxury self catering accommodation. A third lodge provides a self care haven with spa treatment facilities and is available for yoga and meditation sessions.

The site belonging to Clarks Farm extends to approximately 4.4 ACRES in total and encompasses a delightful cottage garden, established kitchen garden with raised vegetable beds, central quadrant and wildflower meadow. There is an excellent oak framed DOUBLE BAY GARAGE with an adjoining WORKSHOP and OFFICE/STORE.

Offering such a unique opportunity and with fantastic views across the surrounding open countryside and towards the Malvern Hills, an early inspection is essential.

## Clarks Farm

### Ground Floor

Solid wood stable entrance door.

#### **Sitting Room 4.93m (15ft 11in) x 4.88m (15ft 9in)**

Front and side facing windows enjoying a fine outlook across the surrounding open countryside. Exposed ceiling and wall beams. Wall lights. Ornate fireplace with a former cast iron kitchen range. Two radiators. Flagstone floor. Open to

#### **Living Room 4.93m (15ft 11in) x 3.59m (11ft 7in)**

Front and side facing windows affording a delightful outlook across the surrounding grounds. Exposed ceiling and wall beams. Wall lights. Feature exposed brick inglenook fireplace with wood burning stove, wooden mantle and former bread oven. Exposed woven wattle panels. TV point. Stairs to first floor. Open to

#### **Breakfast Kitchen 5.55m (17ft 11in) x 4.18m (13ft 6in)**

Classic farmhouse kitchen fitted with solid oak floor mounted units with solid wood work surface over and inset Belfast sink. There is an oil fired AGA with two ovens and twin hot plates. Space and plumbing for washing machine and dishwasher. Space for fridge freezer.

Recessed spotlights. Exposed ceiling and wall beams. Floor mounted oil fired Worcester boiler. Flagstone floor. Two sets of French doors leading to outside.

Door to

#### **Family Room/Bedroom 4 3.92m (12ft 8in) x 3.30m (10ft 8in)**

Side facing window overlooking the garden. Impressive vaulted ceiling with central light. Radiator. Flagstone floor. French doors leading to outside.

### First Floor

Landing

Exposed ceiling and wall beams. Wall lights. Doors to

#### **Bedroom 1 4.93m (15ft 11in) x 3.51m (11ft 4in)**

Front facing window and two further side facing windows overlooking the surrounding grounds. Vaulted ceiling with exposed ceiling and wall beams. Ceiling light. Radiator. Exposed floorboards.



### **Bedroom 2** 5.37m (17ft 4in) x 4.06m (13ft 1in)

Enjoying a dual aspect with fine views across the surrounding open countryside. Two ceiling lights. Radiator. Exposed floorboards.

### **Bedroom 3** 4.83m (15ft 7in) Max x 2.51m (8ft 1in)

Front and side facing windows enjoying delightful rural views. Exposed ceiling and wall beams. Wall light. Radiator. Exposed floorboards.

### **Family Bathroom**

Suite comprising freestanding claw foot bath, shower enclosure with tiled surrounds, pedestal wash hand basin, low level WC. Side facing window. Ceiling light. Exposed ceiling and wall beams. Ladder style towel rail. Exposed floorboards.



### **Swallow Barn**

Converted in 2015, Swallow Barn is a self contained detached annexe, ideal for a dependant relative or as a holiday let. It enjoys its own area of garden with a paved seating patio. The light and bright accommodation comprises:

### **Open Plan Living Room & Kitchen** 9.84m (31ft 9in) x 3.92m (12ft 8in)

Living Area - Impressive vaulted ceiling with exposed ceiling beams. Recessed spotlights. Wall lights. Feature fireplace with wooden mantle. Two radiators. TV point. Bi fold doors leading to outside seating terrace.

Kitchen Area - Contemporary kitchen fitted with a range of floor and wall mounted units with solid wood surface over and inset ceramic sink. There are integrated appliances including a Zanussi OVEN, MICROWAVE, FRIDGE FREEZER, DISHWASHER and WASHING MACHINE. Electric 4 ring HOB with cooker hood over. Front facing window overlooking garden. Radiator. Tiled floor.

### **Inner Hall**

Recessed spotlights. Built in cupboard. Doors to

### **Bedroom 1** 3.92m (12ft 8in) x 3.30m (10ft 8in)

Recessed spotlights. Access to loft space. Radiator. TV point. Door to outside.



### **Bedroom 2** 3.28m (10ft 7in) x 2.99m (9ft 8in)

Recessed spotlights. Fitted wardrobe with cupboard above. Floor mounted oil fired Worcester boiler. Radiator. TV point. Door to outside.

### **Shower Room**

Suite comprising large walk in shower with raindrop shower head, vanity wash hand basin with drawer below, low level WC. Front facing window. Recessed spotlights. Extractor fan. Fitted storage cupboard. Chrome ladder style towel rail. Part tiled walls. Tiled floor.

### **Outbuildings**

#### **Oak Framed Double Garage** (22'2" x 20'9")

with open parking bays and power and light connected.

#### **Workshop** (20'9" x 9'7")

with power and light connected.

#### **Office/Store** (20'9" x 13'1")

currently used as an honesty shop for the glamping site with power and light connected.

### **Grounds**

Clarks Farm is approached by a gated entrance leading to a large gravelled driveway providing a generous area of parking with turning space. The property enjoys a traditional cottage garden which wraps around to three sides and is mainly laid to lawn. There is an attractive paved seating area with a feature well (not currently used). A pathway leads to a wildflower central quadrant providing access to an established kitchen garden with a GREENHOUSE and several raised vegetable beds.



## Swallowfields Luxury Glamping Retreat

Swallowfields is a secluded 5\* glamping retreat offering two safari lodges sleeping up to 6 people with electric hydrotherapy hot tubs and private enclosed gardens. The lodges offer luxury accommodation comprising an open plan living/kitchen room equipped with integrated appliances and feature log burning stove, three bedrooms and a contemporary shower room. Each lodge has a veranda with a firepit/BBQ, which serves as a terrific entertaining and outside dining area.

A third lodge offers a private space for relaxing spa treatments, yoga sessions and meditation. It could also be adapted to create additional self catering accommodation.

Swallowfields is centred around a wildflower meadow and incorporates a play area with a nature hideout and a nature pond, bird hide and willow dens, a castle adventure fort and a croquet lawn.

There is also a separate maintenance area with a utility barn, two large storage containers and a utility shed.

Swallowfields has a large carpark for guests with access to an on site honesty shop providing everyday essentials.

Mains water and electricity are connected to all three lodges and hot water is provided by LPG combination boilers. There is a Bio-Pure 7 treatment plant located within the maintenance area, with capacity for 25-32 people.

The site has planning permission for two further safari lodges.

The contents of all the lodges and outside items within the wildflower meadow are included within the sale.

## Services

We have been advised that mains electricity and water are connected to the property. The main house and annexe have oil fired central heating and share a private drainage system. Broadband is connected. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

## Council Tax

The council tax band for Clarks Farm is BAND "F"

The council tax band for Swallow Barn is BAND "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for Clarks Farm is E (43).

The EPC rating for Swallow Barn is D (67).

## Directions

what3words: ///household.highly.party





#### MISREPRESENTATIONS ACT 1967

#### JOHN GOODWIN

Conditions under which particulars are issued

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**3-5 New Street, Ledbury**  
**Herefordshire HR8 2DX**  
**Tel: 01531 634648 Fax: 01531 633729**  
**E-mail: [ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)**

**[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)**