



National
Trust

To Let

1 Dunstall Court, Croome D'Abitot, WR8 9AZ

£2250 per calendar month



A 3/4 bedroom Grade II Listed semi-detached property with gardens and parking located within a private residential development, adjacent to Croome Court, surrounded by National Trust parkland with views over the Malvern Hills, 8 miles south of Worcester.

Available from: March 2025

For enquiries & viewings contact:

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Chairman: Rene Olivieri
Director-General: Hilary McGrady

www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

Registered office:
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846

The Location

1 Dunstall Court is located within a private residential development adjacent to Croome Court in South Worcestershire, 5 miles west of Pershore and 8 miles south of Worcester. The property is 5 miles from the M5 (junction 7), providing links to Birmingham, Cheltenham, Gloucester and Bristol. The new Worcestershire Parkway Railway Station is just 4 miles away, with extensive on-site parking for commuters and direct links to London. There are also mainline stations at Worcester, Pershore, Great Malvern and Malvern Link.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

National Trust residential tenants receive custodian membership that give the named tenant, plus one adult and children under 18, free access to all Trust pay for entry properties.

Croome, the seat of the Coventry family, was Lancelot "Capability" Brown's first commission, working in collaboration with Robert Adam, on behalf of the then 6th Earl of Coventry. The National Trust became involved with Croome in 1996 when, with the aid of the Heritage Lottery Fund, it acquired 670 acres of the neglected registered parkland and embarked on a 10-year programme of restoration. Then in 2007, when the Croome Heritage Trust had the opportunity to purchase the Court, the National Trust took on the lease of Croome Court itself. Since then, the National Trust and Croome Heritage Trust have continued to work together to secure the future of Croome for ever, for everyone. For further information please visit the website: www.nationaltrust.org.uk/visit/worcestershire-herefordshire/croome

The Property

1 Dunstall Court is one of seven private residential dwellings within Dunstall Court, Croome's Grade II listed 18th Century Stable Block. Designed by Capability Brown with later modifications by Robert Adam, Dunstall Court formed part of an extensive complex of service yards, which were converted into residential dwellings in 2001.

The impressive courtyard is enclosed on three sides by two story red brick ranges, with bath stone dressing, slate roofs and is approached through imposing archways that frame spectacular views of the National Trust's parkland and Malvern Hills beyond.

1 Dunstall Court offers spacious, light accommodation with high ceilings and interesting historic features including original Robert Adam tiles and decorative plasterwork and a striking cantilevered stone staircase in the entrance hall.

The accommodation comprises:

Ground Floor

Entrance Hall	Glazed front door leads into the main entrance hallway, with cream carpet, radiator, full height sash window to rear, hall cupboard.
Cloakroom	White low level wc and sink, heated towel rail, cream carpet.
Garden Room (Bedroom 4)	Cream carpet, 2 x sash windows, french doors to garden, stairs to mezzanine area used as dressing room/reading room / office, 3 x radiators (approx. 6.8m x 4.8m / 22'3' x 15'8' plus mezzanine above)
Living Room	Cream Carpet, 2 x full height sash windows, 2 x radiators, original Robert Adam tiled alcoves and decorative plasterwork, glazed door to large private courtyard (approx. 6.8m x 5.8m / 22'3' x 19')
Inner Hall / Breakfast Room	Stone effect vinyl flooring, 2 x radiators, glazed doors to front and rear courtyard (approx. 6.0m x 2.8m / 19'7" x 9'2")
Kitchen	Cream shaker style kitchen units with black marble effect work surfaces, stainless steel sink with mixer tap, white tiles, range cooker with gas hob and electric dual oven, extractor hood, integral dishwasher and fridge/freezer, space for washing machine and dryer, Worcester Bosch Greenstar combi LPG boiler, stone effect vinyl floor, 2 x radiators, sash windows to front and rear (approx. 5.8m x 4.6m / 19' x 15'1")
Stairs	Cantilevered stone staircase, with cream carpet runner, up to first floor

First Floor

Landing	Doors to the three bedrooms (two ensuite) and family bathroom, cream carpet, 4 x sash windows to rear, 2 x radiators, stairs up to second floor.
Bedroom 1	Master bedroom, cream carpet, fitted cupboards, sash windows to front and rear, radiator. (approx. 6.0m X 4.0m / 19'7" x 13') Ensuite with low level wc, sink, shower cubicle and bath, tiled floor, glazed screen provides view of the West Arch clock mechanism (approx. 4.0m x 2.0m / 13' x 6'6")
Bathroom	White bathroom suite with low level wc, sink, bath, shower cubicle, tiled floor, sash window to front, heated towel rail, fitted cupboard (approx. 4.5m x 2.0m / 14'8" x 6'6")
Bedroom 2	Double bedroom, cream carpet, fitted cupboard, sash window to front, radiator (approx. 4.6m x 3.0m / 15' 1" x 9'9") Ensuite shower room with low level wc, sink and shower cubicle, tiled floor (approx. 3.0m x 1.9m / 9'9" x 6'3")
Bedroom 3	Double bedroom, cream carpet, sash window to front, radiator. (approx. 4.6m x 2.6m / 15'1" x 8' 5")

Second Floor

Landing	Second floor landing used as snug / office / store.
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Outside

Garden	Private enclosed garden mainly laid to lawn with gravel patio area. Private walled courtyard overlooking Croome Court's Red Wing Extensive communal gardens maintained by the management company.
Parking	Allocated parking space in front of property. Additional parking available for visitors in the resident's car park.
<u>Services</u>	Mains water, mains electricity, LPG central heating, shared private sewage treatment plant maintained by management company.
<u>Outgoings and Council Tax</u>	The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band G for Council Tax, currently £3232.27 per year payable to Malvern Hills District Council.
<u>Energy Performance Certificate</u>	An Energy Performance Certificate (EPC) is available for this property in accordance with the Energy Performance of Buildings Regulations. The EPC rating registered in February 2023 was E39.

The Tenancy

<u>Term</u>	The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there is opportunity for the term to be extended.
<u>Rent</u>	The prospective tenant is asked to pay £2250 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The National Trust do not take deposits.
<u>Insurance</u>	The Trust will be responsible for insuring the building. The Tenant will be responsible for insuring their contents.
<u>Repairing Responsibilities</u> (Summary)	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The Tenant will be responsible for maintenance of the interior of the property and the garden.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Pets will be considered on an individual basis. Tenants must seek the landlord's permission for any animals or birds kept at the property.

Viewings and Further Information

Viewings	Viewings strictly by appointment
Contact	<p>Kate Hazzard-Smith, Lettings Officer, National Trust</p> <p>Email: kate.hazzard-smith@nationaltrust.org.uk</p> <p>Tel: 07484 533969</p> <p>Attingham Consultancy Office, Attingham Park, Shrewsbury, SY4 4TP</p>
GDPR	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy</p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

For further information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants

Note

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.

Tenant Fees Act 2019

National Trust Permitted Payments Schedule - 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019