



Yarhampton House
Yarhampton | Stourport-on-Severn | Worcestershire | DY13 0XA

FINE & COUNTRY

YARHAMPTON HOUSE

Yarhampton House offers a rare opportunity to own a stunning historic residence that combines the beauty of traditional craftsmanship with modern living, all in an extraordinary setting. This magnificent Grade II* Listed, 17th-century farmhouse is nestled in the heart of the Worcestershire countryside, offering the epitome of country living with breathtaking far-reaching views.



Available for the first time in 50 years, this property exudes historical charm and timeless elegance. Featuring expansive living spaces, beautifully landscaped gardens, and a remarkable brick barn with incredible potential, Yarhampton House is the ideal home for discerning buyers seeking both comfort and heritage.

Accommodation Summary **Ground Floor**

Approached through secure electric gates, Yarhampton House welcomes you with a sweeping driveway leading to the principal entrance and a central courtyard. The traditional reception hall, with its impressive exposed beams and flagstone floor, sets the tone for the grandeur and warmth that flows throughout the property.

The dual-aspect drawing room offers a cosy, elegant space with a central fire framed by a Jacobean-panelled surround, exposed beams, and lovely garden views. The heart of the home, the charming farmhouse kitchen, features a three-bay AGA, a pantry, ample cabinetry, and dining space set atop a quaint tiled floor. Complementing the kitchen is a formal dining room, a snug, utility room, and cloakroom. The full-glass conservatory is a standout feature of the property, offering a polished stone floor, a log-burning stove, and panoramic views of the landscaped gardens, making it the perfect space for entertaining.









Seller Insight

“Yarhampton House has been a captivating blend of history, luxury, and modern living. Nestled in the picturesque Worcestershire countryside, this 400-year-old property offers a sense of timelessness and tranquility, unmatched by any other. The home, built for local entrepreneur Andrew Yarranton just five years after the Gunpowder Plot, has been cherished by its current owners for nearly half a century, and not a day has passed without them feeling privileged to call it home.

What sets Yarhampton House apart is the harmony between its historical character and modern conveniences. The light, airy interiors feature large rooms, high ceilings, and expansive windows that invite the stunning views into every space. The home's layout is straightforward yet grand, providing comfort and elegance throughout. The conservatory, a recent addition completed in 2000, features comprehensive heating, making it a perfect spot for year-round entertaining while enjoying the beautifully landscaped gardens.

The outdoor spaces are just as enchanting. Secure and private, the grounds have been the heart of countless summer parties, family gatherings, and celebrations, including the Queen's Jubilee and the Millennium, where the owners enjoyed panoramic views of five beacons. The tennis court, pool, and expansive gardens offer endless opportunities for recreation and relaxation, whether it's for energetic grandchildren or quiet moments surrounded by nature. Yarhampton House has not only been a family home but also a space for creating lasting memories. The top-floor flat, once the teenage haven for the owners' children, now welcomes grandchildren to experience the same joy.

The local community, particularly in nearby Great Witley, is strong and supportive, with neighbours regularly organising local events, contributing to a warm and inviting atmosphere. Though Yarhampton House feels secluded in its countryside setting, its location offers remarkable convenience. It is less than 45 minutes from Birmingham International Airport and under 2.5 hours from London's West End, providing easy access to both international travel and city amenities.

The house's combination of history, charm, and modern amenities makes it an extraordinary place to live, offering the future owners an opportunity to enjoy this remarkable property as much as its current owners have for the past 48 years”











First Floor

The first floor offers six generously sized bedrooms, all tastefully finished, with the principal bedroom benefiting from an ensuite bathroom.

Second Floor

The second floor houses three versatile rooms and a superb attic room, offering ample potential for additional bedrooms or creative spaces.















Outside

The formal gardens surrounding the house are an extension of the property's allure, with a box parterre, beautifully manicured lawns, themed garden areas, mature trees, and raised herbaceous borders. Numerous terraces and seating areas invite you to relax and take in the incredible views, while the hardscaped terrace, pergolas, and walk-throughs offer a perfect setting for outdoor dining and leisure. Additionally, a plunge pool and a lawn tennis court complete the idyllic outdoor experience.

The substantial mellow brick barn, measuring 3,500 sq. ft., provides enormous potential for a variety of uses. Currently serving as storage, garaging, a workshop, and an office, it could easily be transformed into an art studio, contemporary workspace, or housing for classic cars. The property also includes a separate three-bay garage and a garden store room, ensuring that every need is catered to.





LOCATION

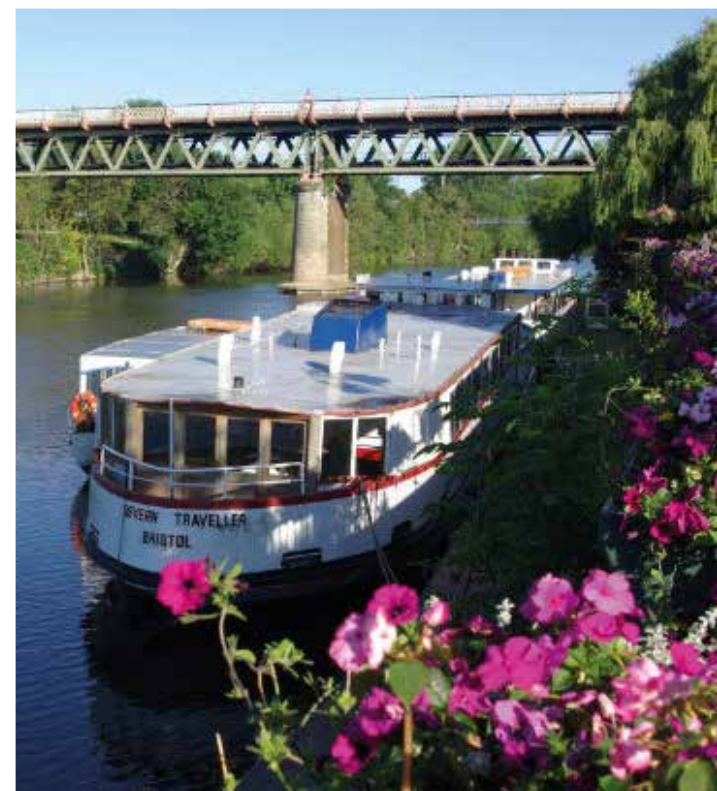
Yarhampton is a charming and picturesque hamlet located just outside Stourport-on-Severn, within the beautiful Worcestershire countryside. Known for its peaceful, rural setting, it offers the perfect balance of countryside living while still being conveniently close to essential amenities and transport links.

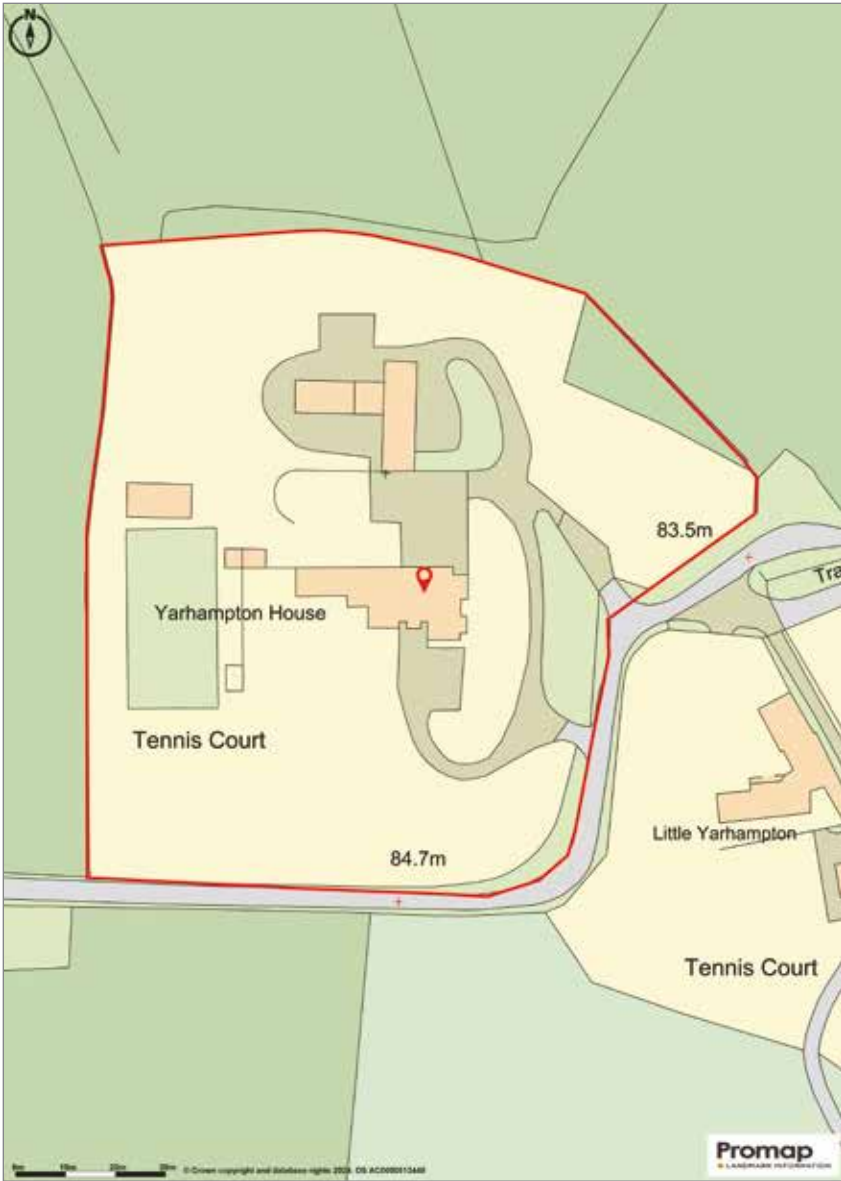
The cathedral city of Worcester, lying on the banks of the River Severn, provides for high street and boutique shopping alike, and is characterised by one of England's great cathedrals, the county cricket ground, racecourse, and university.

The M5 motorway, accessed via junction 6 at north Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 south also provides for commuting to Cheltenham, Gloucester, and Bristol. Worcestershire Parkway railway station, situated to the east of Worcester and only 5 miles from the centre of the city, increases the capacity to London as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. Both the main railway station in Worcester, Foregate Street and Shrub Hill, are within easy reach of Tower House and can take you directly to Paddington at frequent intervals throughout the day.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Worcester itself benefits from both the King's family of schools (the senior school sits adjacent to the cathedral) and the Royal Grammar School (a short distance away).

For days out and recreation, the property is well placed for ready access to local parks and the nearby leisure centre. The David Lloyd leisure facility is a short drive away, and for trips further afield, the north Cotswolds and Broadway, as well as Stratford-upon-Avon and Warwick are within easy reach. And to the south-west, you can find Great Malvern with its fabulous hills, as well as Ledbury, Hereford, and Ross-on-Wye.





Utilities, Services and Property Information

Utilities: Mains electricity and water. Private drainage via septic tank. Oil-fired central heating.

Services: Ultrafast fibre broadband (FTTP) connected to the main property and outbuilding & 4G mobile coverage available in the area – please check with your local provider.

Parking: Double garage.

Construction: Standard.

Property Information: Grade II* Listed. Services crossing the property - Western Power pay the vendors an annual fee of approx. £32.00 for a small pole in the vegetable garden which supports the overhead wire to the property.

Tenure Freehold

Local Authority

Malvern Hills District Council

Council Tax Band H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm



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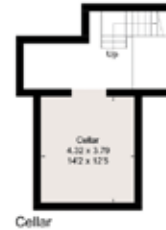
Approximate Floor Area = 325.2 sq m / 3500 sq ft
 Garage = 183.9 sq m / 1979 sq ft
 Total = 509.1 sq m / 5479 sq ft



Approximate Floor Area = 579.6 sq m / 6239 sq ft
 Cellar = 32.6 sq m / 350 sq ft
 Garage = 37.4 sq m / 402 sq ft
 Total = 649.6 sq m / 6991 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61517



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