



PAUNTON COURT

PAUNTON, HEREFORDSHIRE / WORCESTERSHIRE BORDER



'A fine 16th century Grade II listed family home situated on the banks of the River Frome in a peaceful and tranquil rural hamlet, with charming gardens, grounds and a small productive vineyard'



PAUNTON COURT

PAUNTON, HEREFORDSHIRE / WORCESTERSHIRE BORDER

London 150 miles • Birmingham 45 miles • Cheltenham 32 miles • Gloucester 28 miles • Worcester & Hereford 15 miles • Malvern and Ledbury 10 miles
(All distances and times are approximate)

MAIN HOUSE

Entrance hall • Impressive vaulted Drawing room • Sitting room • Dining room • Office • Snug • Kitchen/Breakfast room
Utility/Laundry • Cloakroom • 2 Cellars
Principal Bedroom with Dressing room, Bathroom and Study • 4 further Bedrooms and Bathrooms
Second floor with 3 further Bedrooms and Playroom

COTTAGE

Living room • Kitchen/Dining room • 2/3 bedrooms • Bathroom

OUTBUILDINGS

Home office • 15th century timber Barn • Numerous former Stables • Store rooms • Workshops and Machinery stores
Modern agricultural barn

GARDENS AND GROUNDS

Productive walled Kitchen Garden and Fruit Cage • Courtyard • Formal Gardens adjoining the river bank • Summer house
Recreational woodland • Cider & Perry orchard • Vineyard • Grassland paddocks • Wildlife pond

Renewable energy - Biomass Heating system and PV panel array • Rainwater harvesting system

In all just under 52 acres (21.04 hectares)



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

AMENITIES

MOTORWAYS

- M5 (J2) 18 miles
- M50 (J2) 15 miles

TRAINS

- Malvern (London Paddington 2h 30m and Birmingham 1h)
- Gloucester (London Paddington 1h 45m)

AIRPORTS

- Birmingham 53 miles
- Bristol 71 miles

FARM SHOP/VILLAGE

- The Hop Pocket, Bishops Frome, 2.5 miles

WALKING

- Comprehensive network of footpaths and bridleways nearby, including the Malvern Hills

SCHOOLS

Local Primary

- Brockhampton
- Bromyard
- Ashperton
- Cradley

State Secondary

- Bromyard and Ledbury

Private Schools

- The Elms
- Malvern College
- Malvern St James
- Hereford Cathedral
- RGS Worcester
- Kings Worcester
- Cheltenham Ladies
- Cheltenham College



PAUNTON COURT

Originally a 16th century timber framed farmhouse, Pauntton Court has evolved over the centuries into a wonderful family home, whilst retaining many of its original features such as exposed timbers, open fireplaces and timber floors. The present owners bought the property in 2005 and spent the next two years undertaking a complete refurbishment, extension and renovation project, bringing it into the 21st century.

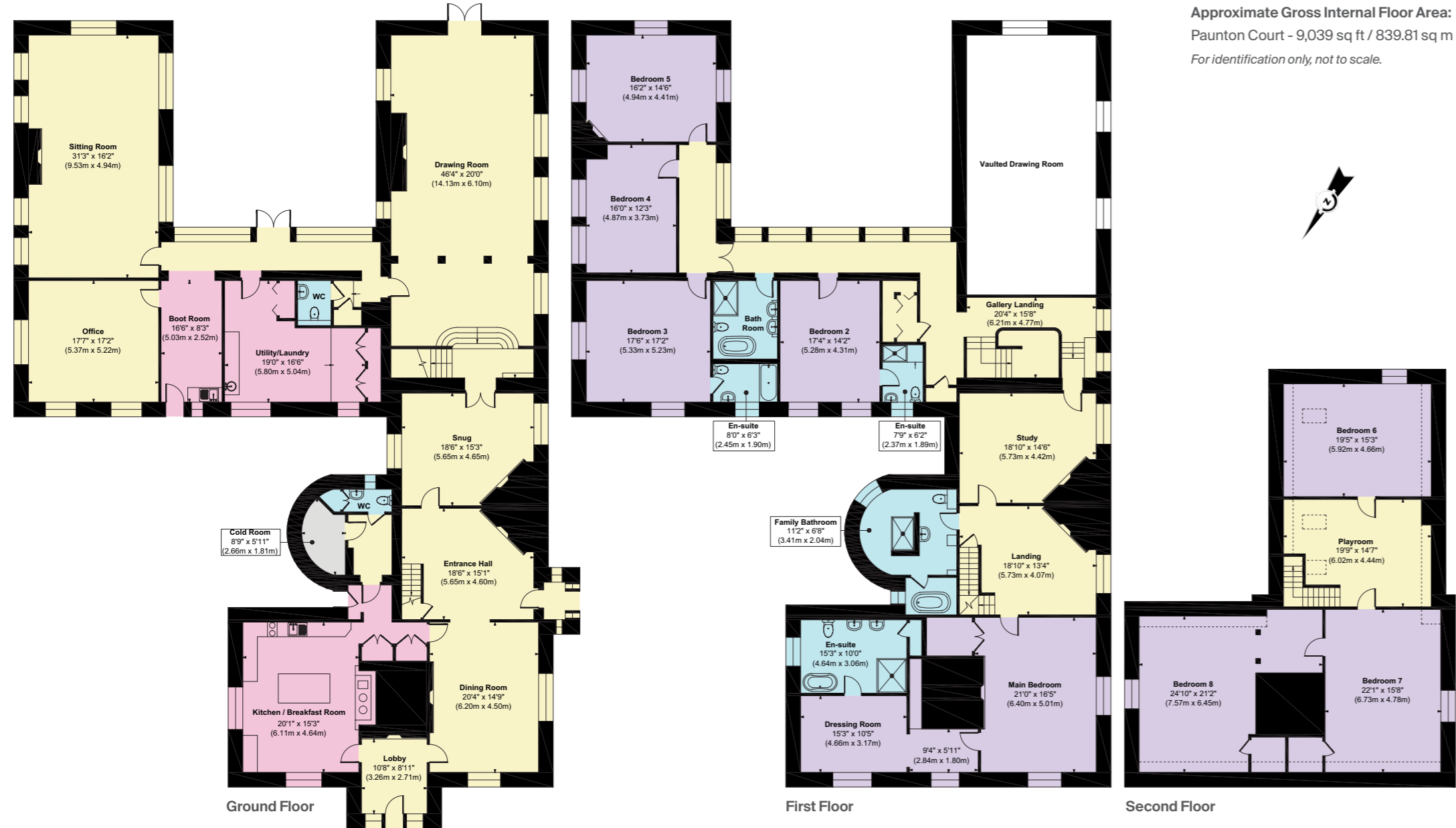
Large entertaining rooms, such as the spectacular vaulted drawing room and other adjoining rooms, help create a grand party house to entertain guests and friends, along with flexible accommodation over three floors for a growing or extended family and/or house guests.







PAUNTON COURT ~ FLOOR PLANS



Approximate Gross Internal Floor Area:
Paunton Court - 9,039 sq ft / 839.81 sq m
For identification only, not to scale.



GARDENS, GROUNDS AND LAND

The formal gardens sit in about 2.5 acres, designed for easy maintenance and enjoyment from the main reception rooms, opening out onto south and west facing sun terraces, with under planted young trees and lawns adjoining the banks of the river. Beyond the main courtyard and buildings is a productive walled kitchen garden with numerous vegetable beds, espalier trees and a fruit cage. Adjacent is a home orchard full of mature fruit trees including apples, pears, plums and an almond tree.

Beyond the formal gardens is a small recreational woodland, grassland paddocks (18 acres), Cider orchard (6.5 acres), a vineyard (3.5 acres) and further mature woodland of about 7 acres. The property includes an established Hop Yard of 11.5 acres which is let to a neighbour on a five year agricultural tenancy.



THE COTTAGE

Located within the main courtyard, it is ideal as staff accommodation or overflow guest space. It also currently contains the wine tasting room and shop.

OUTBUILDINGS

Large double height Threshing barn (1,340 sq ft) with timbers believed to date from the 15th century, further range of storerooms, stables, workshops and attic storage. Modern agricultural barn (2,300 sq ft) partly housing the Biomass boiler with adjoining barn providing additional storage, currently used as a Cider House.



Main Courtyard



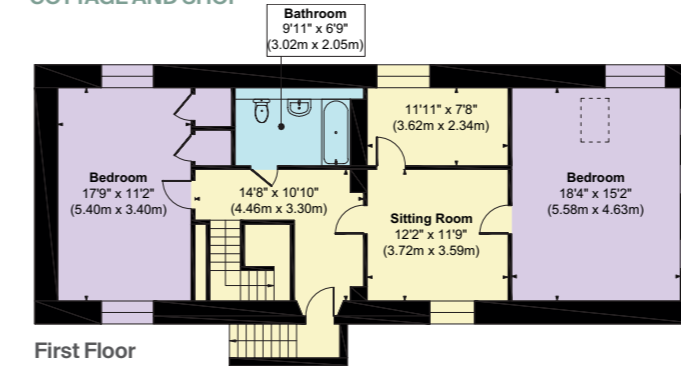
The Cottage



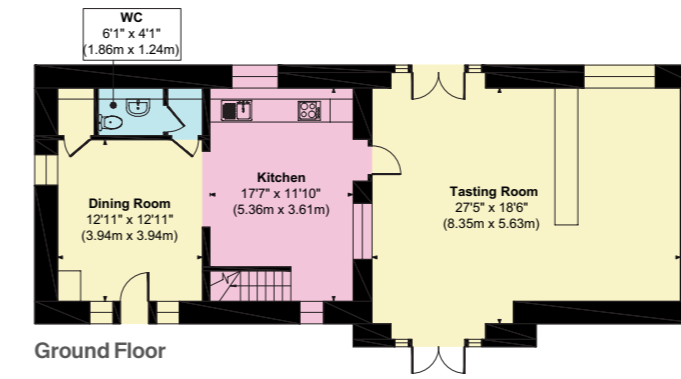
Threshing Barn

THE COTTAGE AND OUTBUILDINGS ~ FLOOR PLANS

COTTAGE AND SHOP

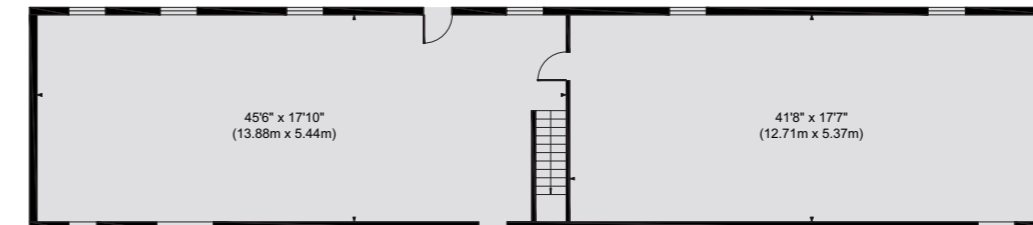


First Floor

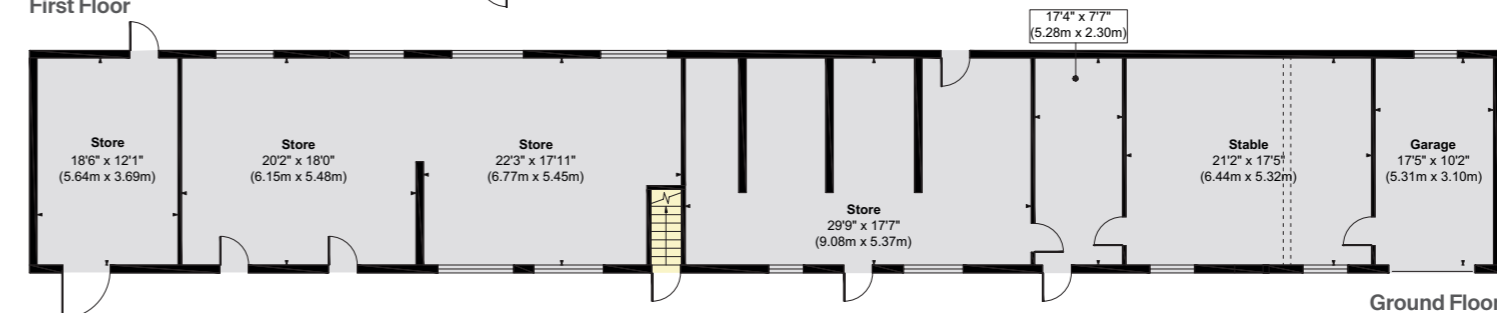


Ground Floor

OUTBUILDING



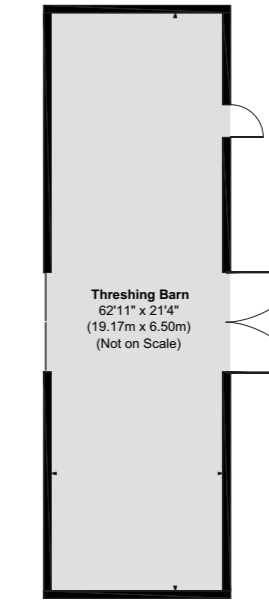
First Floor



Ground Floor

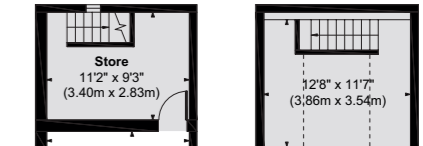


OUTBUILDING

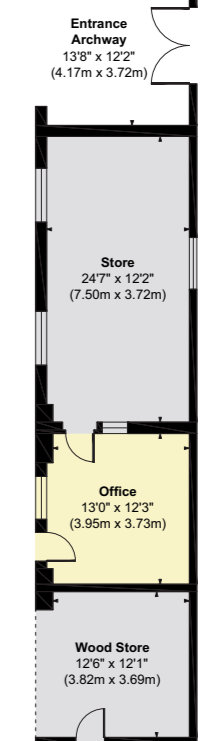


Ground Floor

OUTBUILDING



First Floor



Ground Floor

Approximate Gross Internal Floor Area:
 Cottage and Shop - 2,052 sq ft / 190.70 sq m
 Threshing Barn - 1,341 sq ft / 124.60 sq m
 Office / Store - 1,087 sq ft / 101.06 sq m
 Outbuildings - 3,801 sq ft / 353.16 sq m
 For identification only, not to scale.
 Buildings not in actual location/orientation.

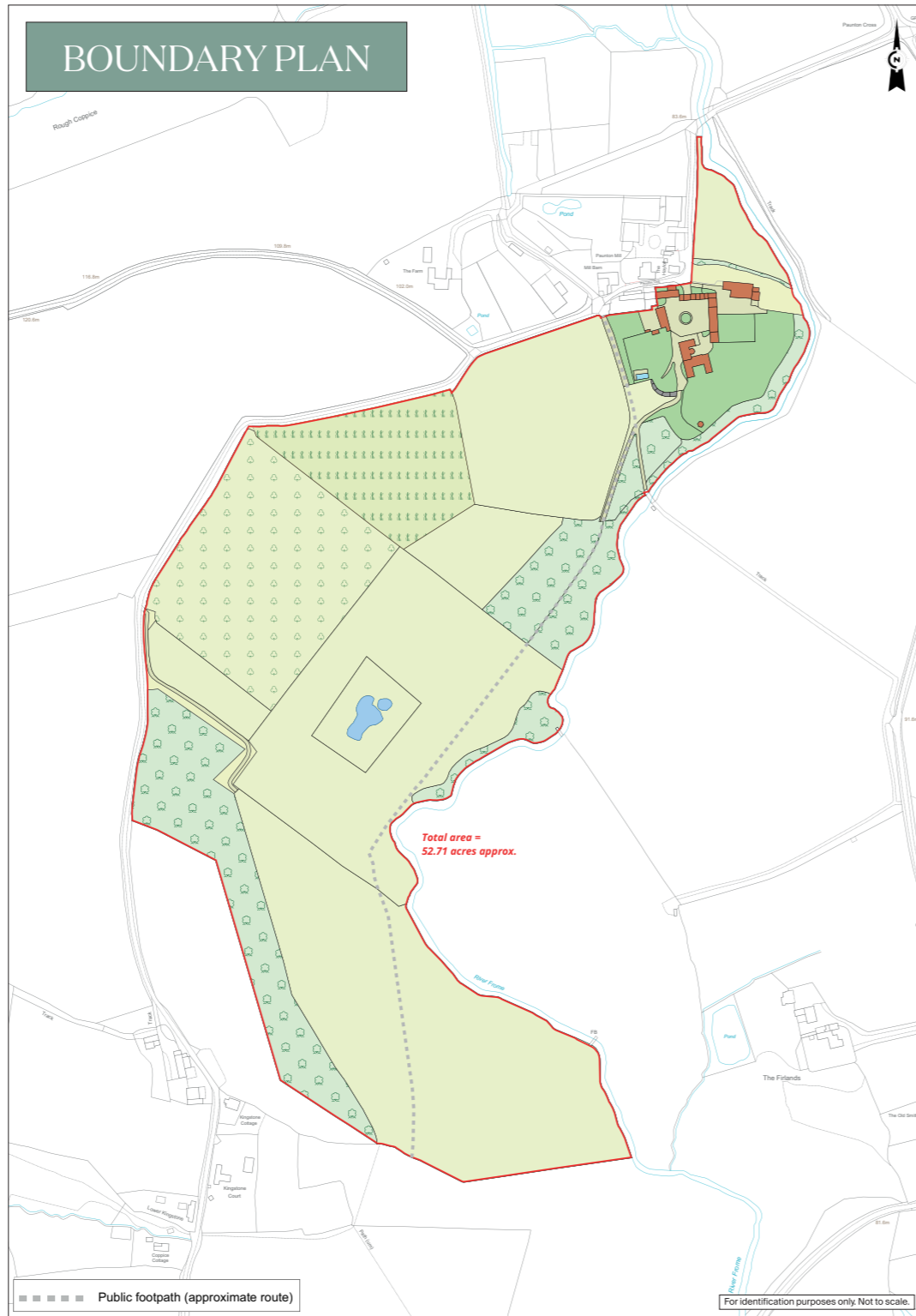
THE VINEYARD ~ FROME VALLEY WINE

A 3.5 acre vineyard was established in the 1990s by the previous owner and the current owner has taken it forward into a small thriving business, with award winning wines, which attracts visitors who enjoy learning about and tasting English wine. It produces between 6,000 – 8,000 bottles per annum depending on the harvest and includes Bacchus, Pinot Noir and Heritage varieties including Madeleine Angevine, Huxelrebe and Reichensteiner.

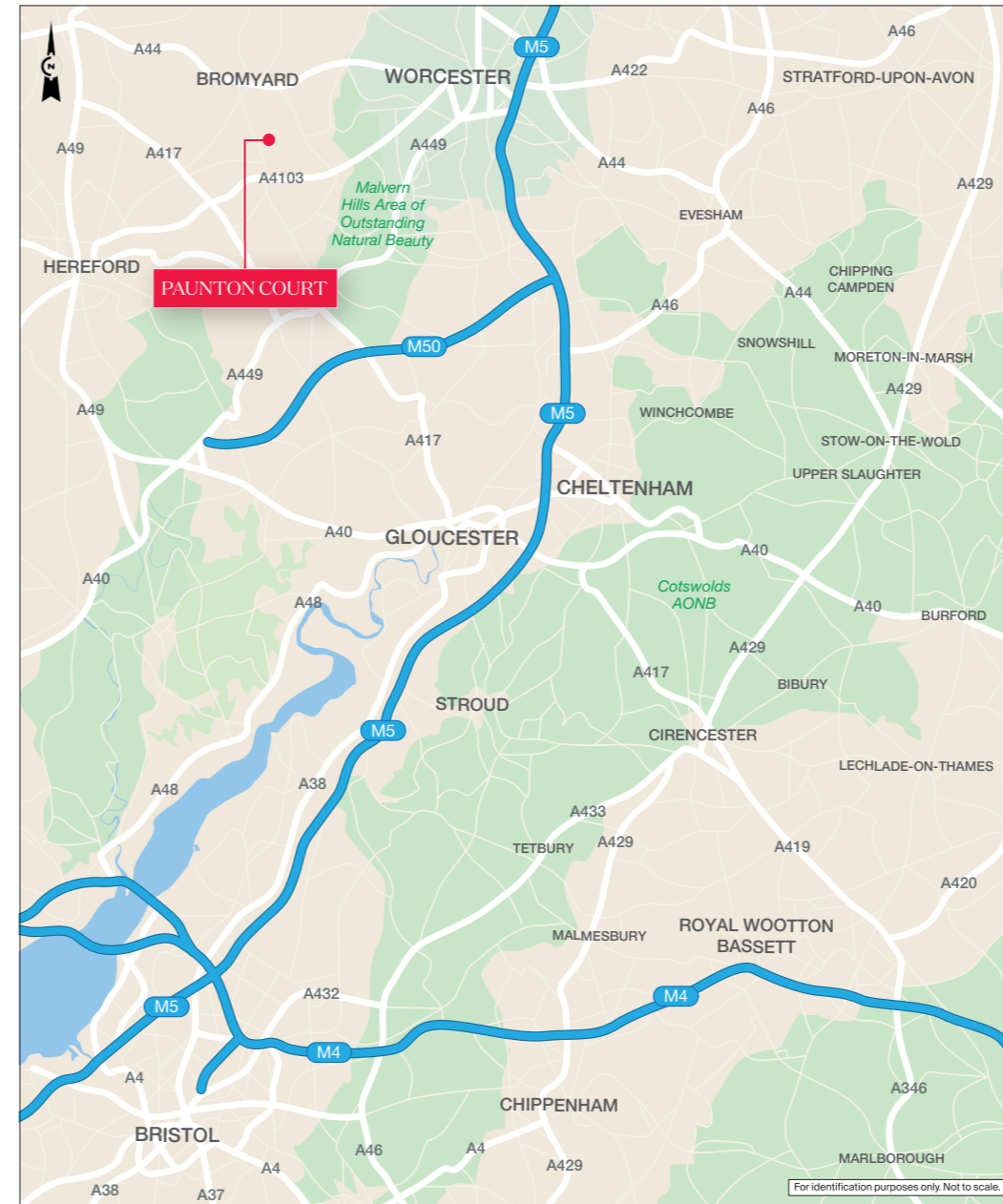
The owners organise vinification with a local expert contract wine maker in nearby Ledbury. The wine and other produce is sold through their website, summer tours and tastings at a number of well established food and drinks festivals in the region.

www.fromevalleyvineyard.co.uk





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PROPERTY INFORMATION

SERVICES

Mains electricity, water and private drainage. Fibre broadband 75Mbps.

RENEWABLES

Woodchip biomass boiler for heating and hot water which benefits from renewable heat incentive (RHI). Electric megaflo for hot water back up. Photovoltaic cells 8.5kw array which benefits from feed in tariff (FIT). Rainwater harvesting tank (37,000ltrs).

LOCAL AUTHORITY

Herefordshire County Council. Tel: 01432 260000.

Council Tax Band - G

DIRECTIONS (WR6 5BJ)

Do not follow the postcode but instead continue out of the village of Bishops Frome north for about 1 mile and take the turning on the right, signposted to Paunton and The Vineyard.

What3Words: ///reveal.excavated.perfect

Viewing strictly by appointment only. Please contact:

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