

# The Tee Farm, Worcestershire

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A beautiful Grade II Listed Queen Anne house sitting at the head of a long drive in the middle of its land.

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### Summary of accommodation

#### Main House

Reception hall | Drawing room | Sitting room

Garden room | Kitchen/breakfast room | Utility

Enclosed loggia/games room | Cloakroom | Cellar

Principal bedroom suite | Three further bedrooms

Two further bathrooms

#### Outbuildings

Traditional courtyard of buildings with the house attached to a large Tythe Barn and outbuilding with potential to incorporate into the main house (subject to the necessary permissions)

Separate modern barn incorporating garaging and home office

#### Garden and Grounds

Garden | Permanent pasture | Woodland

**In all about 25 acres (10.07 hectares)**

**For sale freehold**



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## Worcestershire

The Tee Farm is situated at the head of a long mature tree-lined drive with stunning views along the Teme Valley and towards the Malvern Hills. The house is ideally situated in the centre of its land and offers enormous potential to incorporate the barn into the main accommodation resulting in what could be a very special house.

The Teme Valley is characterised by its rolling wooded countryside and is one of the most beautiful parts of the region, not only of north west Worcestershire but of all the Midlands. The famed Shelsley Hill Climb is a few miles away and the local village, Martley, is a thriving village with a church, post office and shop, garage, pub and cricket club as well as the highly thought secondary school The Chantry.

For more extensive cultural, retail and social amenities the city of Worcester is to the east and offers a variety of sports and leisure facilities, including horse racing and county cricket in the setting of its Cathedral.

Whilst being rural, The Tee Farm has excellent access to the M5, making the Midlands and the whole of the country easily accessible. Regular trains run from Worcester's 3 train stations.

There are good private schools in the area including Moor Park, The Elms, Winterfold House School, Cheltenham and Malvern are within striking distance as well as RGS and the Kings School in Worcester.

Local footpaths and bridleways provide excellent access to the surrounding countryside.

### Distances

Martley Village centre 1 mile, Worcester 8 miles,  
Birmingham 35 miles, M5 (Junctions 6 and 7) 13 miles.  
(Distances and times approximate)



### The Tee Farm

The Tee is a fine Queen Anne house with attractive red brick elevations and an abundance of charm. The current owner has upgraded the accommodation and created a light and open plan kitchen/dining room and added a large Garden room to one side that ties in the living accommodation offering well proportioned accommodation ideal for entertaining or for every day family living.

On the first floor the principle bedroom leads through to the dressing room and onto the en-suite bathroom. There is a spacious guest bedroom and family bathroom also on the first floor and 2 further bedrooms and a shower room on the second floor.







### The Barn

The impressive Tythe Barn extends to nearly 4,000 sq ft and is built of mellow red brick with arrow slits to the elevations. The barn offers enormous potential, subject to the necessary consents and could provide additional living accommodation with incredible views looking up the Teme Valley.

Further outbuildings include a recently built wooden clad barn with internal partitions on the ground floor and a two bay loggia/covered sitting area or store and a large open plan home office on the first floor.

### The Gardens

The gardens are mature with an impressive variety of plants and shrubs. There are a high number of rare specimen trees that have been planted over the years by previous owners and the lawns lead away from the house to the south west with planted borders offering colour at intervals throughout the year.



## The Land

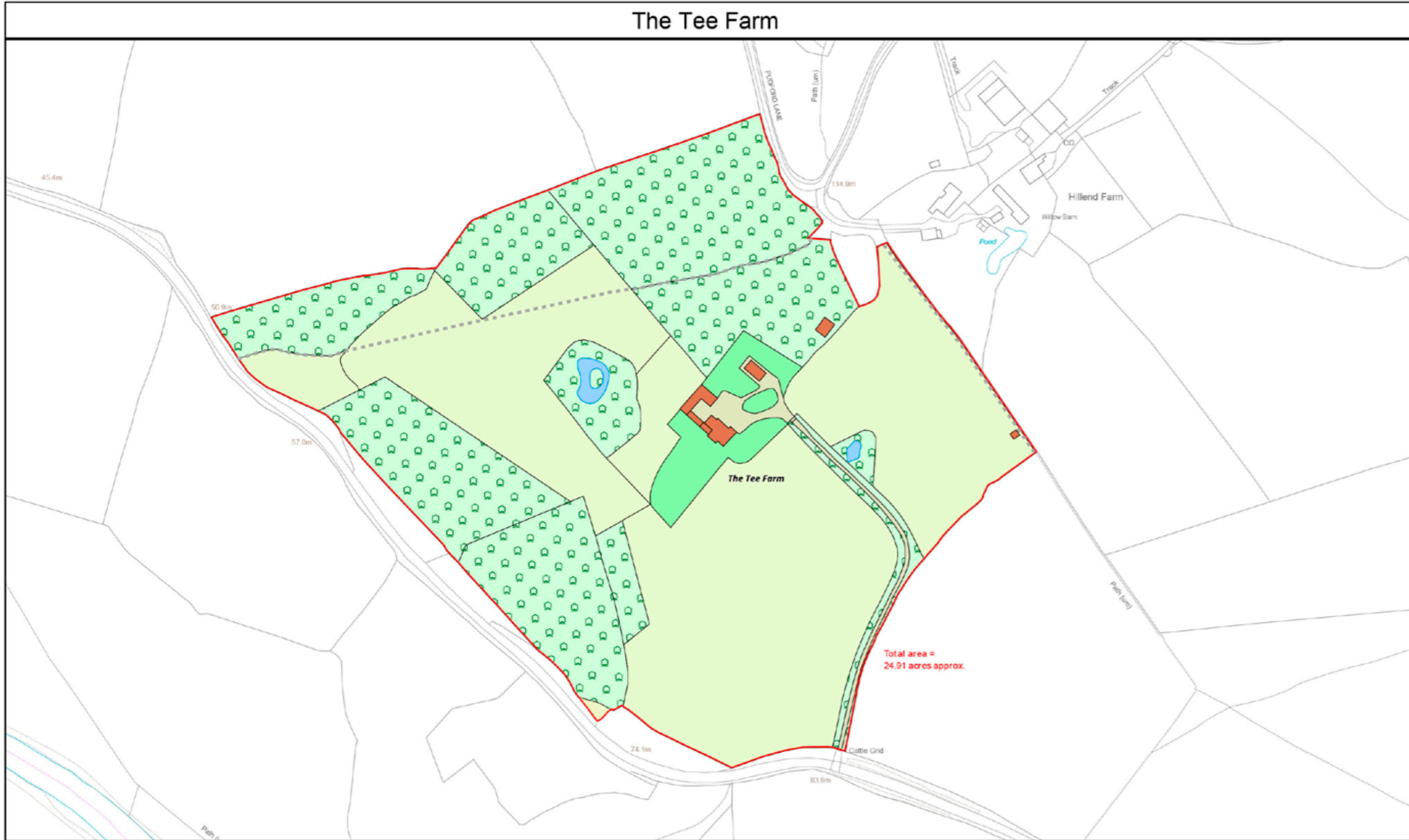
The permanent pasture is predominantly in three main fields. It includes two fields either side of the drive as you lead up to the property. These lead around to the large field at the rear of the traditional barns and all the fields are watered and fenced and have been grazed continuously over the years by livestock. There are various wooded blocks planted with a variety of rare specimen trees.



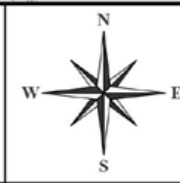
Approximate Gross Internal Floor Area  
 House: 336 sq m / 3613 sq ft  
 Outbuildings: 129 sq m / 1388 sq ft  
 Annexe: 135 sq m / 1453 sq ft  
 Total: 600 sq m / 6458 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Public footpath (approximate route)

Date:	Drawn By:	Scale:	Plan Ref:
30:04:24	CW	1:3000 @ A4	18773
<b>Title</b>			
<b>The Tee Farm</b>			

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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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### Property information

**Services:** Mains water and electricity. Private drainage. Oil fired central and water heating.

**Local Authority:** Malvern Hills District Council

**Tel:** 01684 862151.

**Public Footpath:** A public footpath crosses the land away from the house and gardens.

**Postcode:** WR6 6QT

**What3Words:** ///laptops.marinated.frown

From Worcester take the A443 (The Tenbury Wells Road) and continue north west of the city. After approximately a mile, head westwards on the B4204 and continue through the village of Lower Broadheath. Continue into Martley and turn right at the centre of the village. Follow the road and continue over the brow of the hill. As you drop down the hill, The Tee is on your right hand side.

### Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





