



Clent Hall

WALTON POOL LANE | CLENT | WORCESTERSHIRE

Grove.

FIND YOUR HOME



Clent Hall

WALTON POOL LANE | CLENT | WORCESTERSHIRE

...Quintessential English Elegance

Sometimes, there are just no words that can do justice in describing a beautiful home such as Clent Hall. Walking around this stately property, I found that, for once, I was a little lost for any words!

Fortunately, pictures are able to 'paint a thousand words', however I am sure you will agree, that even the stunning pictures we have been able to present to you, could not replace seeing it in person.

...a perfect family home





A Brief History of Clent Hall

There has been a residence on the site of Clent Hall since about 760AD and in those bygone days was known as ULG meaning shelter.

According to tradition the Kings of Mercia had at one time a residence in Clent and the parish was the scene of the murder of St Kenelm. The first Clent Hall was erected during the 10th century and is mentioned in the Domesday Book of 1085-86 as being a moated farmhouse once inhabited by a kinsman of the King of Mercia, who then ran the vast estate of some 9 hides (around 1500 acres). It is one of the oldest manorial houses within north Worcestershire and still retains its original manorial name, the Church of St Leonard was erected within the pasture land of the Hall during the 12th century.

Clent was a royal manor at the time of the Domesday survey, when £4 - yearly was paid to the crown, in 1204 King John granted the manor to Roger de Somery, who held the manors of Clent and Mere, the manor was later assigned to Lady Beauchamp until 1461 when through marriage it came into the de Yarldon (later Waldron) family who continued to reside at the Hall until through marriage of a daughter to John Durant in 1750 it passed out of royal hands. To the present day the house has retained its title as being the home of the Lord of the Manor of Clent.

The Durants were an old Worcestershire family, it was General George Durant M.P. of Clent Hall who purchased Tong Castle in Shropshire in 1765, this was later sold to Robert Clive (later Baron of Plassey) founder of the empire of British India, the Hall through marriage of Rev. George Durant's daughter Marcia to Captain William Thatcher of the Bombay Native Infantry, passed to the Thatcher family, who by royal license assumed the name Durant-Thatcher. It was during this period that the Thatcher family produced a number of clergy who served many parishes around the area. William Durant-Thatcher was a theologian who also lectured at Christ's College Cambridge,

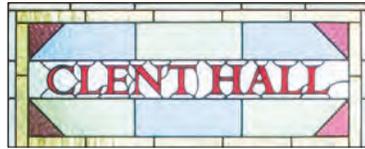
where the young Charles Darwin was sent after being found unsuitable for the medical profession, his father thought he was more suitable for the clergy. Charles Darwin was a frequent visitor to Clent Hall and his bedroom retains its stately look.

William Durant-Thatcher died at the Hall on 28th January 1927, the estate was sold in various lots. Clent Hall was purchased by Miss Helen Wilson, who lived there until her death in 1964, when it was acquired by Mr Cyril Parkes. It is believed that the sale today will be only the third time in over 1,000 years that the freehold of the property has been offered. Whilst the property today is mainly early Georgian, there are still medieval foundations visible, together with the original long room (great hall) dating from Tudor times.

The beautiful gardens that surround the Hall are planted with many early Rhododendron bushes, thought to have been influenced by Joseph Dalton Hooker, who assisted Charles Darwin in his work and who also introduced the Rhododendron to England from his visits to the Himalayas. The garden front is dominated by a fine Western Hemlock (*Tsuga heterophylla*), there are also four Spanish Chestnut trees believed to be over 600 years old. Also upon the croquet lawn is an ancient fruiting Mulberry tree, the path leading to Bluebell Wood also has access to fine walks over some 400 acres of National Trust undulating countryside with magnificent views over five counties. Below the waterfall is a pet's cemetery dated from 1903. The garden was chosen by the Patron of The Gardeners Sunday Organisation Her late Majesty Queen Elizabeth The Queen Mother to represent the front cover of the Calendar of Gardens open to the public. The gardens were open for many years under the National Gardens Scheme.

The Hall was also used by Central Television as a stage set for a six episode History of the Industrial Black Country and also Costumes through the Ages, where the garden was the feature for a showing of costumes from Tudor times.





- Stunning Grade II listed home
- Useful annexe buildings
- The countryside and leisure pursuits on your doorstep
- Outstanding primary & secondary schools nearby
- Excellent commuter links to the rest of the UK
- Six bedroom detached
- Beautiful gardens



Grove Hagley loves...

...the secluded location of this stunning Georgian Residence with its tastefully thought-out accommodation that provides something for the whole family and every occasion.





the drawing room

Step through the beautiful front door into a world of English elegance, the entrance hall sets the scene for what is to come.

Turn to the right and you enter the stylish and refined **drawing room**.

The formal gardens are overlooked by the walk-in bay window and large sash window that provide this room with ample light.

A feature open fireplace with solid oak hand-carved fireplace is the focal point of this cultured living space.





dining room • billiards room & study

On the north-west side of the house lies the formal **dining room**,
billiards room and **study**.

The grace and style of this beautiful property continues as you enter the
dining room - a truly luxurious setting in which to entertain.

Two floor-to-ceiling sash windows and the handmade fireplace by
Thomas Barnfield feature in this stunning oak-panelled **billiards room**.

On the quiet north-west corner lies the **study** - an ideal space to reflect and work.





kitchen • breakfast room

They often say that the **kitchen** is the heart of the house and that has never been more true in this case.

This beautiful room is split into kitchen area and dining space, with French doors and sash windows overlooking the fabulous courtyard, further sash windows facing the rear.

The room also benefits from a large sky lantern filling this room with light. This part of the kitchen was added on more recently and gives a house of this size the kitchen and space that it deserves.





charles darwin bedroom

To the left of the first floor landing is the **Charles Darwin Bedroom**, an elegant oak-panelled room with two large sash windows overlooking the gardens that give it a light and airy feel, retaining the stately look from when Darwin himself stayed here.

Steps lead down to the spacious en-suite bathroom with its free-standing bath, walk-in shower cubicle with drench shower head, 'his & hers' wash basins and door leading back to the landing.





rector's bedroom

On the south-east corner of the first floor lies the **Rector's Bedroom**.

This light and spacious room has a large sash window overlooking the gardens to the front.

In the far corner is a door leading to a generous **dressing room** with its own dual-aspect sash windows and further wardrobes, drawer space and a door leading to the **en-suite Jack & Jill bathroom**. Another generously sized room with a window overlooking rear courtyard, free-standing bath, 'his & hers' wash hand basins, walk-in shower cubicle and its own door leading back to the landing.





courtyard & garden bedrooms

The **Courtyard Bedroom** (*opposite & below left*) is a beautifully light double bedroom with ample wardrobe storage space and its own **en-suite bathroom** (*below middle left*). The bathroom is equipped with a 'P' shaped bath with shower over and 'his & hers' wash basins.

Behind the rear first floor landing lies the **Garden Bedroom** (*right*) with dual-aspect windows looking over this quiet corner of the house. This is another spacious double bedroom with a door leading to a separate **dressing room** (*below middle right*) and an en-suite (*below right*) with a 'P' shaped bath with shower over, 'his & hers' wash basins and door leading back to the rear landing.





second floor accommodation

Two further generously-sized double bedrooms are found on the second floor.

The **Victorian Bedroom** (*opposite left*) and the **Oriental Bedroom** (*right*) both enjoy stunning and far-reaching views over the front gardens towards the Malvern Hills.

Both bedrooms are serviced by the **family bathroom** across the second floor landing, which is equipped with a free-standing claw foot bath, two heritage sinks and a free-standing shower cubicle. The Karndean flooring and exposed timber trusses add to the character of this room.

A door to the rear leads to a useful **store room**.





courtyards & outbuildings

The kitchen patio and courtyard is bordered by the **Workshop**, **Stores 1 to 3** and the **Conservatory** at the top and the back of the main courtyard annexes.

A passage leads you through to the main courtyard, which is framed by **Garage Block One**, with room for 3 cars; the **Gardener's Room**; **Stores 4 to 8**; the **Stable** and the stand-alone oak-framed **Garage Block Two**.





the gardens

Set in approximately 4.5 acres Clent Hall boasts beautiful blend of formal gardens and courtyards. The **meadow, orchard** and **formal planted rose gardens** are a true delight and need to be experienced to be believed.

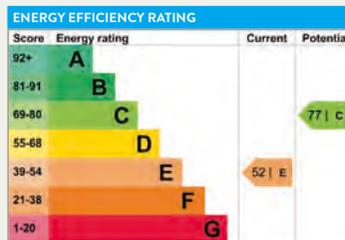
To the side of the property you find the **croquet lawn** with steps leading up to the **water garden** with a pool and fountain. The rear waterfall sits beside the **pet's cemetery** and **Japanese inspired garden** with its timber summer house and raised vegetable borders and greenhouse.

Adjoining the water garden is **Bluebell Wood**. The **courtyard** area is a mix of flag stone patio with raised planted borders and further mature trees and plants, outside tap, steps up to herringbone driveway, feature fountain.

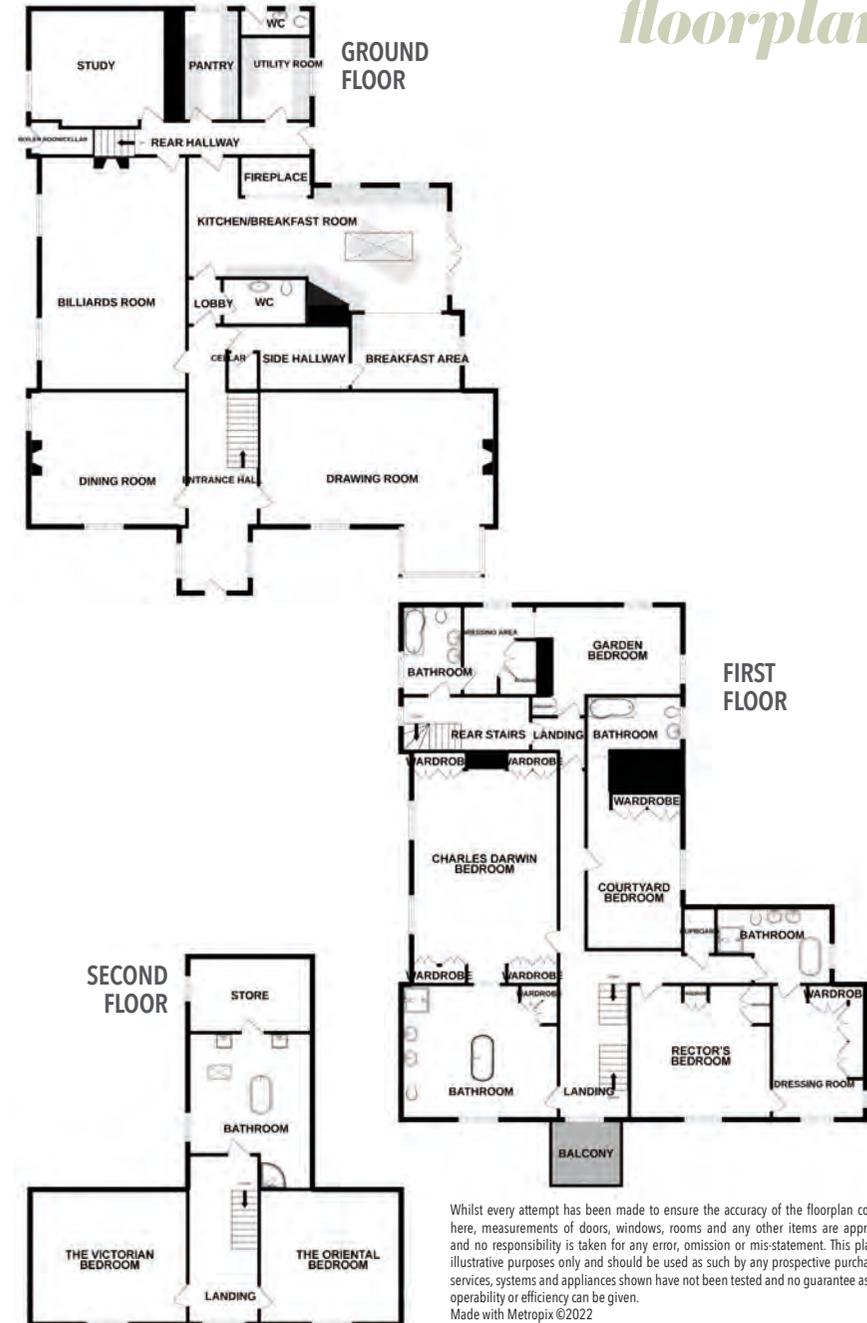


dimensions

Drawing Room	8.18m max 7.90m min x 6.20m max 4.78m min into bay (26'10" max 25'11" min x 20'4" max 15'8" min into bay)
Dining Room	4.50m x 5.38m max 5.18m min (14'9" x 17'8" max 17'0" min)
Billiards Room	7.98m max 7.59m min x 5.28m (26'2" max 24'11" min x 17'4")
Downstairs WC	1.6m x 2.9m (5'2" x 9'6")
Inner Hall	2.3 max 0.9 min x 4.2 max 3.1 min (7'6" max 2'11" min x 13'9" max 10'2" min)
Cellar	4.29m max 2.39m min x 8.08m max 4.09m min (14'0" max 7'10" min x 26'6" max 13'5" min)
Breakfast Kitchen	9.50m max 3.00m min x 7.49m max 3.89m min (31'2" max 9'10" min x 24'7" max 12'9" min)
Rear Hall	
Study/Library	4.1 max 3.9 min x 4.6 max 4.1 min (13'5" max 12'9" min x 15'1" max 13'5" min)
Pantry	2.59m x 3.99m (8'5" x 13'1")
Laundry	2.5m x 2.9m (8'2" x 9'6")
First Floor Landing	
Charles Darwin Bedroom	5.08m x 6.68m to wardrobes (16'8" x 21'11" to wardrobes)
En-suite Bathroom	4.60m x 5.38m max 4.29m min (15'1" x 17'7" max 14'0" min)
Rector's Bedroom	4.60m x 4.39m into wardrobe (15'1" x 14'5" into wardrobe)
Dressing Room	3.10m x 4.88m into wardrobe (10'2" x 16'0" into wardrobe)
En-suite Jack & Jill Bathroom	2.79m max 1.68m min x 3.99m max 2.79m min (9'2" max 5'6" min x 13'1" max 9'2" min)
Courtyard Bedroom	3.38m x 5.28m (11'1" x 17'3")
En-suite	3.48m x 1.88m (11'5" x 6'2")
Rear First Floor Landing	
Garden Bedroom	3.89m max 3.10m min x 4.88m (12'9" max 10'2" min x 16'0")
Dressing Room	2.39m x 3.18m (7'10" x 10'5")
En-suite	3.10m x 2.18m (10'2" x 7'1")
Second Floor Landing	
Family Bathroom	5.18m max 4.09m min x 4.50m max 1.78m min (16'11" max 13'5" min x 14'9" max 5'10" min)
Storage Room	2.79m max 1.78m min x 4.50m (9'1" max 5'10" min x 14'9")
Victorian Bedroom (2nd floor)	5.69m max 5.18m min x 4.60m (18'8" max 16'11" min x 15'1")
Oriental Bedroom (2nd floor)	4.88m max 4.60m min x 4.60m (16'0" max 15'1" min x 15'1")
Garden Store/Workshop	6.78m x 2.90m (22'3" x 9'6")
Store Two	3.00m x 1.98m (9'10" x 6'6")
Store Three	3.00m x 2.69m (9'10" x 8'10")
Store Four	2.08m x 3.00m (6'10" x 9'10")
Store Five - The Hermitage Cottage	4.09m x 4.39m (13'5" x 14'5")
Store Six	3.38m x 4.09m (11'1" x 13'5")
Courtyard Parking Area	
Gardener's Cottage	4.29m x 3.38m (14'1" x 11'1")
Garage Block One	5.49m x 9.50m (18'0" x 31'2")
Oak-framed Garage Block Two	3.48m x 5.69m (11'5" x 18'8")
Store Seven	3.99m x 2.69m (13'1" x 8'10")
Store Eight	3.99m x 3.48m (13'1" x 11'5")
Store Nine	4.50m x 4.88m (14'9" x 16'0")
Upstairs Room One	6.30m x 4.88m (20'8" x 16'0")
Room Two	4.60m x 4.88m (15'1" x 16'0")
Stable	4.60m x 4.98m (15'1" x 16'4")



floorplans



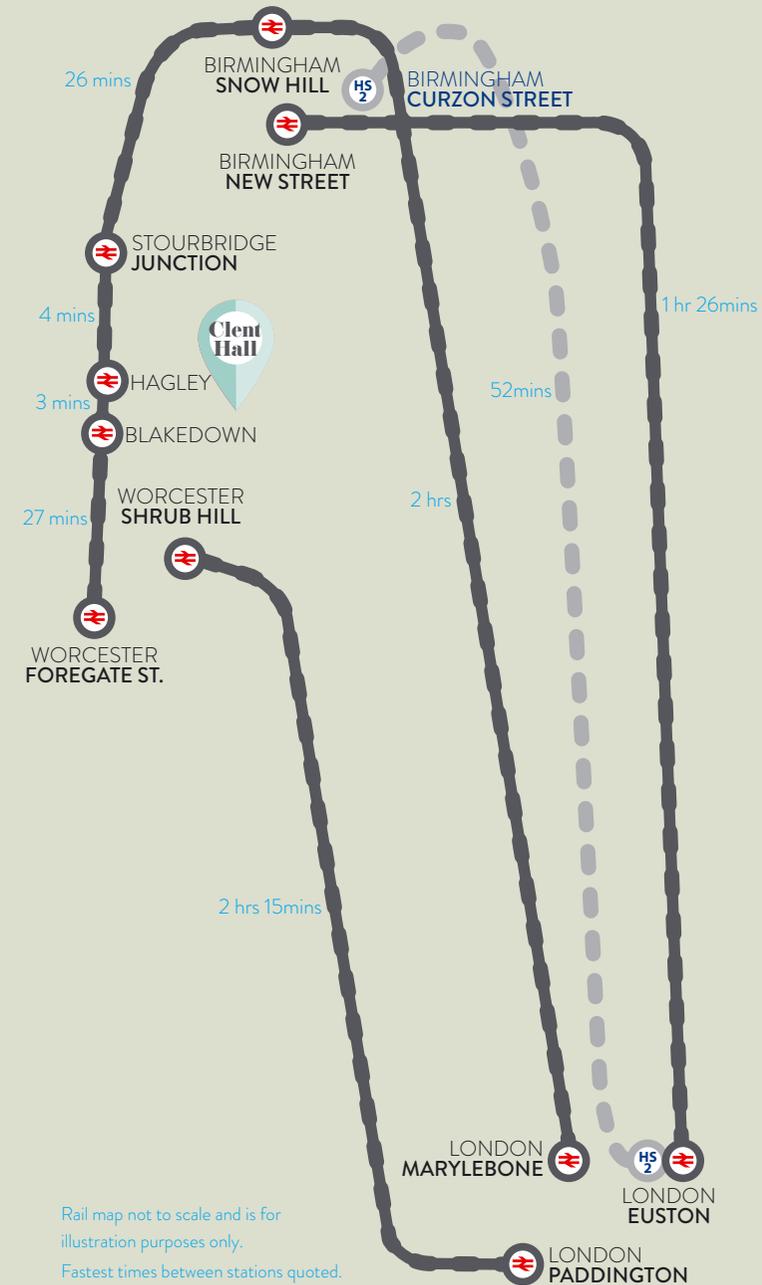
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

location

Clent Hall stands within a secluded plot in one of the area's most prestigious addresses. It lies in a convenient location for Stourbridge and Hagley centres with both Hagley and Stourbridge train stations only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. London will only be 52 minutes away from Birmingham when HS2 is completed. M5 junction 4 and the Midlands Motorway Network are also within easy reach.

The property lies within catchment of excellent schools at both primary and secondary levels, with the highly-rated Oldswinford Hospital and Bromsgrove Schools just a few miles away.

The house lies at the foot of the National Trust Clent Hills and the beautiful Worcestershire countryside.





AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage. **COUNCIL TAX BAND:** H

TENURE: References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.

REFERRAL FEES: We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

naea | propertymark
PROTECTED



Grove Properties Group
129 Worcester Road, Hagley, Worcestershire DY9 0NN

01562 270270

hagley@grovepropertiesgroup.co.uk
www.grovepropertiesgroup.co.uk

Grove.
FIND YOUR HOME