



Old Manor House
Main Street | Bishampton | Pershore | Worcestershire | WR10 2LX

 FINE & COUNTRY

OLD MANOR HOUSE



Old Manor House is a charming Grade II Listed period home rich in character and historic features. This timber-framed property is believed to date back to 1629 and is 'H' shaped in plan, having a wealth of exposed beams and features to include gabled ends with original bargeboards, which have guilloche and vine carvings.



STEP INSIDE

Available with no onward chain for the first time in over 60 years, this family home now requires sympathetic updating and provides an exciting opportunity and rewarding project, ideal for buyers looking to enhance the value of this heritage property.

Arranged over two floors the versatile accommodation offers four bedrooms, four reception rooms together with a farmhouse style kitchen and adjoining garden room extending in total to 3,629 sq ft.

Ground Floor

The accommodation has a seamless flow and provides versatile family accommodation. The reception hall has a separate cloakroom, and the adjoining dual aspect dining room has a feature Lias stone wall and exposed beams, some of which are open to the hallway.

The family room overlooks the front of the property and has a stunning original inglenook fireplace and a decorative carved central ceiling beam. The adjoining open plan reception room at the end wing of the house is triple aspect and has lovely, exposed beams and an original fireplace together with a door to a secondary staircase to the first floor.

A garden room at the rear of the property has a tiled floor and doors opening onto the rear garden together with a stable door through to the breakfast kitchen. The kitchen overlooks the rear garden and has a range of pine wall and base units with granite worktops, a Rosieres range cooker and a recess for a dishwasher. The veranda to the side provides excellent storage with extensive louvre fronted cupboards together with a utility area and the Worcester oil-fired boiler.





Seller Insight

“ Dating back to 1629, this remarkable residence presents a rare opportunity to become the custodian of a home steeped in history, where centuries of character have been carefully preserved. Rich in original features and timeless charm, it offers an exceptional blend of heritage, generous living space and exciting potential for its next chapter.

For the current owners, one of the home's most enduring qualities has been the effortless flow of the ground floor. The circular layout creates a natural connection between the principal reception rooms, making everyday family life both practical and welcoming while providing an ideal setting for entertaining friends and extended family. It is a home that feels inviting from the moment you step inside.

Throughout the years, the property has evolved alongside family life, offering flexible and spacious accommodation that has comfortably adapted to changing needs without ever losing its unique historic identity. Every room reflects the craftsmanship and character of its era, with period details serving as a constant reminder of the home's remarkable past.

The house is perhaps at its most enchanting during the festive season. The magnificent inglenook fireplace becomes the heart of the home, creating an atmosphere of warmth and tradition that perfectly complements the wealth of original features throughout. It is easy to imagine memorable family celebrations and cosy winter evenings in such an authentic setting.

While full of charm, the property also presents an exciting opportunity for those wishing to create their own legacy. With enormous scope for thoughtful enhancement, the next owner can sensitively introduce their own style while preserving the rich heritage that makes this home so special.

Outside, the established gardens have been lovingly nurtured over many years, providing a peaceful and colourful backdrop to everyday life. In June, the grounds are transformed by an abundance of vibrant blooms, creating an idyllic setting for relaxing, gardening or simply enjoying the changing seasons.

Equally appealing is the wonderful village of Bishampton, renowned for its strong sense of community, picturesque surroundings and excellent local amenities. The combination of village life, beautiful countryside and convenient access to nearby towns offers an enviable lifestyle for families and those seeking a slower pace without compromise.

Above all, this is a home that offers history, character and potential in equal measure—a truly special property ready to begin its next chapter with owners who will appreciate both its remarkable past and the exciting possibilities that lie ahead.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

On the first floor there are four generous double bedrooms, one of which has a vaulted ceiling with superb, exposed timbers, together with exposed floorboards. There is a family bathroom with a coloured suite, and the adjacent family shower room has a fully tiled Bristan shower cubicle.











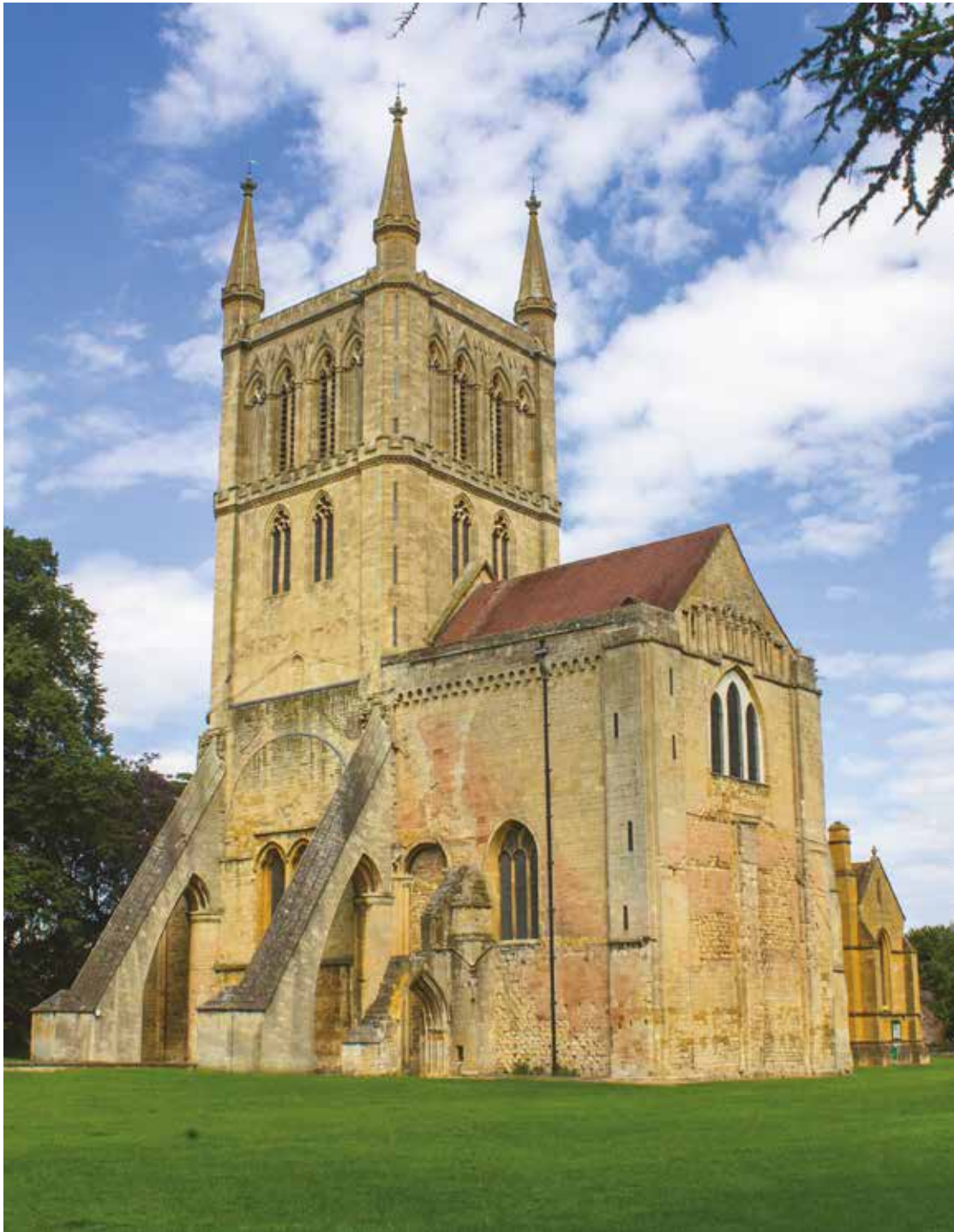


STEP OUTSIDE

Set back from the road behind a yew hedge and a rose clad pergola there is a well-stocked flower border and a lawn to the side, with a path of cobbled sets leading to the front and side of the property. The beautiful private rear gardens are predominantly laid to lawn with attractively planted flower borders and mature trees. The south-east facing patio area is ideal for outside seating and al fresco dining. A detached Victorian summerhouse incorporates useful garden stores and an outside room which lends itself to a hobby room/ homeworking area. To the side of the property there is a shared driveway which leads to a parking area and the detached garage and adjoining open fronted carport.







LOCATION

Bishampton is surrounded by beautiful Worcestershire countryside and has excellent local amenities within walking distance to include a village hall, post office and village store, beauty salon/hairdresser, church and the popular Ounce at the Dolphin public house and restaurant.

Pershore offers a greater range of shopping, recreational and educational facilities and has the historic Abbey and surrounding park with the River Avon providing added leisure activities. A main line railway station provides easy commuting to London as well as other rural centres. Two M5 motorway access points at Worcester offer easy commuting to Birmingham and the West Midlands and to the south-west.

The nearby village of Flyford Flavell has a primary school, with a middle school close by at Pinvin. Worcester and Bromsgrove have further excellent state and private schooling.



INFORMATION

Material Information

Tenure: Freehold
Council Tax Band: G
Local Authority: Wychavon
EPC: Rating - Exempt Grade II Listed
Property Construction: Timber-framed
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Mains
Heating: Oil-fired central heating
Broadband: FTTC superfast full fibre broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Garage parking and driveway parking for 4+ vehicles.
Total Internal Floor Area: 3,629 sq ft

Additional Information

Grade II Listed. The property is sold over two titles. Newly installed Worcester oil-fired central heating system and boiler.

Title Information

The property benefits from historic rights and easements, including rights of way, drainage, water, light and other rights over adjoining land formerly forming part of the Bishampton Estate.

The property behind has a Right of Access over the driveway.

There is a Public Right of Way over the footpath up the driveway.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stratford-upon-Avon on +44 (0)1789 332600.

Website

For more information visit Fine & Country <https://www.fineandcountry.co.uk/stratford-upon-avon-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only

Disclosure

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relative of a member of Fine & Country Droitwich Spa, Worcester and Malvern.



Old Manor House, Bishampton

Approximate Gross Internal Area = 337.1 sq m / 3629.0 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

EPC Exempt



FINE & COUNTRY

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