Allan Morris
estate agents

Hook Park Farm, Hook Common,
Hanley Castle, Worcester, WR8 0AX

MAYFAIR
OFFICE GROUP

Hook Common, Worcester, WR8 0AX

A substantial detached Grade II Listed farmhouse, a fully converted Granary, a large Threshing Barn and stable block, both with planning permission for conversion to two further residential dwellings if required. Situated in an elevated position with far reaching views and with 8.61acres of paddocks and grazing, Hook Park Farm represents a wonderful opportunity to create a substantial equestrain home with options for multi-generational living or additional incomes, or the potential for further development into a substantial residential complex. The main farmhouse offers over 3600 square feet of residential accommodation currently including five reception rooms, six bedrooms and three bathrooms. The property is generally sound and represents a fantastic canvas for further refurbishment and modernisation. The previously converted detached 19th century Granary offers characterful accommodation including a large lounge, dining kitchen, two double bedrooms and two bathrooms.
The 2679 sq ft Threshing Barn and 1312 sq ft Stables, have planning permission for conversion to two separate dwellings if required. In a wonderful rural location yet with excellent access to Malvern, Upton upon Severn and Cheltenham, viewing is a must to appreciate the potential of home on offer.

LOCATION

Hook Bank is an idyllic, elevated hamlet situated along a ridgeline in the glorious south Worcestershire countryside. Located just a few miles south-west of the historic spa town of Malvern, this charming location perfectly bridges the gap between peaceful rural living and modern urban convenience, allowing buyers a county retreat without sacrificing connectivity. The Malvern Hills, an Area of Outstanding Natural Beauty (AONB) provides a wonderful backdrop to the property and offers miles of footpaths and bridleways right on the doorstep. Clives Fruit Farm with its deli and cafe are a short walk away and the Three Counties Showground within two miles. For schooling the property sits between Hanley Swan and Welland Primary School and is in catchment for Hanley Castle High School. Excellent private schooling is available in Malvern, Worcester or Cheltenham. For commuters the M50 and M5 are within easy reach and there are mainline train services available at Great Malvern or Worcester Parkway with direct links to London Paddington and Birmingham New Street.

HOOK PARK FARMHOUSE

Hook Park Farmhouse is a Grade II listed 18th Century farmhouse with later additions. The accommodation provides 3609 square foot of living accommodation with an additional 207 square foot cellar. The layout of the property currently includes five reception rooms, two kitchens, six bedrooms, three bathrooms and additional hallways and porches. Although generally sound with a number of listed building consents being granted for maintenance and improvements in recent history, if would benefit from further modernisation and refurbishment. The house has been occupied in parts until recently and is still occasionally used by the current owners.

THE GRANARY

The converted two storey 19th Century Granary is in great condition and is currently let on a long term basis. Vacant upon completion will be given if required. The characterful accommodation comprises:
:spacious hall, triple aspect sitting room with corner fireplace, large

dining kitchen, ground floor shower room, two first floor double bedrooms and a main bathroom. The condition of The Granary means that it could provide accommodation whilst work was being carried on the main farmhouse, multi generational accommodation or an income from residential or holiday lets if required.

THE THRESHING BARN

The timber framed Grade II listed Threshing Barn offers 2678 square feet of outbuilding space with the benefit of currently installed bathrooms which were previously used when offering facilities for campers. There is planning permission for conversion into a single dwelling.

THE STABLES

The brick and timber Stables offer 1312 square feet of equestrian space with planning permission for conversion into a single dwelling.

AGENTS NOTES - PLANNING PERMISSIONS

Planning permission (MH 95/0434) was granted in September 1994 for the conversion of the redundant farm buildings to provide three separate dwellings. The conversion of The Granary has already taken place. A certificate of lawfulness was granted (M/24/01084/CLPU) in November 2024 for the proposed development for the residential conversion of the Threshing Barn and The Stables to form two separate dwellings as per the original planning. Copies of documents are available either from our offices or from the Malvern Hills District Council Planning Portal if required.

DIRECTIONS

From the Allan Morris office in Great Malvern turn right and continue along Belle Vue Terrace and onto the Wells Road. Follow the road for some distance and turn left onto the Hanley Road in the direction of the Three Counties Showground. At the crossroads turn right in the direction of Welland. Head straight over at the crossroads. Continue along Hook Bank, past the turning for Welland on the right and the property can be found after a quarter of a mile on the left hand side. Please call Allan Morris Malvern on 01684 561411 or email malvern@allan-morris.co.uk to arrange any viewings or with any queries.

What Three Words - good.vintages.watchdogs Postcode - WR8 0AX

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, electricity and water. Private drainage is connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: Farmhouse - band E. The Granary - band D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE: £1,400,000

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Approx. Gross Internal Floor Area
Main House = 3609 sq. ft / 335.39 sq. m
Cellar = 207 sq. ft / 19.25 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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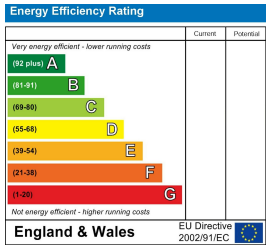

Material Information Report

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Allan Morris & Ashton Ltd trading as Allan Morris Estate Agents. Co reg no 06469540. Reg in England.