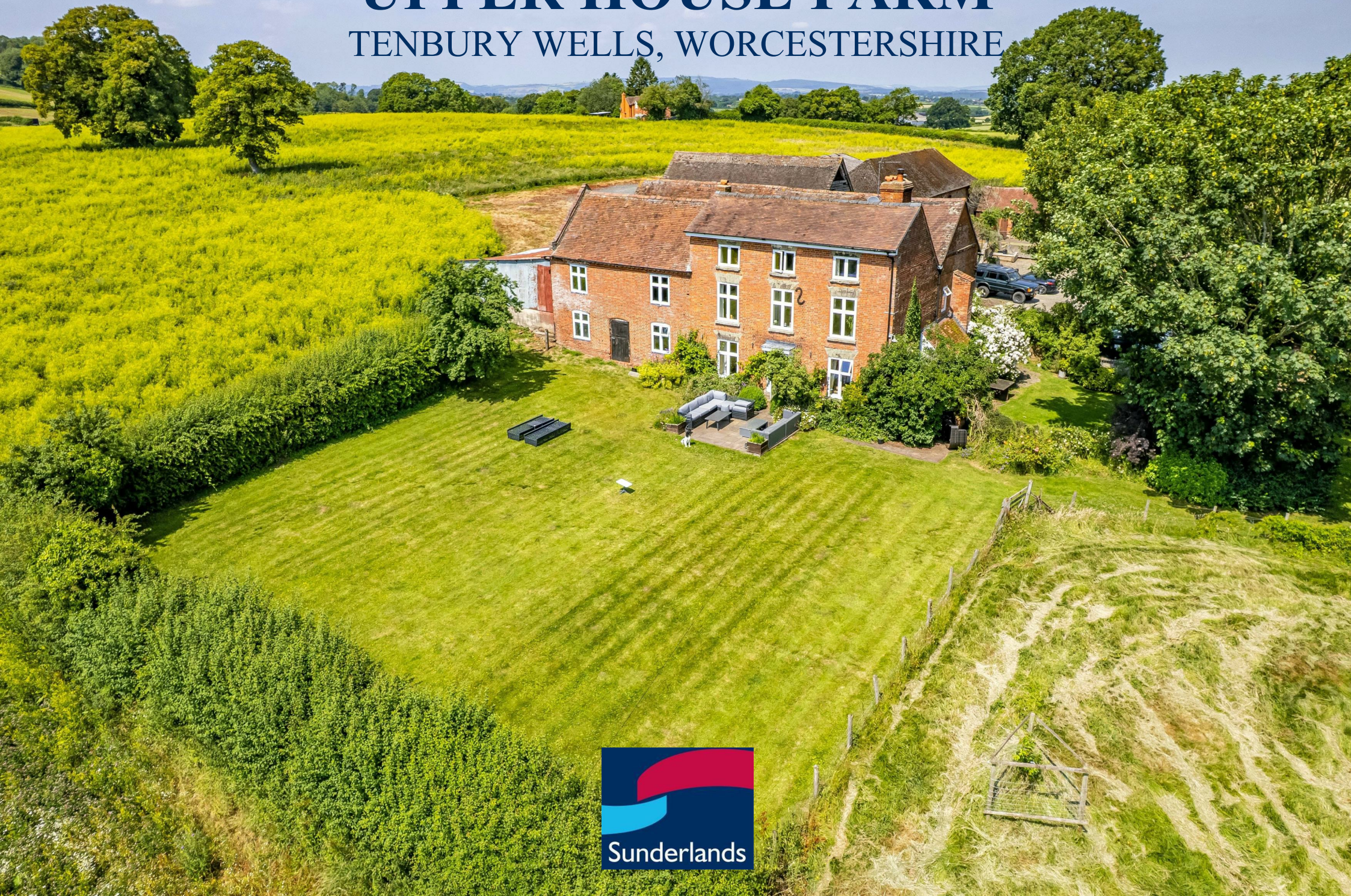


# UPPER HOUSE FARM

## TENBURY WELLS, WORCESTERSHIRE



# UPPER HOUSE FARM

SUTTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8RJ

Tenbury Wells 2.5 miles | Ludlow 10 miles | Leominster 12 miles | Hereford 24 miles  
| Shrewsbury 41 miles | Worcester 21 miles | Birmingham 38 miles | London 145 miles

## FARMHOUSE

Attractive Grade II Listed Period 5 Bedroomed Farmhouse | Tastefully Restored | Set in a secluded position  
| Far-reaching views | Traditional Features | Scope for extension and further development subject to necessary  
consents

## FARM BUILDINGS AND GROUNDS

Grade II Listed Brick Hop Kilns with modern Lean-to | Grade II Listed Granary Barn  
| Grade II Listed Stone Stables | Grade II Listed Stone and Brick Weanling Barn  
| Modern Steel Portal Framed General Purpose Building

## LAND

Private Drive | Grade 2 & 3 Land | Traditional Orchard | Grass Paddocks | Duck Pond |  
Woodland and Wren Brook

**IN ALL ABOUT 18.88 ACRES (7.64 HECTARES)**

**ADDITIONAL LAND MAY BE AVAILABLE BY SEPERATE NEGOTIATION**

**GUIDE PRICE: £1,200,000**



## Situation

Upper House Farm presents a rare and exciting opportunity to purchase a traditional Grade II Listed farmstead which has been sympathetically restored whilst still presenting scope for further extension or development, subject to the necessary consents. The Grade II Listed Period 5 Bedroomed Farmhouse spreads across three storeys and benefits from far reaching views across the surrounding farmland and rolling hills beyond. The farm buildings comprise a range of traditional Grade II Listed attractive stone and brick buildings alongside a single modern general-purpose building. The land extends in total to about 18.88 acres comprising a small traditional apple orchard, grass paddocks, arable field and woodland blocks.

Upper House Farm is nestled amidst beautiful rolling farmland in a private, secluded location at the bottom of a private drive. The immediate area boasts a wealth of walking and riding opportunities across picturesque countryside on the Worcestershire/Herefordshire border. Tenbury Wells is just a short drive away and the market town offers a wide range of facilities including supermarkets, shops, pubs and restaurants. Tenbury Wells has highly regarded primary and secondary schools. The popular preparatory schools Lucton School and Moor Park are all within easy reach. Bus services from Tenbury Wells also provide transport for children to the Worcester Independent Schools which include Kings, RGS and King's St Alban's. Nearby railway stations are located at Ludlow, Leominster and Worcester.



## The Farmhouse

Upper House Farmhouse is a delightful, detached Grade II Listed three storey farmhouse built in circa 1760 with mid-19th Century alterations. The property has been tastefully restored and now provides spacious quality family accommodation whilst retaining original features such as exposed beams, traditional fireplaces, solid wood and flagstone floors. The property benefits from a collection of large south facing rooms with views over the rear garden, surrounding orchard and paddocks.

## Ground Floor

### Rear Hallway

With timber entrance door, quarry tiled floor, a wall mounted radiator and doors leading to:

### Kitchen

With traditional beamed ceiling, and recessed alcove set in brick surround housing the AGA. There are a range of cream wall and base units with wood worktop incorporating a drainer stainless sink unit, plumbing for dish washer, integrated electric oven and Neff hob with a traditional quarry tile floor. The kitchen window provides natural light and view over the front courtyard.



### Scullery

With stone slabbed floor and original brick cold shelving. There are a cream wall and base kitchen units with granite effect worktop and single stainless-steel sink. There is plumbing for automatic washing machine, an electric towel rail and window looking onto the courtyard. Exposed beams and transom windows providing natural light into the downstairs toilet.

### Inner Hall and Toilet

An exposed wooden beamed inner hall with transom windows and flagstone floor leading to the downstairs toilet with a traditional style Burlington pedestal basin.

### Cellar

With stone slabbed floor and beamed ceiling, steps from hallway and separate external staircase.

### Front Entrance Hall

With an impressive traditional wooden entrance door with transom window above, solid wood floor leading to attractive traditional timber staircase and doors to:

### Sitting Room

With a recessed alcove housing a wood burner with a brick feature surround and quarry tiled hearth, exposed beams, and view onto garden.





## Dining Room

With an exposed beamed ceiling and window overlooking rear garden.

## First Floor

### Front Landing

Traditional solid wood floor, natural light from a large window overlooking the garden with staircase to second floor and doors to:

### Bedroom 1

With an original cast iron fireplace in timber surround, exposed ceiling beams and window overlooking the garden.

### Bedroom 2

With original cast iron fireplace in timber surround, timber exposed ceiling, dual aspect windows overlooking courtyard and side paddocks.

### Bedroom 3

With exposed beamed wall, beamed ceiling and window overlooking the garden.

## Bathroom

With exposed brick and timber wall, solid wooden floor, low flush WC, Burlington pedestal sink, panel bath with shower over, heated towel rail and airing cupboard with shelving housing water heater.



## Shower Room

With shower, low flush WC, pedestal wash hand basin and views over the courtyard below.

## Second Floor

### Landing Area

With an exposed timber wall leading up to the landing which is flooded by natural light from the large window overlooking garden.

### Bedroom 4

Full height room with far reaching views over the garden and beyond.

### Bedroom 5

Full height room with exposed beam ceiling and with far reaching views over the garden.

## Attic

Useful storage rooms with wooden steps into the two storey Hop Kiln building which could have scope for future extension or development subject to necessary consents.

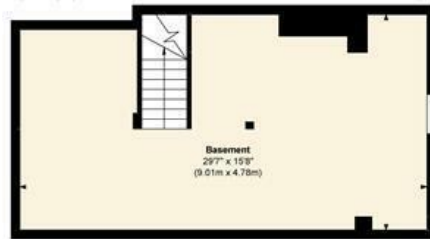


# Upper House Farm Sutton TENBURY WELLS WR15 8RJ



Stables  
Approximate Floor Area  
852 sq. ft  
(79.16 sq. m)

Ground Floor  
Approximate Floor Area  
999 sq. ft  
(92.82 sq. m)



Basement  
Approximate Floor Area  
454 sq. ft  
(42.18 sq. m)



Attic  
Approximate Floor Area  
510 sq. ft  
(47.38 sq. m)

Second Floor  
Approximate Floor Area  
479 sq. ft  
(44.50 sq. m)



Outbuilding  
Approximate Floor Area  
852 sq. ft  
(79.16 sq. m)

First Floor  
Approximate Floor Area  
999 sq. ft  
(92.82 sq. m)

**Approx. Gross Internal Floor Area**  
**Main House = 2931 sq. ft / 272.32 sq. m**  
**Attic = 510 sq. ft / 47.38 sq. m**  
**Outbuilding = 1704 sq. ft / 158.32 sq. m**  
**Total = 5145 sq. ft / 478.02 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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## Outside

The property is approached by a private driveway which passes the attractive duck pond and leads to a large gravelled parking area.

A stone path leads you around the eastern side of the farmhouse via an expanse of lawn with an old privy and a functional WC. This areas provides a perfect retreat to a slightly shaded area of the garden during those particular hot summer days. The lawned area has a range mature shrubs and views over the nearby grass paddocks.

The nearby flower arch leads you to the main formal squared lawned garden mature herbaceous borders, paved patio seating area and views over the surrounding orchard and paddocks.

The farmhouse is surrounded by a traditional apple orchard and range of conveniently sized paddocks with a wooden field shelter nearby.





### **Farm Buildings**

The traditional farm buildings are arranged in a courtyard setting nearby and adjoining the farmhouse. The single modern general-purpose building is located to the north and benefits from an additional separate access off the access road. The traditional range are a particularly attractive set of two storey buildings which could be suitable for conversion to other uses subject to obtaining necessary consents.

### **Hop Kiln & Lean-To**

Grade II Listed two storey former brick hop kiln building under tile roof. The ground floor of the building is divided into a workshop area with two loose boxes and contains the original hop press. The first floor is accessed via internal wooden steps and comprises two open plan rooms. The building has scope for extension from existing house or development subject to necessary consent. There is a timber framed lean-to with concrete floor and clad sides.

### **Granary Barn**

Grade II Listed timber framed barn with corrugated iron cladding on a tall brick base with some brick walling. The building retains original features such as ventilation slits and part stone slabbed floor.

### **Stone Stables**

Grade II Listed two storey stone stable block with brick features and a tile roof divided into four loose boxes with feed passage and lofts overhead.

### **Weanling Shed**

Grade II Listed attached single storey building of brick and stone construction under tile roof with concrete floor and feed manger.

### **General Purpose Covered Yard**

Modern steel portal framed five bay building divided into two yards with concrete walls with Yorkshire Board cladding above, concrete floor and raised central feeding passage.

### **Field Shelter**

Timber framed, steel clad sides and roof leading to adjoining pony paddocks

### **Brick Chicken Coop**

Single brick outbuilding with concrete floor and door to rear chicken run.





## The Land

The land at Upper House Farm is contained within a ring fence and lies principally to the west of the farmhouse and farm buildings.

The land is classified as being a mixture of Grades 2 and 3 on the Provisional Land Classification Maps of England and Wales. The soil type is identified by the Soilscales as being slightly acid loamy and clayey soils with moderate to high fertility suitable for arable and grassland cropping.

The holding extends in total to around 18.88 acres of which 4.14 acres is grazable traditional orchard, 2.20 acres in a single grass paddock, 10 acres of arable land currently planted with a Pollen and Nectar mix but could be reseeded with a long term grass ley in the future by the purchaser if desired. The remainder is the farmhouse, buildings and grounds.

The Wren Brook runs to the south of the holding providing a natural water source to the land and attractive feature.





18.88 ac

## Services

We understand the farm benefits from mains water, mains electric, oil fired central heating, private septic tank drainage and double glazed timber windows.

## Tenure

The property is currently let to a residential tenant but notice has been served and the property will be sold freehold with vacant possession on completion.

## Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## Planning

No planning enquiries have been made.

## Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

## Sporting, Timber & Mineral Rights

All standing timber or any sporting rights, if owned, are included in the sale.

## Stewardship Schemes

The traditional orchard is entered into a Mid-Tier Stewardship Scheme until 31 December 2027. The Vendor has claimed and will retain the 2026 Revenue payment. Further information is available from the selling agents.

## Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

## Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation. Internal photographs taken May 2024 prior to the current tenants occupation. External photographs taken June 2026.

## Energy Performance Rating

EPC Rating D.

## Council Tax Band

Band E.

## English Heritage Listings

Upper House Farmhouse and adjoining Hop Barn

Grade II Listed, List Entry Number: 1301782

We understand that some of the existing windows do not meet current Listed Building requirements; however, we are not aware of any recent enforcement action in relation to them.

Barn and adjoining Granary

Grade II Listed, List Entry Number: 1082461

Stables and Shelter Shed

Grade II Listed, List Entry Number: 1301784

## Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

## Directions

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster via Market Street and Cross Street and after 0.3 mile turn left onto the B4214 sign posted Bromyard. Proceed for 1.9 miles before turning right onto a council lane at the top of a small incline as indicated by a Sunderlands arrow. Continue along the lane for 0.5 mile and at the end of the straight the private driveway to Upper House Farm will be found as indicated by a Sunderlands sale board.

## What3Words

marketing.houseboat.plates

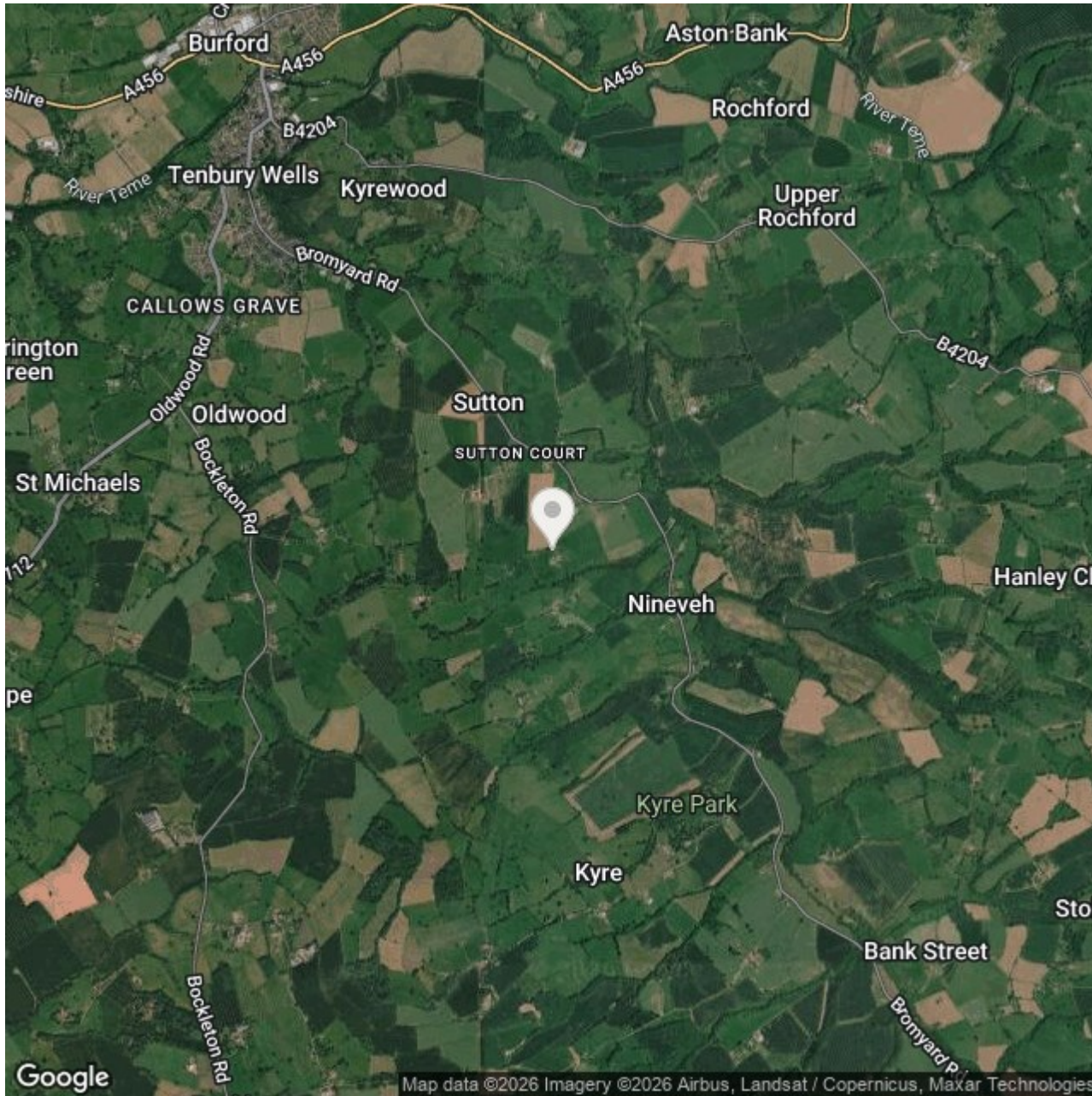
## Viewing

All viewings are strictly by appointment via the vendor's selling agent Sunderlands:

Katie Bufton

k.bufton@sunderlands.co.uk / 07741 664053





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**Sunderlands Rural**



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.