



Pumphouse Farm  
Pumphouse Lane | Hanbury | Droitwich | Worcestershire | WR9 7EB

 FINE & COUNTRY

# PUMPHOUSE FARM

*Pumphouse Farm is a fine example of a rural farmhouse in the excellent village of Hanbury with a courtyard of traditional brick built barns. Sitting in just under 3 acres, this stunning family home has five bedrooms, five reception rooms, beautiful gardens with a Ha-Ha and a swimming pool. The surrounding countryside is unspoilt and the views from the property extend to the Malvern Hills.*



## Accommodation Summary

### Ground Floor

Entry is via a solid timber door into a generous reception hall with flagstone flooring transitioning to carpeted areas. The drawing room features a stone mullion fireplace with stone hearth, flanked by mullioned windows and complemented by a fitted cupboard.

The dining hall lies at the heart of the home, centred around a striking inglenook fireplace with substantial bressumer beam, stone detailing, brass canopy and quarry tiled hearth. Exposed timbers enhance the period character. From the dining hall, steps descend to the cellars, including a wine cellar and an impressive vaulted brick cellar with external access.

The sitting room opens onto a south-facing flagstone terrace through French doors. A brick fireplace with inset log burner and bressumer beam creates a welcoming focal point. A bespoke oak corner cabinet is fitted. The study includes a fireplace with raised grate and slate hearth, together with fitted shelving and storage.

The kitchen/breakfast room is well appointed with painted cabinetry, tiled worktops, quarry tiled flooring and exposed beams. Integrated appliances include a Miele oven and grill, warming drawer and microwave, alongside a Siemens hob. A breakfast bar subtly separates the breakfast area. A glazed door leads to the rear hall and courtyard access. The utility room offers fitted units, stainless steel sink and quarry tiled flooring. A rear lobby provides further access to the south-facing terrace and incorporates a cloakroom. A formal cloakroom serves the principal reception rooms. An elegant turning staircase with oak handrail rises to the first floor landing.





# Seller Insight

“ From the very first moment of arriving, this was a home that simply felt right. Driving up the sweeping approach, it was the combination of far-reaching views, rich history, generous space and its enviable position that made it clear this was somewhere truly special. There is an immediate sense of arrival here — a feeling of privacy and permanence that is hard to replicate.

Life within the house flows beautifully with the seasons. In winter, the ritual of lighting the wood burners transforms the interiors into a warm and welcoming retreat — the perfect setting for family Christmases and long evenings together. In the summer months, the focus naturally shifts outdoors. Days are spent by the swimming pool and in the hot tub, creating lasting family memories, while quieter moments can be found wandering up to the historic Dovecote to watch the sun set over the Malvern Hills. There are features here that truly set the home apart. Few properties can boast both a traditional Dovecote and a Ha-Ha, elements that speak to its heritage and individuality. Wildlife is part of everyday life here — deer grazing nearby, bats at dusk, and even the barn owl and snowy owl making their graceful appearances.

Internally, the house has been thoughtfully and comprehensively upgraded to support modern living while respecting its character. Every room has been improved, creating flexible and beautifully appointed accommodation. Significant investment has also been made behind the scenes; chimneys repointed, brickwork restored, full rewiring and a new heating system installed, along with recently renovated bathrooms. The result is a home that feels both timeless and reassuringly future-proofed.

As a family home, it has offered the perfect balance of lifestyle and practicality. Working from home has been effortless, with space to focus and unwind. Daily dog walks across the surrounding fields, time spent in the gym, and even the invigorating ritual of a cold plunge have all been part of a healthy and fulfilling routine. The gardens themselves are a sanctuary — remarkably quiet and rich in wildlife. A productive vegetable garden and an orchard planted with local fruit varieties add to the sense of self-sufficiency and connection to the land. Here, the soundtrack is birdsong and distant church bells.

The house has also been a backdrop to some of life's most treasured celebrations — hosting our daughter's wedding, milestone anniversary parties and countless gatherings of friends and family. It is a home designed not only for peaceful retreat, but for joyful entertaining.

Beyond the gates, there is a genuine sense of community. The lane is close-knit and supportive, with neighbours who know and look out for one another — something especially felt during lockdown. Becoming part of village life, including involvement with the local church, has been a meaningful part of the experience. Location is another significant advantage. Despite its tranquil rural setting, the property offers excellent access to nearby train stations, Bromsgrove, Birmingham and Worcestershire Parkway, making commuting and travel straightforward. The local school is highly regarded, the village pub is well loved, and community life thrives through the village hall, cricket club, parish council and other active groups.

For future owners, the advice is simple; embrace Hanbury and everything it offers. It delivers the best of both worlds — easy access to the UK's second city, yet the ability to retreat to your own peaceful haven surrounded by nature, heritage and traditional village life. It is a rare balance, and one that makes this home truly exceptional.\*

\* 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

Four bedrooms are located on this floor, including one with wash basin, one with fitted wardrobes and one featuring a decorative fireplace, raised grate and dressing area.

The principal bedroom suite includes bespoke shelving, a dressing area with fitted wardrobes and a spacious ensuite bathroom with double basins, shower, panelled bath and separate bidet WC.

The family bathroom comprises of a bath, separate shower, wash basin and adjacent WC.

### Second Floor:

A secondary staircase leads to the second floor where a fifth bedroom opens into a dressing room, with access to extensive attic storage.











### The Barns:

A complete and remarkably preserved collection of traditional mellow brick barns arranged around the courtyard. At the far end stands a brick and timber tythe barn with open bay and gravelled floor, providing access through to the adjoining field. Two enclosed bays are currently used for storage and log storage. An original stable retains its hay rack with loft above.

Opposite lies the former parlour, now providing garaging with two electric up-and-over doors. The original brick trough remains intact. This connects to the granary barn, a substantial two-storey structure incorporating former stabling and cattle housing with flagstone floors.

To one side of the arch is a fully enclosed barn; to the other, an open-fronted barn with brick pillars entwined with climbing roses, currently used as an outdoor entertaining loggia overlooking the croquet lawn. A further section houses the oil tank with loft storage above. The former bake house includes the boiler room (Worcester Bosch boiler), pool filtration system and adjoining pool changing room.

### Outside:

The property is approached via a cattle grid and post-and-rail fencing, leading across the paddock and along a sweeping gravel drive beneath an archway into the barn courtyard. The paved courtyard provides extensive parking and is framed by U-shaped brick barns to the north, east and south-east, with the farmhouse forming the western and southern boundaries.

The swimming pool area is attractively landscaped, centred around an oval pool in a sheltered, sunny position. Heating is provided by oil and solar panels. The croquet lawn sits between the farmhouse and barns, bordered by mature planting and climbing roses.

To the south of the farmhouse lies a substantial formal lawn extending to the Ha-Ha, beyond which the pasture field gently rises. The field leads to the Grade II\* Listed timber-framed brick Dovecote, from where panoramic views extend across Worcestershire towards Bredon Hill and the Malvern Hills. A further paddock lies to the north of the barns, bordered by established coppice along the lane.







# LOCATION

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Pumphouse Farm occupies a peaceful yet highly accessible position in North Worcestershire. Formerly part of The Vernon Estate of Hanbury Hall, the property enjoys a rich heritage. Hanbury Church, prominently positioned above Hanbury Woods, forms a picturesque backdrop visible from the farm.

The setting offers far-reaching views across rolling Worcestershire countryside, characterised by gently undulating farmland and wooded hills. In the distance lie Bredon Hill and the Malvern Hills.

Droitwich Spa lies to the west, approximately 4 miles, providing excellent everyday amenities including Waitrose and a mainline railway station with services to Birmingham, Worcester and onward connections to London.

The cathedral city of Worcester offers extensive cultural, sporting and commercial facilities, including rugby, county cricket and horse racing along the River Severn. Stratford-upon-Avon lies to the east, approximately 18 miles, and Cheltenham to the south.

Renowned schooling in the area includes Bromsgrove School and The King's and Royal Grammar Schools in Worcester.

Quiet country lanes, bridleways and footpaths provide superb opportunities for riding, cycling and walking, particularly through Hanbury Woods.

Having remained in the same ownership for approximately 40 years, Pumphouse Farm presents a rare opportunity to acquire a distinguished farmhouse with an exceptional range of traditional barns.





### Services, Utilities and Property Information

Tenure - Freehold

Council Tax Band - G

Local Authority - Wychavon

EPC - Grade II Listed

Property Construction - Standard (brick and tile)

Electricity Supply - Mains

Water Supply - Mains

Drainage and Sewerage - Private drainage via a septic tank

Heating - Oil

Broadband - FTTP full fibre ultrafast broadband available - we advise you to check with your provider

Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider

Parking - Double garage and driveway parking for several vehicles

Additional Information - Solar panels (owned outright) installed for heating the swimming pool. Grade II Listed - both the main house and the dovecote. CCTV or similar security system in operation. EV charging point.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm





GROSS INTERNAL AREA: 5217 sq ft, 485 m2  
 LOW CEILINGS: 132 sq ft, 13 m2

**OVERALL TOTALS: 5349 sq ft, 498 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

OUTBUILDINGS, BARN & DOVECOTE: 6393 sq ft, 593 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Tenure: Freehold  
 EPC Exempt  
 Council Tax Band: G

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 18.03.2026





# FINE & COUNTRY

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*We value the little things that make a home*



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## VANESSA BRADFORD

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I am a real estate specialist who has worked within the upper quartile of the property market for many years and demonstrate exceptional knowledge, experience and skill. I am able to show owners how to achieve the best possible prices for their homes and use my considerable negotiating skills to ensure that all offers reach their full potential. I have grown up in Worcestershire and attended The Alice Ottley School in Worcester. I live with my daughter and 4 dogs in the picturesque village of Little Witley. I support the Fine & Country Foundation, helping the homeless and less fortunate by organising charity events locally. In my spare time, I love walking my dogs, cooking and travelling.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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