

Andrew Grant
PRESTIGE & COUNTRY



Church End Court

Upton-upon-Severn, WR8 0RE

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Queenhill, Upton-upon-Severn, WR8 0RE

4 Bedrooms 3 Bathrooms 3 Reception Rooms 5.4 Acres

“An astonishing equine haven”...

Scott Richardson Brown CEO

- Situated on 5.4 acres, the property offers extensive facilities for equestrian enthusiasts, including ten stables, five separate paddocks, and both indoor and outdoor arenas, as well as additional storage buildings.
- The Grade II listed farmhouse boasts spacious living accommodation that combines its period charm and original features with modern living.
- A U-shaped stable block features a total of eight stables, a secure tack room complete with a sink and a cloakroom for added practicality.
- Adjacent to the indoor and outdoor arenas is a large machinery storage barn and six kennels, presenting future development potential.
- A two-bedroom cottage and two flats offer extensive ancillary accommodation with the potential for rental income.
- The main house further benefits from a tranquil enclosed garden, carports and a spacious cellar ideal for storage purposes.

2,577 sq ft (239.4 sq m)





A charming Grade II listed property steeped in history.

Nestled in the heart of South Worcestershire, Church End Court is a charming Grade II listed property dating back to the 17th century. With its picturesque farmhouse, associated outbuildings, expansive land and superb equestrian facilities, it offers an idyllic lifestyle opportunity.

The main house is adorned with original period features throughout and offers four double bedrooms, two with ensuite bathrooms. Yet, the real allure of this exquisite family home lies in its extensive equestrian facilities, ancillary accommodation and breathtaking views.





The approach

Passing through the electrically operated timber field gate, you're welcomed by a sweeping gravel driveway that meanders around the paddocks and barns, guiding you to the house and offering ample parking space for multiple vehicles.





The entrance

Stepping into the entrance hall, doors flow to the farmhouse kitchen and snug, while also providing access to a dining room, sitting room, sunroom, cloakroom, utility room and stairs leading to the first floor.



The kitchen

Crafted by Bespoke Kitchens, the farmhouse kitchen boasts a white Aga, orange quarry tile floors and cream fitted units with black granite tops. Featuring a double oven, integrated microwave, a hob with extractor, original timber beams and space for a kitchen table, it seamlessly leads to the sunroom and inner hallway connecting to the dining room, sitting room and snug.





The snug

Also accessed via the entrance hall, this dual aspect room features carpeted floors, exposed timber beams, a built-in cupboard and a cosy nook suitable for a desk or table. Central to the room is a redbrick inglenook fireplace adding warmth and character to the space.



The dining room

Opposite the kitchen, the dining room accommodates an eight-seater table and features a striking open fireplace set within a redbrick inglenook with a timber beam lintel. Completing the room is a glass cabinet display, fitted shelving and a window inviting natural light.





The sitting room

Accessed through the inner hallway, this spacious room offers panoramic views of the surrounding fields through four windows. A glazed door leads to a patio overlooking the paddocks, bathing the room in natural light that accentuates the majestic exposed beams and a log burning stove nestled within a grand fireplace surround adds warmth.



The master suite

Accessed from the hallway staircase, the master suite includes a dressing area with multiple built-in wardrobes and an en-suite bathroom. The bedroom is carpeted, with ample floor space for freestanding furniture and a window with beautiful views. The en-suite bathroom features partially panelled walls, wooden flooring, a roll-top bath, walk-in shower, WC and washbasin.



Bedrooms two and four

Also accessed from the hallway landing, bedroom four features carpeted floors, a window to the garden and built-in wardrobes. This bedroom also benefits from an ensuite bathroom including tiled floors, a roll-top bath, WC and washbasin, with original timber beams adorning the walls.

Bedroom two is accessed via a small corridor from bedroom four, which holds the potential to create another bedroom suite, with bedroom two as the main sleeping area and bedroom four as a dressing area, leading to the en-suite bathroom.



Bedroom three

Accessed via the other landing from the entrance hall, this double bedroom benefits from carpeted floors and has two large built-in wardrobes accessed via the landing. Additionally, there is a

shower room off the landing, making it an ideal bedroom suite with bedroom three serving as the sleeping area. The small landing area offers potential as a seating nook or even as a small office space.



Gardens and grounds

The gardens and grounds of this magnificent property span an impressive 5.4 acres. Surrounding the property, the gardens exude a serene ambiance, featuring a spacious patio enclosed by

charming trellises and a rich tapestry of mature plants. Included is a majestic 150-year-old mulberry tree, providing a sheltered haven for alfresco dining amidst tranquil surroundings.



Meandering footpaths invite exploration, revealing a delightful terrace suitable for barbecues and outdoor gatherings, with an array of mature plantings and exotic grasses to the surrounding beds. Throughout the garden you will find a captivating blend of beautifully crafted beds,

formal lawns and picturesque views that extend beyond the property's boundaries, creating a truly enchanting outdoor sanctuary.. This expansive garden is also tailored for family enjoyment, providing ample space for children to play, with the potential to accommodate a play area if desired.



The outbuildings

Equestrian enthusiasts and aspiring entrepreneurs alike will delight in the array of outbuildings accompanying this magnificent residence. Among them, a U-shaped stable stands out including two foaling boxes and eight stables, adjoining this is a charming two-bedroom cottage and two flats,

a barn with an indoor and outdoor arena, a convenient store and well-appointed kennels. These versatile outbuildings not only cater to any equine owners needs, but also offer an opportunity for lucrative rental income through the potential letting of the cottage and flats.



The cottage

Benefitting from separate parking, the cottage sits adjacent to the stables courtyard and has proven its value as a reliable income source for the current owner. While the cottage is set to be sold with vacant possession, the potential for future rental income is apparent, making it an attractive prospect for prospective tenants upon completion.



The cottage boasts versatility, with suitability for business extending to the commercial rental market as well as the private sector and holiday lets, offering endless possibilities. For those uninterested in rental opportunities, it offers an ideal solution as a home office suite

or accommodation for multi-generational living. Featuring a cosy living room and a dining room that could easily be repurposed as offices, along with a kitchen and a shower room, it could provide the perfect setup for individuals working from home or managing a business.



Upstairs, two bedrooms await, which connect via an internal hallway. This layout provides a sense of cohesion and privacy between the sleeping quarters, offering a comfortable and functional arrangement.



The groom's apartment

Ideal for letting individually or accompanying the adjoining cottage, this apartment's spacious studio/living room is illuminated by Velux windows and equipped with a kitchen. Accessed from the living room are a bedroom and a bathroom, offering modern comforts

and functionality. With the scenic surroundings and charm of the countryside, both the apartments are an ideal choice for rental or holiday lets, even stays specialising in the equine pursuits holiday sector, appealing to those seeking a memorable holiday experience.



The stable apartment

The stable apartment presents another enticing opportunity. Situated above the stable block, this well-appointed one-bedroom apartment features a comfortable living area, a shower room and a convenient kitchenette nicely lit by Velux windows.

In excellent proximity to the stable block, this apartment also serves as perfect accommodation for staff responsible for caring for the horses. Its versatility ensures it meets the needs of both guests and equestrian enthusiasts alike.



The stables

Nestled within a U-shaped courtyard, these quality brick stables offer a blend of traditional charm and modern convenience. Featuring a classic barn alongside a newer brick structure, this ensemble not only provides ample space for stabling but also

holds potential for a thriving livery business, offering additional income streams. With a total of ten stables, the facility caters to various equine needs. A secure tack room, complete with a sink and cloakroom, adds further convenience for horse owners.



The oak barn

Presenting another exceptional option tailored for equestrian pursuits, this expansive oak frame and timber-clad barn beckons. Boasting a machinery store and adjoining kennels, this barn offers versatile functionality and future development potential, subject to planning permission.





What sets the barn apart is its indoor arena, seamlessly transitioning to an external arena, providing an optimal environment for exercising and training, regardless of the weather. With its premium sand and fibre surface and sturdy post railings, it stands as a prized asset. Adjacent to the barn are two timber Kingsland stables. While presently utilised as six kennels, they readily lend themselves to conversion back into additional stabling, if desired.



The summer house

Nestled beside the outdoor arena, a charming summer house provides a serene retreat. This inviting space is equipped with power and lighting, currently arranged as a cosy living area with a compact kitchen unit. French doors unveil a spacious

patio garden, adorned with an ornamental pond, bordered by a combination of post and rail fencing and mature hedgerows, ensuring privacy and screening from the driveway. Additionally, a sizable shed nearby offers practical storage solutions.



The paddocks

Adjacent to the stable block and oak barn, a spacious concrete yard provides ample room for grooming and tacking up before embarking on scenic rides across the breathtaking countryside nearby. Beyond the outbuildings lies a vast expanse of fields, ideal for both grazing and riding.



Enclosed by robust post and rail fencing, the land is divided into five paddocks, tailored for livestock and horses, offering an ideal setup for personal use or as a potential income stream when paired with the stabling facilities, suitable for a livery service.



Location

Church End Court is situated in a delightful rural setting in South Worcestershire, near the Gloucestershire border. It overlooks a stone church, borders rolling fields and has stunning views which look westwards to the Malvern Hills, and eastwards towards Bredon Hill and the Cotswolds.

Upton-upon-Severn is about three miles away and is a thriving riverside market town with a range of independent high street retailers as well as a sports club and a modern Doctors surgery. For a more commercial range of retail amenities, Tewkesbury is about 9 miles away and has supermarkets, restaurants, and an impressive medieval Abbey.

The M5 is within easy reach and only one Junction along the M50. Regular trains run from Worcester and Cheltenham direct to Birmingham and London.



Services

Mains water and electricity, oil fired central heating and private drainage.

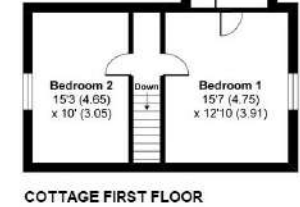
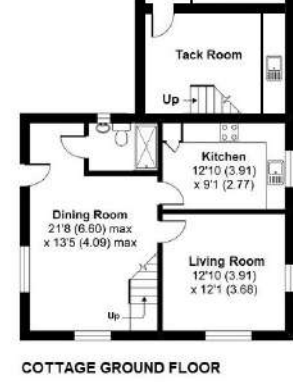
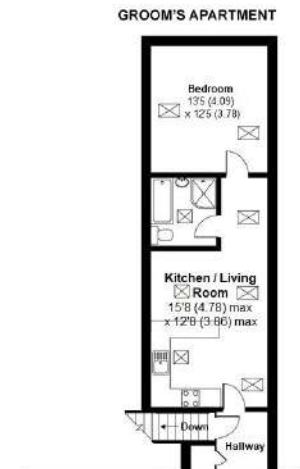
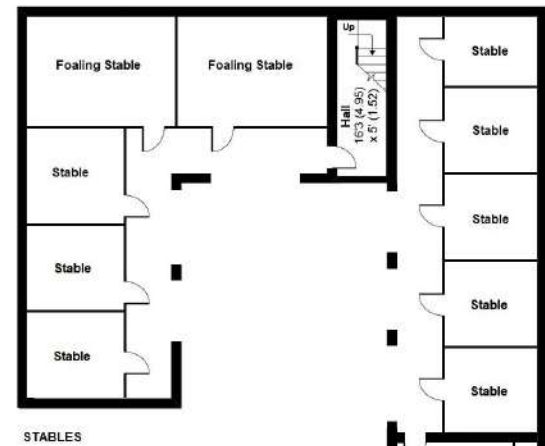
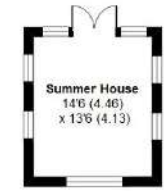
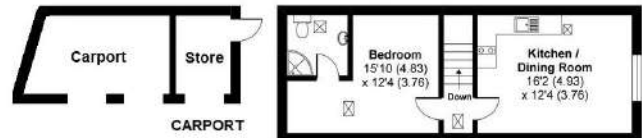
Council Tax

The Council Tax banding for this property is **Band G**

Church End Court, Queenhill, Upton-upon-Severn, Worcestershire, WR8 0RE

Approximate Area = 2577 sq ft / 239.4 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhecom 2021. Produced for Andrew Grant. REF: 679472



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