

Andrew Grant
PRESTIGE & COUNTRY



The Woottons

Acton Beauchamp, WR6 5AB

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5 Bedrooms 3 Bathrooms 3 Reception Rooms 1.7 Acres

“A characterful traditional stone farmhouse set within approximately 1.7 acres, including a one-acre paddock...”

Scott Richardson Brown CEO

- The first time on the market in generations, this period stone farmhouse represents an exciting opportunity to create a beautiful home.
- The large farmhouse kitchen is the heart of this property and blends rustic charm with modern practicality.
- Five spacious double bedrooms provide views of the breathtaking Herefordshire and Worcestershire countryside.
- A versatile outbuilding with a utility room and currently serving as both an office and garage, offers further potential opportunity for development into additional living accommodation - subject to planning permissions.
- Traditional, well stocked, secure gardens at both the front and rear of the property, with a one acre paddock beyond.
- The property offers authentic country living, while maintaining easy accessibility to nearby Malvern, Herefordshire and Worcester and the M5.
- No chain, offering a straightforward transaction process and peace of mind for prospective buyers.

2998 sq ft (278.5 sq m)





The kitchen

This generously sized, dual aspect kitchen is the heart of this property and blends rustic charm with modern practicality. At its centre stands the inviting AGA stove that provides warmth and character, while the timeless appeal of stone flooring adds to the farmhouse aesthetic.





With ample space to comfortably accommodate a table and six - eight chairs, this kitchen is the hub of family life and represents an opportunity for the new owners to create a magnificent space to suit all occasions. A large pantry provides ample storage space, whilst its convenient location and generous size presents an opportunity to reconfigure to any unique preferences and lifestyle requirements.





The hallway

The period wooden parquet flooring and exposed beam ceiling ensures the welcoming hallway exudes character and charm, whilst providing access to both the living room and dining room.





The living room

The large, welcoming living room features a magnificent inglenook fireplace, with original timber beam and wood burning stove. The large window, overlooking the front garden (south), ensures the room is bright and airy, whilst the exposed beams and feature fireplace amplify the authentic countryside character and charm.





The snug

Accessed via the hall or the living room, the bright and airy snug features a large bay window and a beautiful period oak door that grants access into the living room.



The dining room

The spacious dining room of this country home evokes a sense of grandeur and warmth. With views overlooking the front garden (south) from a large window, and from a glazed door that also provides access to the garden on the west side of the property, this bright and elegant reception room is ideal for hosting a variety of occasions.



The utility room

Conveniently located next to the boot room, with access to the outside, the versatile utility room also features a shower, ensuring muddy boots, coats, pets and children never need venture into the main house.





The boot room

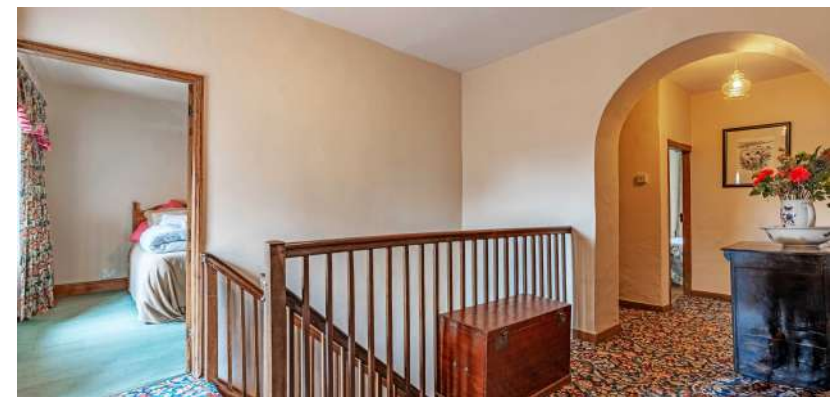
Accessed directly from the parking area, the spacious rear porch serves as a dedicated boot room and is a well utilised pathway into the home that ensures a seamless transition between outdoor and indoor spaces. A separate door ensures this room maintains separation from the rest of the property, making it an ideal space to store wet and dirty coats and boots, before they reach the main areas of the house.





The landing

The spacious landing area provides access to all the upstairs rooms along with a discreet door that leads to bedrooms two and six via a private corridor.





The master bedroom

The generously sized and well proportioned master bedroom, comfortably accommodates a double bed and additional bedroom furniture. Overlooking the front garden, the room benefits from a south-facing orientation that ensures abundant natural light throughout the day.



The second, third and fourth bedrooms

Bedroom two enjoys a coveted location along a separate corridor, with exclusive access to an en-suite and an additional room, previously utilised as a dressing room. With two large windows that provide views of the garden, this generously sized and bright room has the potential to be reconfigured into a luxurious bedroom suite. Bedroom three is a generously sized double bedroom with a large south facing window that ensures this room feels spacious and airy. The fourth bedroom, another double, is complemented by integrated built-in furniture and a window that overlooks the rear of the property.



The fifth bedroom

Situated between bedroom one and three, at the front of the property, bedroom five offers yet another spacious double bedroom. The south facing aspect provides picturesque views of the surrounding countryside and ensures ample natural light creates a warm and bright atmosphere.



The sixth bedroom and dressing room

Bedroom six has delightful views of the rear garden and surrounding countryside. Featuring a built-in wardrobe and illuminated by a large six pane sash window, this bedroom benefits from plenty of natural light and would combine with bedroom two and the family bathroom to create a luxurious suite.





The en suite

This generously sized en suite, is the third element to potentially combine with bedroom two and bedroom six to create a large and luxurious bedroom suite.



The family bathroom

This large bathroom which overlooks the rear garden and surrounding farmland, can also be accessed via the master bedroom.



The gardens and grounds

The formal lawned gardens at the front and side are enhanced by a spacious patio and a charming courtyard garden. Adjacent to the property, a patio provides an ideal setting for alfresco dining, while wide steps ascend to the expansive formal lawned gardens.



A pathway, bordered by delightful cottage garden-style flower beds, abundantly stocked with herbaceous shrubs and flowering plants, gracefully extends along the front of the property. Enclosed by post and rail fencing, the large family friendly rear lawns, with several specimen trees, provide uninterrupted views of the adjoining fields and a secure space for both children and pets to play.



Beyond the formal gardens lies a one-acre paddock, offering a valuable extension to the outdoor space and bringing the property's total grounds to approximately 1.7 acres. Its open setting complements the rural character of the farmhouse and provides excellent versatility for equestrian use, smallholding interests or simply enjoying additional private land.







On the opposite side of the property, adjacent to the expansive parking area, there is a pleasant courtyard that provides a sunny yet sheltered space for informal al fresco dining. The garage block includes an office, utility area and garage, offering considerable versatility. The office provides an ideal setting for a home-based business or for remote working, creating a dedicated workspace away from the main house. The building may also offer potential for conversion to a separate annexe, subject to obtaining the necessary planning permission and consents. Accessible from either the office or the exterior, the utility room features a practical layout with a sink and drainer, together with a WC.



Location

Nestled within the picturesque countryside on the borders of Herefordshire and Worcestershire, lies Acton Beauchamp, a quaint and charming village. The surrounding area offers ample opportunities for countryside pursuits, with access to scenic walking trails and bridleways.

Despite its serene rural setting, the property enjoys convenient proximity to the bustling shopping districts and amenities of Hereford, Worcester and Malvern. All the essential facilities and amenities are available in the nearby villages, whilst the market town of Bromyard lies within easy reach. Moreover, the motorway network via the M5, bus links and the mainline railway in Worcester are under 14 miles away.

Families will appreciate the abundance of excellent schooling options for children of all ages with Worcester, Hereford, Malvern and Cheltenham hosting some of the best educational institutions in the region.

Services

Mains electricity, private water, septic tank.

Broadband: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

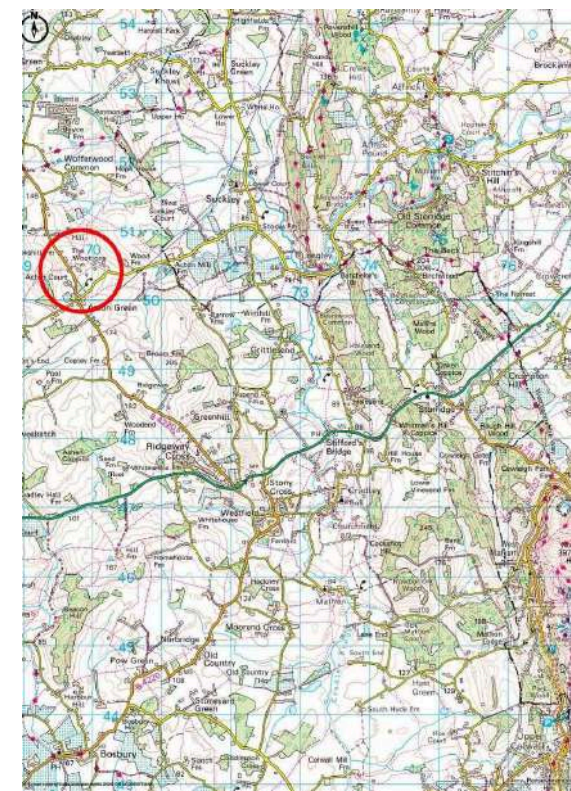
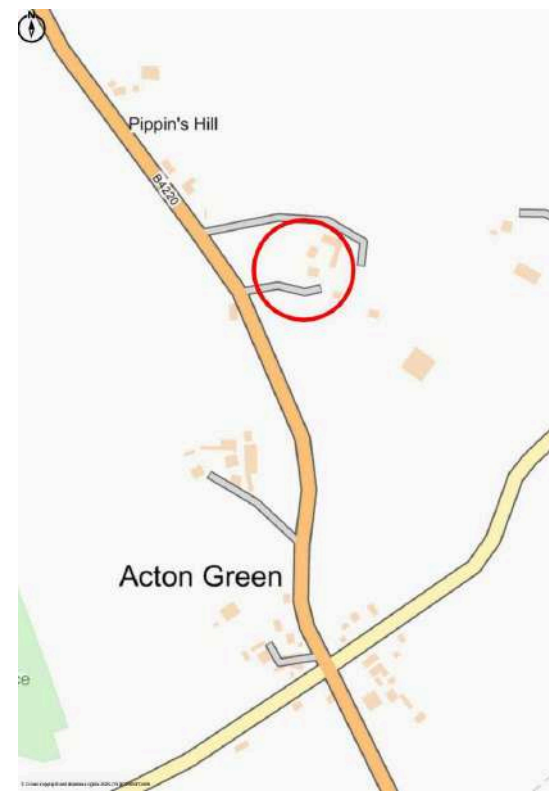
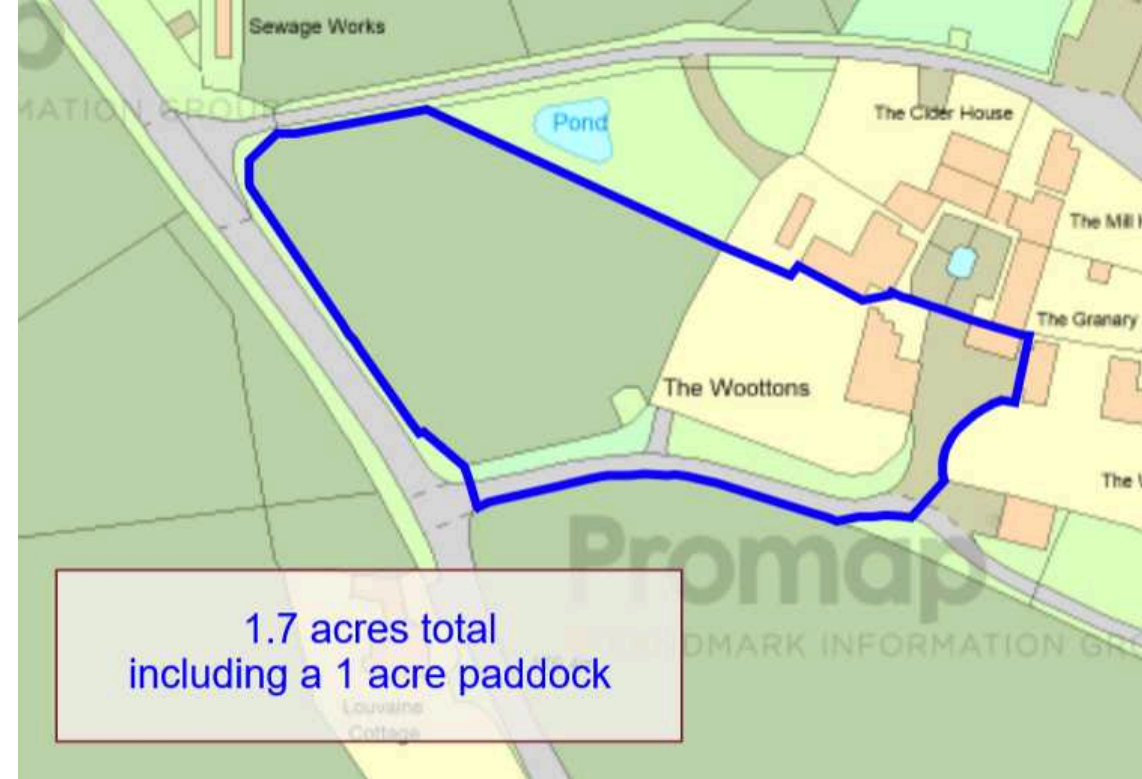
Mobile coverage likely available from EE, Vodafone, Three and O2 (source: Ofcom).

Flood Risk (Long-term forecast)

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band G





Acton Beauchamp, Worcester, WR6

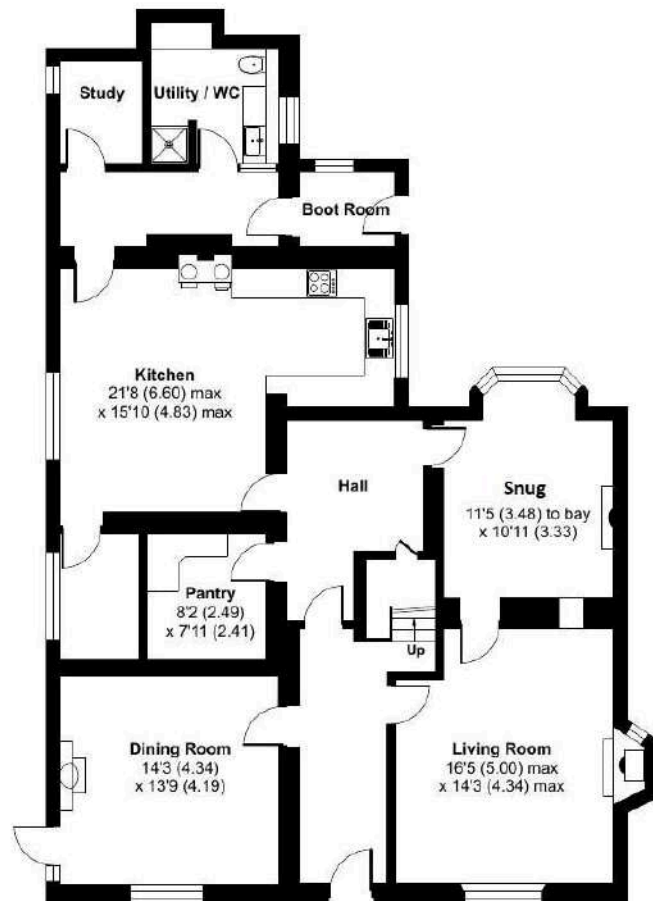
Approximate Area = 2998 sq ft / 278.5 sq m

Office & Utility = 315 sq ft / 29.2 sq m

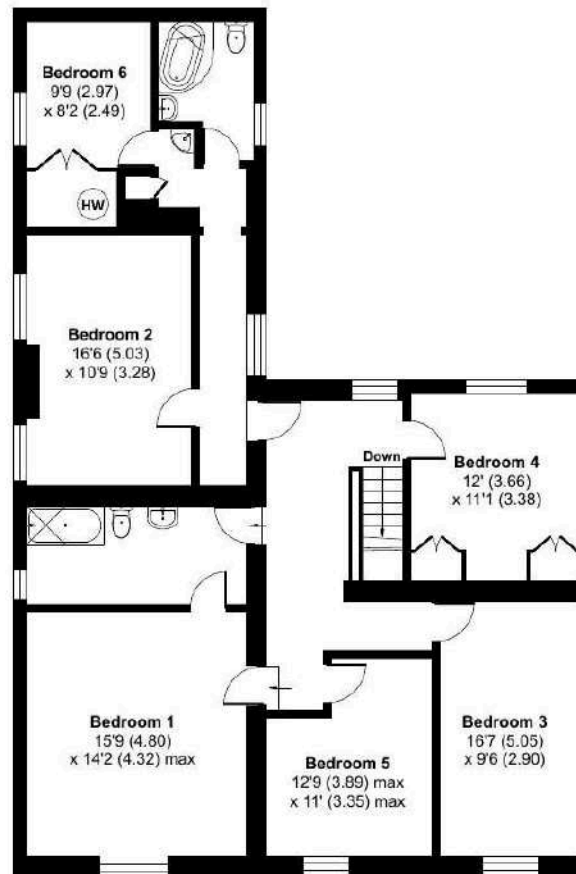
Garage = 141 sq ft / 13 sq m

Total = 3454 sq ft / 320.7 sq m

For identification only - Not to scale

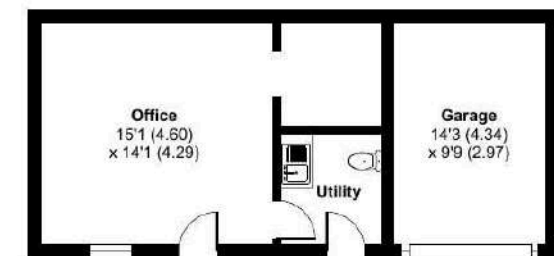


GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	35 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Andrew Grant. REF: 1121056



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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