

Hurcot
Broadheath | Tenbury Wells | Worcestershire | WR15 8QU

FINE & COUNTRY

HURCOT

Hurcot is an exceptional country and equestrian estate, combining refined family living with outstanding professional equestrian facilities in an elevated setting above the beautiful Teme Valley. Enjoying breath-taking panoramic views across rural Worcestershire, the estate includes a superb principal residence extending to approximately 4,300 sq ft, alongside two detached ancillary dwellings offering excellent flexibility for multigenerational living, staff accommodation or income potential.



Ground Floor

Constructed in the early 2000s, the principal residence extends to approximately 4,300 sq ft and has been thoughtfully configured to maximise both practicality and entertaining potential. The welcoming reception hall introduces a series of elegant and versatile living spaces, all benefitting from an abundance of natural light and exceptional countryside outlooks.

At the heart of the home lies a superb open-plan kitchen and breakfast room, perfectly suited to modern family life, offering underfloor heating, extensive cabinetry, integrated appliances, generous preparation space and informal dining areas. The accommodation flows effortlessly into a selection of beautifully proportioned reception rooms, ideal for formal entertaining, family gatherings or quieter relaxation.

Particularly well considered for equestrian living, the ground floor also incorporates highly practical ancillary spaces including a substantial boot room, rug room, rug washing machine, utility facilities and cloakrooms, all designed to support the demands of rural and equestrian life without compromising on style or comfort.

The principal living accommodation further benefits from direct access to the gardens and heated outdoor swimming pool, perfectly positioned to enjoy the property's dramatic westerly views and spectacular sunsets.







Seller Insight

"There is something truly special about a home that not only offers exceptional accommodation but also enriches everyday life. Set amidst glorious countryside with breath-taking panoramic views across the Teme Valley towards Clee Hill, this remarkable residence provides a rare opportunity to embrace a lifestyle defined by tranquillity, space and connection with nature.

From the moment the current owners arrived, they were captivated by the property's outstanding equestrian facilities and direct access to an extensive network of local bridleways. For those with a passion for horses, the ability to school, train and care for them on-site has been invaluable, creating a seamless blend of home and hobby. Yet the appeal extends far beyond equestrian pursuits. The peaceful setting offers a welcome escape from the pace and noise of modern life, where the soundtrack is birdsong and the landscape is alive with wildlife, including buzzards, red kites, hares and muntjac deer.

Inside, the home has been designed for both comfortable family living and effortless entertaining. At its heart lies a superb open-plan kitchen and dining space, a room that naturally draws people together throughout the year. During the warmer months, it flows beautifully into the gardens and terraces, creating the perfect setting for outdoor dining, barbecues and celebrations with family and friends. In winter, the warmth of the log burner creates a wonderfully cosy atmosphere, radiating heat throughout much of the ground floor.

The accommodation is equally versatile. A particularly appealing feature is the top floor suite, providing teenagers or guests with their own private retreat complete with bedroom, bathroom and lounge space. Throughout the home, the bathrooms have been individually designed and finished to an exceptional standard, adding character and quality at every turn.

The changing seasons bring their own daily pleasures. Winter mornings are illuminated by spectacular sunrises viewed from the dining room, while summer evenings are accompanied by magnificent sunsets enjoyed from the principal bedroom. Outside, the far-reaching views remain a constant source of inspiration, often stopping visitors and owners alike in their tracks.

Despite its idyllic rural position, the property benefits from a vibrant local community, excellent schooling, welcoming country pubs, highly regarded restaurants and convenient amenities. Worcester city centre is within easy reach, while nearby Tenbury Wells offers a theatre, cinema, sports centre and everyday shopping.

*For the future owners, the advice is simple: take time to appreciate the views. They are extraordinary, ever-changing and, without doubt, one of the home's greatest luxuries."**

* 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

The first-floor accommodation continues the home's impressive sense of scale and quality, offering three generously proportioned bedrooms, two with ensuites and a family bathroom, creating exceptional flexibility for family occupation and guests alike.

The principal suite includes a large walk-in wardrobe including a dressing area and fitted wardrobes with an ensuite shower room and enjoys particularly striking elevated views across the Teme Valley landscape, creating a peaceful and luxurious retreat within the home. The additional bedrooms are equally well-appointed, with attractive countryside aspects and excellent proportions throughout.

Second Floor

An impressive feature of the main residence is the top floor suite, providing teenagers or guests with their own private retreat complete with bedroom, bathroom and lounge space.

The accommodation has been carefully designed to balance contemporary comfort with timeless country house styling, resulting in a home that feels both elegant and highly functional. Across all levels, the property demonstrates exceptional attention to detail and a layout perfectly suited to modern rural living.



















Outside:
Hurcot is approached via electric gates leading into an immaculately maintained private setting, where extensive yard areas, formal gardens and equestrian facilities combine seamlessly to create an outstanding rural estate.

The gardens surrounding the principal residence are beautifully landscaped and positioned to capitalise on the far-reaching panoramic views. A heated outdoor swimming pool creates a superb leisure and entertaining environment, whilst extensive terraces and seating areas provide exceptional outdoor living spaces.

The wider grounds have been thoughtfully designed for efficient equestrian management, with centrally accessed all-weather tracks leading to a series of immaculately fenced paddocks, each benefitting from galvanised water troughs and field shelters. An all-weather canter track allows year-round exercise whilst taking full advantage of the magnificent countryside setting.

Additional features include extensive solar panels to both the house and Hurcot Farm Barn, electric vehicle charging facilities, extensive parking, ancillary storage buildings and highly practical circulation throughout the estate.

Further benefits include a double garage which has previously been used as staff accommodation/ annex which includes a fitted kitchen and bathroom/wet room.









Hurcot Farm Barn

A beautifully converted detached three-bedroom period stone barn provides substantial secondary accommodation, perfectly suited for multigenerational living, guest occupation or ancillary staff accommodation.

Characterful and highly versatile, the barn conversion combines period charm with comfortable modern living, benefitting from its own large, gated parking area, private garden space and excellent separation from the principal residence. The accommodation offers considerable flexibility for purchasers seeking independent accommodation within the estate or potential supplementary income generation, subject to the necessary consents.

Hurcot Farm Bungalow: Further enhancing the estate's versatility is a detached two-bedroom bungalow, providing income potential or further ancillary accommodation.

The bungalow enjoys its own parking area for 2 vehicles and a garden area, making it entirely self-contained and well suited for staff accommodation, extended family occupation, holiday letting or private rental purposes, subject to any relevant permissions.

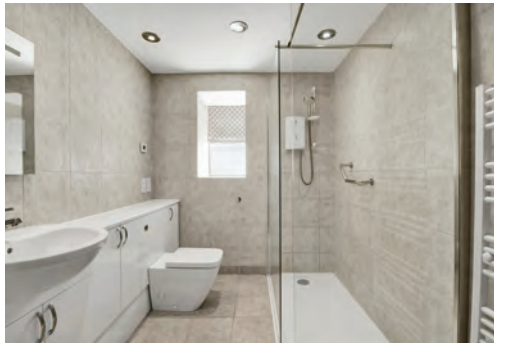
Further benefits include a double garage which has previously been used as staff accommodation/ annex which includes a fitted kitchen and bathroom/wet room.























Equestrian Facilities

Hurcot offers an exceptionally rare level of equestrian infrastructure, comprehensively equipped to support both private and professional equestrian operations. The facilities are exceptionally well-managed, immaculately presented and configured to allow efficient day-to-day operation, alongside potential commercial income generation through livery, arena hire and training activities.

The principal Monarch American barn incorporates eight stables with rubber flooring, automatic drinkers, a wash bay with shower, solarium facilities and a secure tack room complete with traditional wooden saddle racks. A second detached barn provides an additional four Monarch stables, wash bay and further secure tack room, creating an ideal setup for private use or professional livery operations. Both barns benefit from electricity, mains water and excellent accessibility.

A purpose-built steel portal indoor arena measuring approximately 40m x 20m is fully lit and newly resurfaced, allowing year-round riding and training regardless of weather conditions. Complementing this is an outstanding outdoor arena extending to approximately 40m x 45m at its largest points, finished with a premium Andrew Bowen all-weather surface and positioned to enjoy the estate's spectacular westerly views. A separate loading bay further enhances functionality for transport and events.

The facilities continue with a Monarch horse walker, extensive yard areas, ancillary barns and stores, direct access onto an excellent local bridleway network and superb hacking across the surrounding Worcestershire countryside. The overall configuration creates a turn-key professional equestrian facility of genuine regional significance.

There are also several equestrian facilities within easy reach of Hurcot at Kings Equestrian in Bromyard, Lincomb Equestrian and Stourport Equestrian Centre in Stourport-on-Severn and Allenshill Equestrian Centre near Pershore.





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LOCATION

Hurcot occupies a glorious, elevated position above the Teme Valley, one of Worcestershire's most picturesque and sought-after rural landscapes, renowned for its rolling countryside, riding routes and charming market towns.

Despite its idyllic rural setting, the property remains exceptionally well connected, making it highly attractive for purchasers requiring accessibility across the Midlands and beyond. The nearby market town of Tenbury Wells offers a range of independent shops, cafés, public houses and day-to-day amenities, whilst larger regional centres including Worcester, Kidderminster and Ludlow are all readily accessible.

The wider area is particularly well regarded for country pursuits, equestrian activities and outdoor leisure opportunities, with direct riding access from the property onto the local bridleway network — an increasingly rare and valuable feature for serious equestrian buyers.

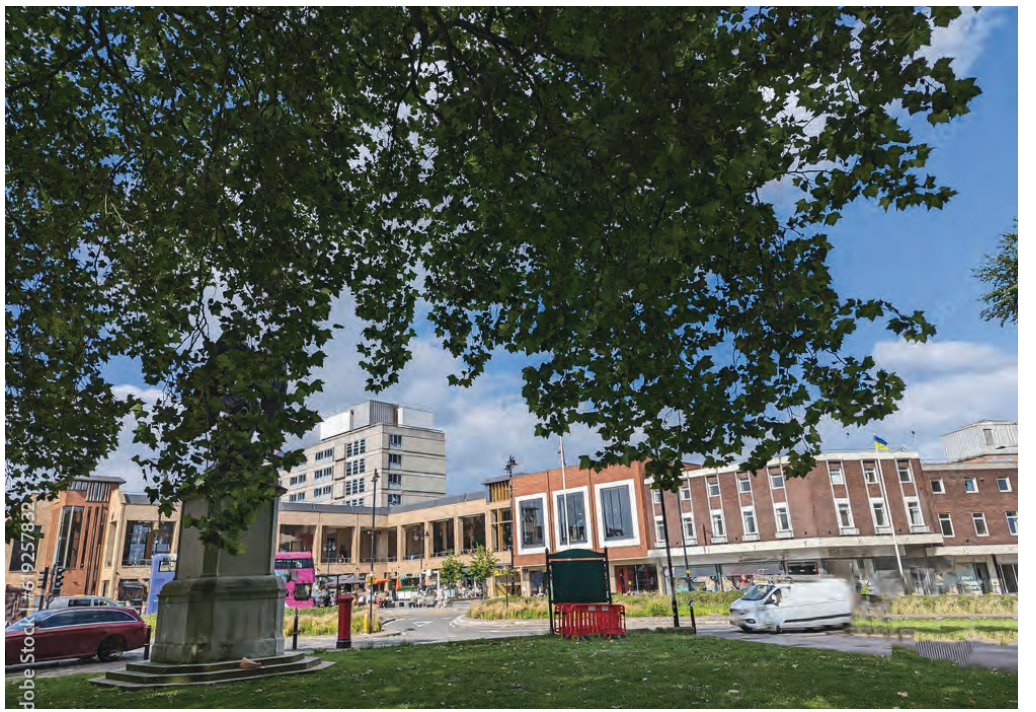
Excellent road connections provide convenient access towards the M5 motorway network, Birmingham, Cheltenham and the wider West Midlands, whilst rail services from Worcester and nearby stations offer onward links to London and other major commercial centres.

Hurcot ultimately represents a rare opportunity to acquire an exceptional equestrian estate and family home with a truly remarkable breadth of facilities, versatility and lifestyle appeal within one of the region's most beautiful rural settings.




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Services, Utilities and Property Information
Tenure: Freehold
Council Tax Band: G (main house) | E (Hurcot Farm Barn) | D (Hurcot Farm Bungalow)
Local Authority: Malvern Hills
EPC: Rating D (main house) | D (Hurcot Farm Barn | D (Hurcot Farm Bungalow)
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Sewerage treatment plant.
Heating: Oil fired central heating boiler to the main house.
Broadband: FTTC ultrafast full fibre broadband connection 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: Garage and driveway parking for 8+ vehicles. Access to an EV charging point.
Total Internal Floor Area: 6,683 sq ft
Additional Information: There are solar panels on both Hurcot and Hurcot Farm Barn. Both have individual FIT accounts. There is an individual BT phone broadband line to each property. There are separate electricity supply accounts to both Hurcot and Hurcot Farm Barn. Hurcot Farm Bungalow has an electric meter, but it is fed from Hurcot Farm Barn. LPG gas to Hurcot Farm Barn and Hurcot Farm Bungalow.

Directions
Postcode: WR15 8QU
what3words: ///intersect.they.cherry

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

Website
For more information visit Fine & Country 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–4.30 pm
Sunday	By appointment only

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Hurcot, Broadheath, WR15 8QU

Approximate Gross Internal Area
Main House = 407.6 sq m / 4387 sq ft
Farm Barn = 90.0 sq m / 969 sq ft
Farm Bungalow = 72.0 sq m / 775 sq ft
Garage = 51.3 sq m / 552 sq ft
Outbuildings = 518.2 sq m / 5577 sq ft
Total = 1139.1 sq m / 12260 sq ft

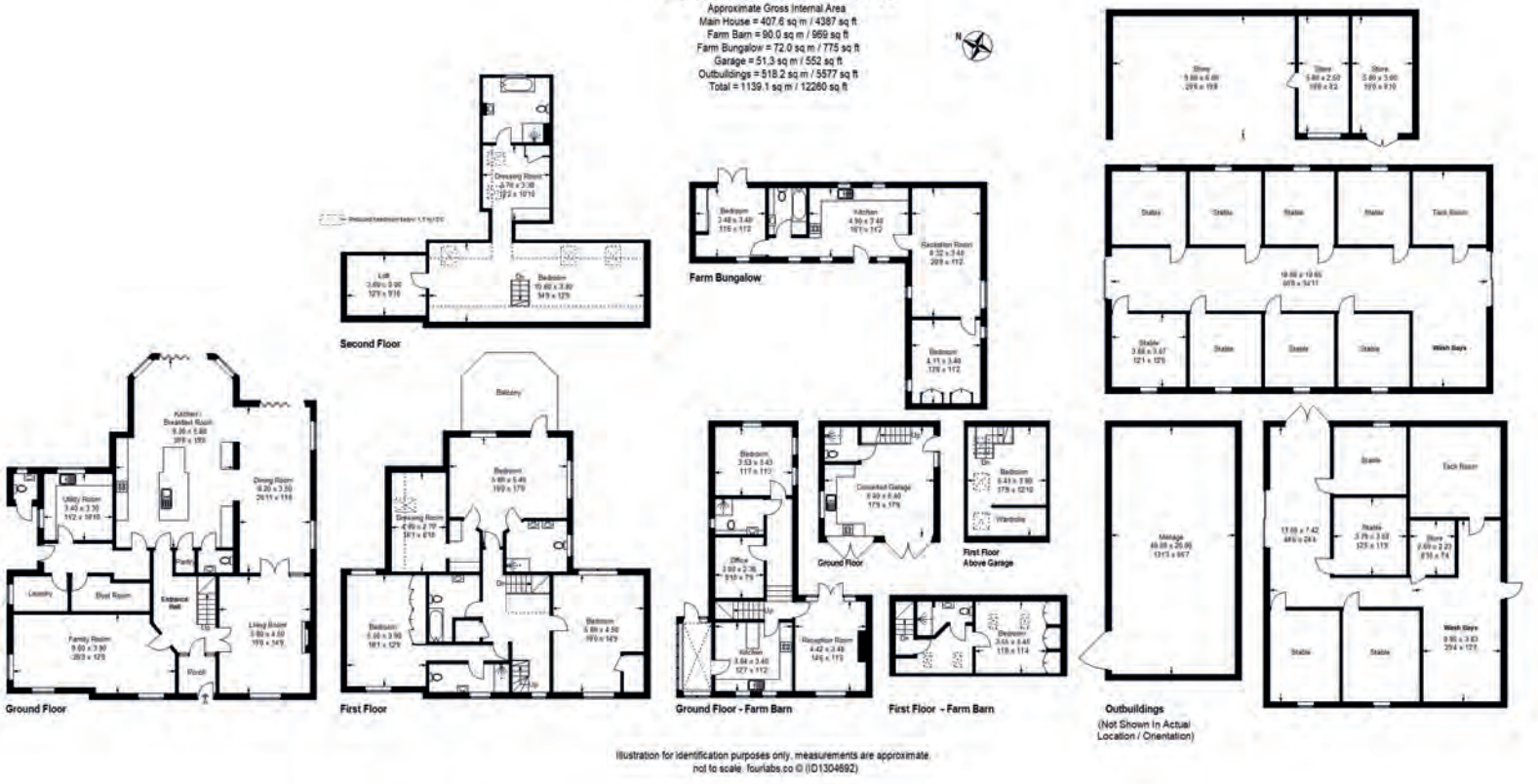
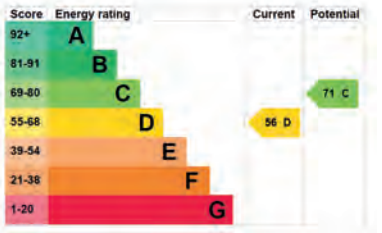
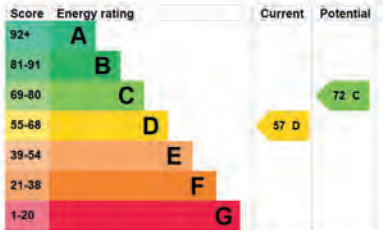


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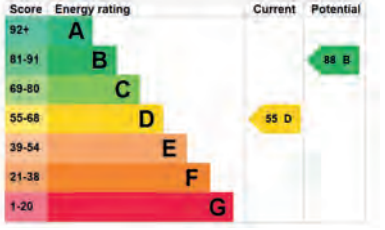
Hurcot



Hurcot Bungalow



Hurcot Farm Barn



The Property Ombudsman

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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THE FINE & COUNTRY FOUNDATION

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