

Baston Hall, Alfrick, Worcester, Worcestershire

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An impressive private estate nestled in its own beautiful valley surrounded by bucolic pasture and woodland.

## Summary of accommodation

### Lot 1

#### Baston Hall House

Reception hall | Drawing room | Dining room | Sitting room  
Farmhouse kitchen | Wine cellar | Laundry room  
Six bedrooms | Six bathrooms

#### Little Hall

Kitchen breakfast room & utility | Sitting room  
Dining room | Snug | Side hall

Oast House | Playroom | Two bedrooms | Two bathrooms

#### The Old Stables

Entrance hall | Kitchenette  
Three bedroom with ensuite bathrooms  
Further cloakroom

### The Cloud Room & Estate Office

The cloud room (multi-purpose office/yoga/gym/party/  
function room) | Store room | Wet room | Boot room  
Estate office | Filing room | Cloakroom

### Garage

Double garage | Workshop | Boot/plant room  
Dog/utility room

### Garden and Grounds

Beautiful gardens and grounds  
Spring fed ponds/lake with carp and white fish  
Tennis court | Woodland  
About 17 acres

### Lot 2

Workshop and machinery store | Hay/sheep/cattle shed  
Cattle shed and low stress handling system | Three stables  
Tack room | Rug store | Staff room | Staff kitchen and  
bathroom facilities | Hay store | Hay loft | Stable office  
120 acres of pasture and semi natural ancient woodland  
(see plan of the land)

### Lot 3

#### Keepers Cottage

One bedroom cottage | Kitchen | Bathroom  
Open plan sitting and dining room  
With planning permission to create a three bedroom  
(1800sq ft) house with 1.6 acres  
Planning application reference M/22/00940/FUL

**In all about 138 acres (55.80 hectares)**

**For Sale Freehold**



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## Worcestershire

Baston Hall is set in its own valley looking out over the land and woodland of the estate; nestled privately in the northern part of the glorious Malvern Hills Area of Outstanding Natural Beauty. Alfrick is a popular village with a well supported community shop, post office and café, a church and active village hall with sports and social clubs. Nearby Great Malvern is set against the famous Malvern Hills, which were the inspiration for Sir Edward Elgar. Malvern has excellent shops, including a Waitrose, restaurants and a fine theatre.

The property is well located within easy reach to the Cotswolds, especially with the attractive Regency Spa town of Cheltenham being about 30 miles away and offers all the expected amenities, entertainment and cultural opportunities of a thriving county town with a diverse range of high quality shops, literary, music and cricket festivals, along with the famous racecourse which plays host to the Gold Cup every spring.

Equally, Worcester is a delightful city and regional hub with its beautiful Cathedral and the river Severn running through. Both Birmingham and Bristol are also within striking distance and generally it is fair to say that Baston Hall is both conveniently located as well as being set in glorious unspoilt countryside that you would be hard pushed to surpass anywhere in southern and central England.

There are excellent schools in the county, in particular nearby Malvern with The Elms and The Downs Prep Schools in Colwall, Malvern College, Malvern St James, King's and RGS in Worcester and other senior schools include Hereford Cathedral, Shrewsbury School, Bromsgrove School, Cheltenham College and a range of others across the county and region.

Being in the heart of England, Worcestershire is extremely well placed for the whole country with regular trains from Malvern and Worcester to London, Birmingham and Bristol. Birmingham International Airport is 46 miles away.

The glorious countryside in this area is easily accessed via a network of public foot and bridle paths.



## Distances

Alfrick 1 mile, Great Malvern 7 miles, Worcester 9 miles, M5 J7 11 miles, Cheltenham 32 miles, Birmingham 40 miles, Bristol 70 miles, London 130 miles. (Distances and times approximate)

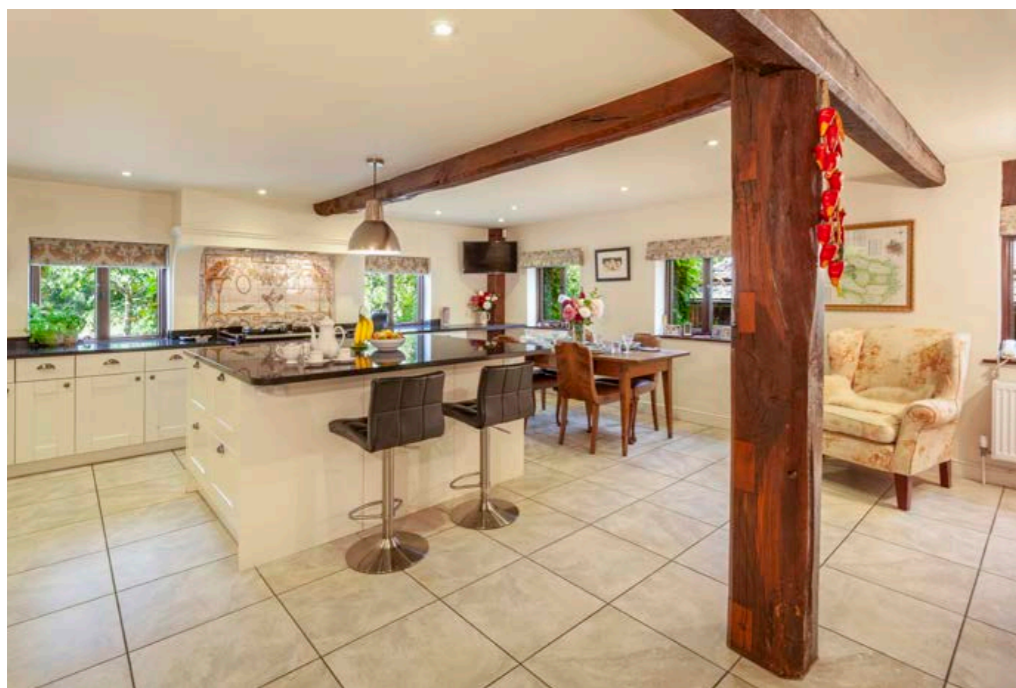
## Baston Hall

Baston Hall is a Grade II listed Elizabethan Hall house with converted outbuildings and secondary accommodation that is beautifully presented and maintained to a very high standard. The current owners have carried out an extensive programme of works across the house and the old stables, upgrading and improving the accommodation. Significant improvements to the wider farming estate have been made both in terms of infrastructure, soil health, ecology, and generally elevating the whole environment to be an exceptional place to live. The estate is farmed regeneratively, in line with nature, using responsible stewardship methods designed to constantly improve and enhance the living environment.

The house has evolved to be either a large single dwelling or can be split to suit the profile of the owner, to offer comfortable multi-generational living, staff accommodation or letting diversification opportunities. A new estate office and 'Cloud Room' (a flexible multi-purpose office/yoga studio/gym/party or function room) were developed in 2021, in the adjoining outbuilding that also incorporates the garaging. In a separate building, The Old Stables, is an exquisite three bedroom self-contained guest suite.

The approach to the house is via a sweeping driveway through ancient cherries trees. The gardens with mature trees, areas of open lawn, colourful flower and rose beds surround the house; and especially important for the wildlife and ecology, a decent sized lake with connecting cascading ponds. Within the garden curtilage but discreetly positioned to one side is the tennis court and surrounding the formal gardens are wild-flower meadows teeming with life, vibrance and at certain times of the year stunning colours.









The Cloud Room



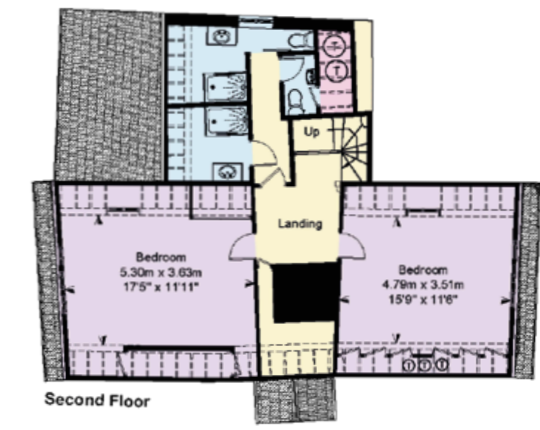
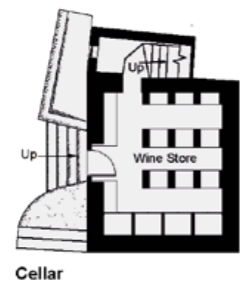
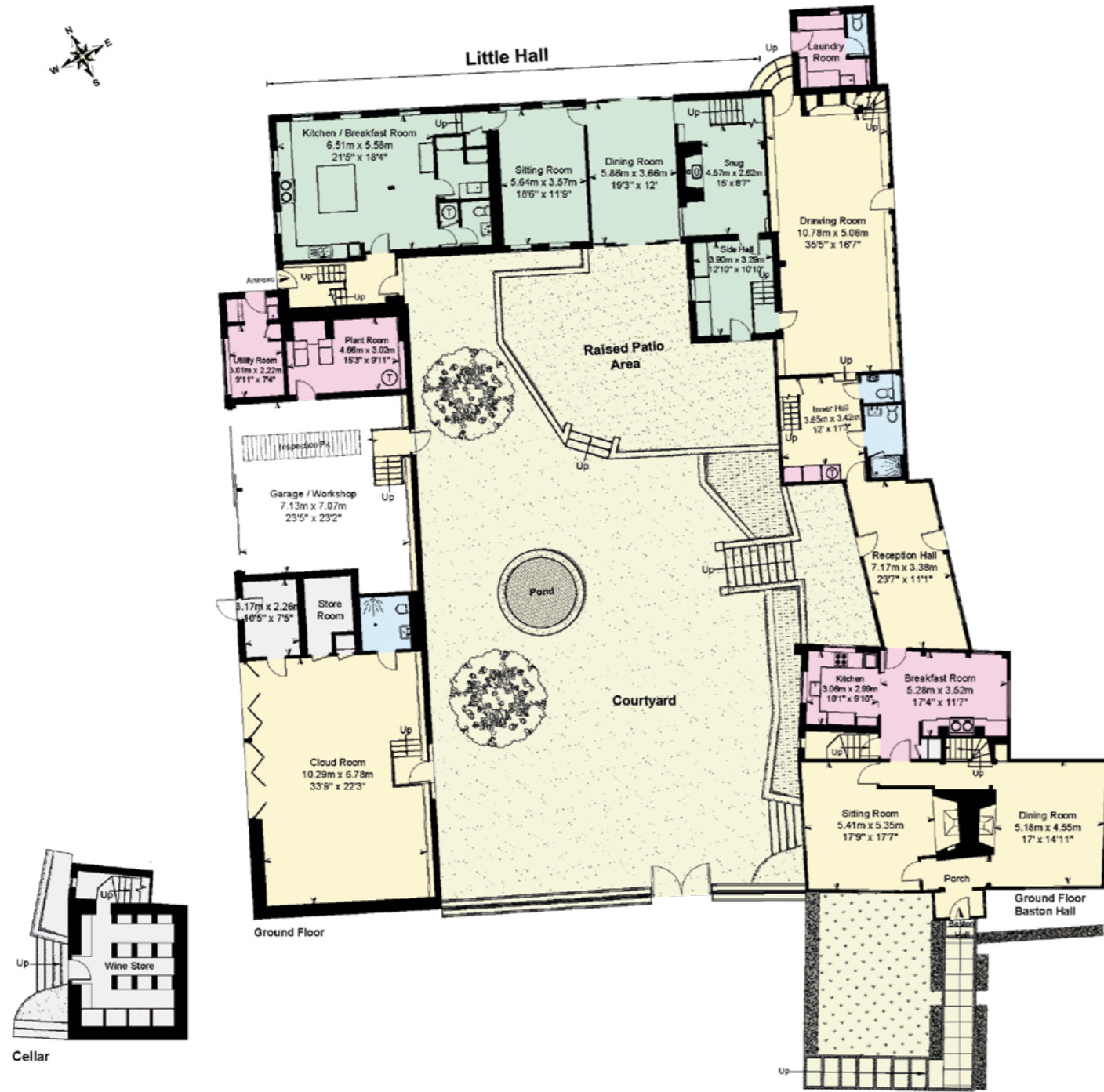




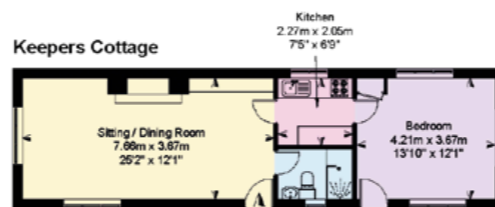
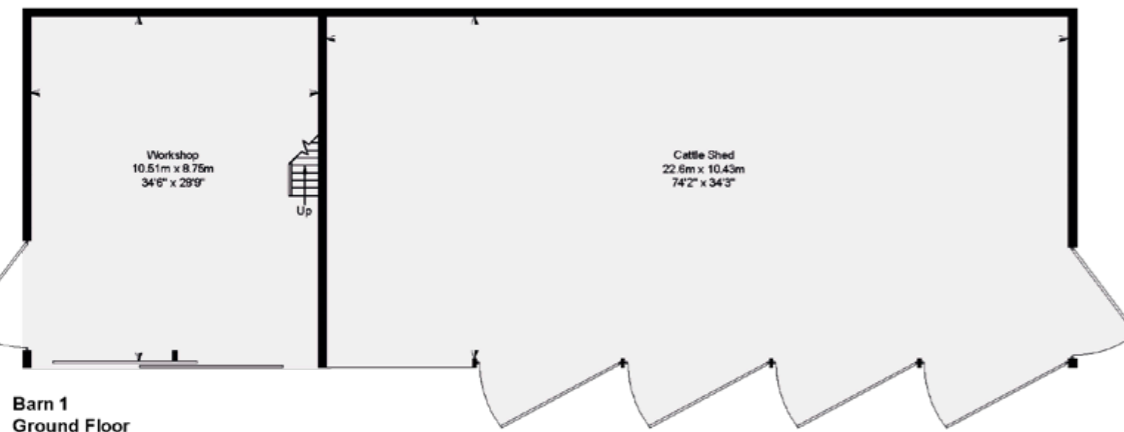
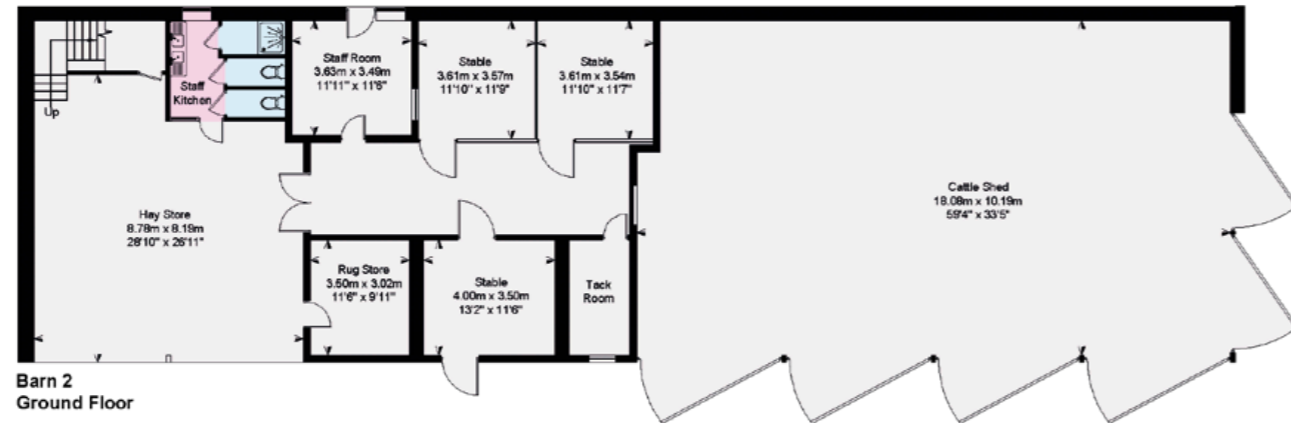
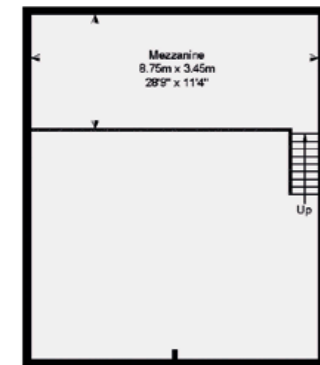
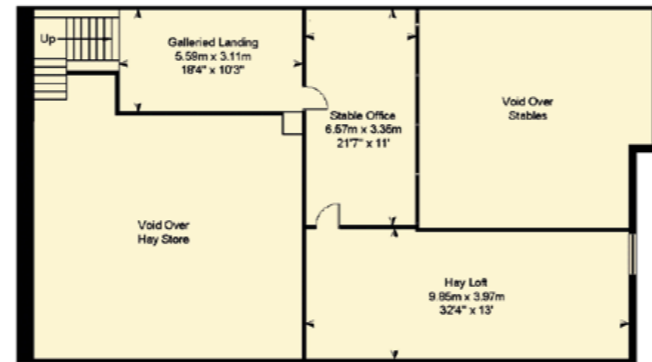
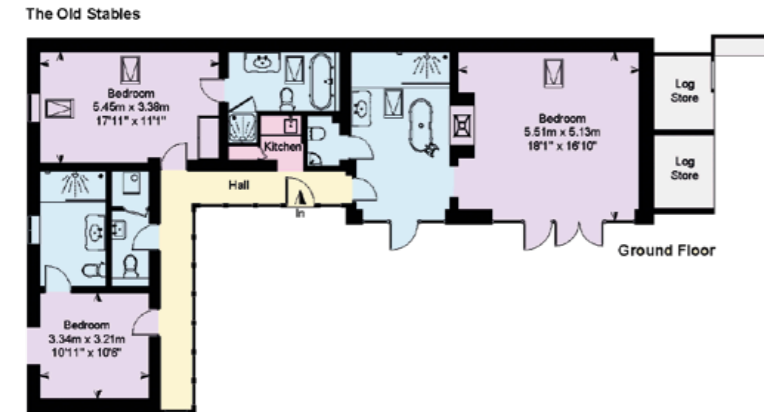
Approximate Gross Internal Floor Area

- Baston Hall: 473 sq m / 5,091 sq ft
- Baston Hall Cellar 23 sq m / 248 sq ft
- Little Hall: 250 sq m / 2,691 sq ft
- The Old Stables: 111 sq m / 11,95 sq ft
- Office: 81 sq m / 872 sq ft
- Studio: 91 sq m / 979 sq ft
- Garage/Workshop 68 sq m / 732 sq ft
- Laundry: 9 sq m / 97 sq ft
- Keepers Cottage: 53 sq metres / 571 sq ft
- Barn 1: 360 sq m / 3,875 sq ft
- Barn 2: 454 sq m / 4,886 sq ft
- Total: 1,973 sq m / 21,237 sq ft
- Includes Baston Hall Limited Use Area: 29 sq m / 312 sq ft
- Includes Office Limited Use Area: 32 sq m / 344 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.







## Lot 2 - Land and agricultural buildings

Positioned at the far end of the estate are two large agricultural storage barns, one includes a secure workshop and machinery shed and open hay/cattle/sheep shed and the other has great flexibility with hay storage, officing, bathroom facilities, stables and tack rooms, plus an open fronted modern cattle shed, linking directly to the brand new cattle handling system. The barns and yard have their own access to the public highway and there is ample parking for large vehicles if required. The barns were previously used as racing stables and there is an old gallop that runs along the far edge of the estate and up the west facing bank. The current owners run a mixed farming enterprise of native cattle and sheep, farming with soil and biodiversity at its core, managing the grazing to improve the resilience, setting and the natural capital value of the whole estate, whilst producing outstanding grass-fed meat and pedigree breeding stock.

The land comprises numerous fenced and watered fields as well as a broad belt of mature and very beautiful semi natural ancient woodland that runs along the ridge down the middle of the estate. The present owners have invested in 1500m of additional water main, bringing water to all fields, new fences and hedging have been installed to improve livestock management and add further wildlife corridors.

## Lot 3 - Keepers Cottage

A one bedroom cottage stands guard at the southern entrance to the estate. Currently used as a successful holiday cottage, but with full residential status, it benefits from planning permission to replace with a brand new three bedroom 1800 sq ft house, ref M/22/O0940/FUL. It is offered with 1.6 acres of land being garden and paddock.





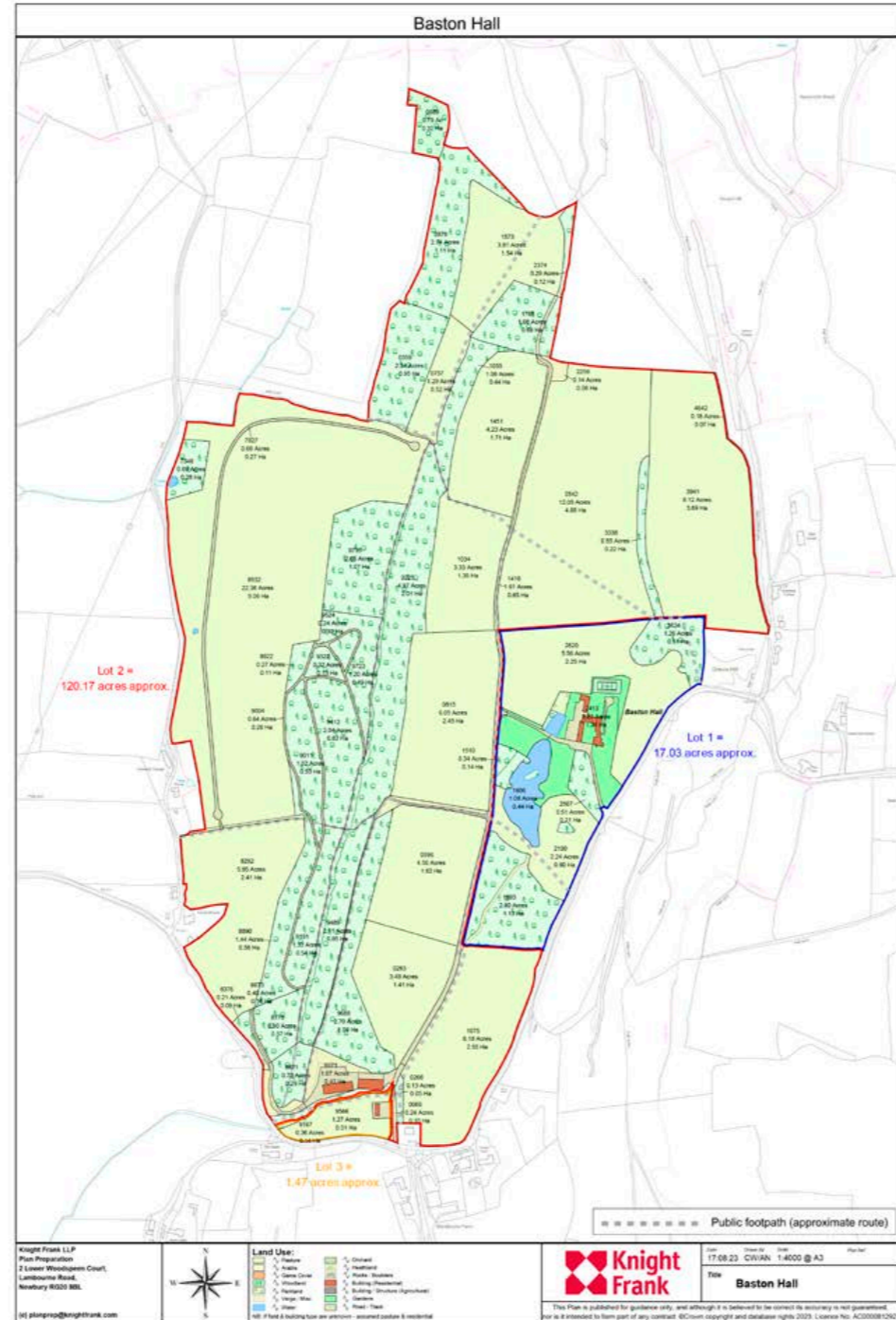












## Property information

Tenure: Freehold.

Services: Oil-fired central heating, mains water and electric, private drainage.

Local Authority: Malvern Hills District Council. Tel: 01684 862151.

Council Tax Band: H

Rights of Way: There are various rights of way that cross the land but none run close to the main house.

Sporting: The estate currently is part of a superb local syndicate, and the land itself delivers a number of exceptional drives, to challenge the most proficient shot. Sporting rights for one pen and half the farm land are let until February 2024.

BPS & Countryside Stewardship: The Basic Payment Entitlements are included in the sale. A Mid Tier CS agreement is in place and runs through to December 2025.

## Directions (Postcode: WR6 5HF)

From Worcester head southwest on the A4103 to Bransford. At the Bransford roundabout turn right along Brockamin Road to Alfrick. Turn left at Alfrick village triangle, up Workhouse Bank, which leads on to Crews Hill. Head up and over Crews Hill. Baston Hall is on your right hand side as you come down the hill.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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