

The Bentley Estate, Worcestershire





A beautifully maintained country estate of 170 acres set in the middle of the Worcestershire countryside.

Summary

Main House

Ground Floor: Vestibule | Hall | Drawing room | Library

Family room | Garden room | Kitchen | Utility room

Boot room | WC | Wine cellar

First Floor: Three bedrooms (Two en suite) | Family bathroom

Second Floor: Four bedrooms

Guest Suite Wing

Ground Floor: Courtyard | Kitchen | Shower Room

First Floor: Living Room | Bedroom (ensuite) | WC

Second Floor: Two double bedrooms

1 Bentley Mews

Ground Floor: Entrance porch | Hallway | Living room

Dining room | Kitchen | Shower room | WC

First Floor: Gallery | Two double bedrooms | Single bedroom

Bathroom

2 Bentley Mews

Ground Floor: Entrance porch | Hallway | Double bedroom

Kitchen/dining room | Shower room | WC

First Floor: Gallery | Living room | Two double bedrooms

Bathroom

The Courtyard

Three-bay garage | Shower room | WC

Offices: Boardroom | Office space | Reception area

Kitchenette

Former stable block | Outbuildings | Old cart shed garage

Farm Buildings

Land

Gardens and Grounds | Arable | Pasture | Woodland

In all about 170 acres

For sale as a whole



Hereford and Worcester
Oak House, Bridgwater Road
Worcester
WR4 9FP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Charles Probert
01905 746 884
charles.probert@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Peter Edwards
020 7861 1707
peter.edwards@knightfrank.com

Georgie Veale
020 3995 0779
georgie.veale@knightfrank.com



History

Bentley (Anglo-Saxon - Beonet Laege) is mentioned in Anglo-Saxon charters of AD855, AD962 and AD1017. Holt Parish rises above the River Severn, which is crossed at Holt Fleet, by way of a cast iron arched bridge designed by Thomas Telford and opened in 1828. The Parish Church is 12th Century and the 14th century tower of Holt Castle is a remnant of an earlier fortified building. Bentley was once part of The Witley Estate and the magnificent ruined palace of Witley Court (previously the residence of the Earls of Dudley) is today cared for by English Heritage.

Holt

Holt, whilst being rural, is conveniently situated. The A443 leads to Worcester city centre and to the M5 with quick access to Birmingham, M42, M40 and South to Cheltenham, The Cotswolds and Bristol.

In the Parish is a post office and general stores, 2 farm shops and The Holt Fleet pub overlooking the River Severn. Locally the villages of Ombersley, Hallow, Shrawley and Martley have a variety of pubs, local shops, delicatessens and doctors.

Worcester itself is a delightful city, centred around its magnificent cathedral, overlooking the River Severn. Within 8 miles are the mainline train stations of Worcester, Worcester Parkway and Droitwich, with connections/direct services to London.

The M5 corridor connects to the M42, making Birmingham International Airport and the NEC train station, (90 minutes to London Euston), readily accessible.

There are good nearby schools including Moor Park, The Elms and Winterfold for Prep, and in Worcester itself, the schools of King's, RGS and The Chantry at Martley. Within striking distance is Malvern College, Bromsgrove School, Cheltenham College. Shrewsbury School is a 90 minute drive from Bentley.

Distances

Worcester (7.3 miles) (London Paddington from 2 hours), M5 (J5) 8.3 miles, Droitwich Spa (6.9 miles), Birmingham (28.5 miles), Cheltenham (33 miles). (Distances and times are approximate)





Bentley Court

Bentley Court is Grade II listed and has been dated to the 1790's, although initials on the beam of the main inglenook fireplace suggests occupation from the early 1700's.

The house is an intimate family home which has been refurbished to create a contemporary feel whilst maintaining key architectural features. The entrance vestibule enters into the entrance hall through to the purpose built library and the sitting room and then leads on to the family room. Each of these rooms have a wood burner incorporated into the fireplace. The hallway gives access to the sandstone and brick domed cellars used for wine storage.

Beyond the family room is a further hallway which gives access to the beautiful Marston & Langer garden room and further to the burr maple kitchen, WC and modern boot room (formerly the dairy). The boot room can also be accessed through the Courtyard.

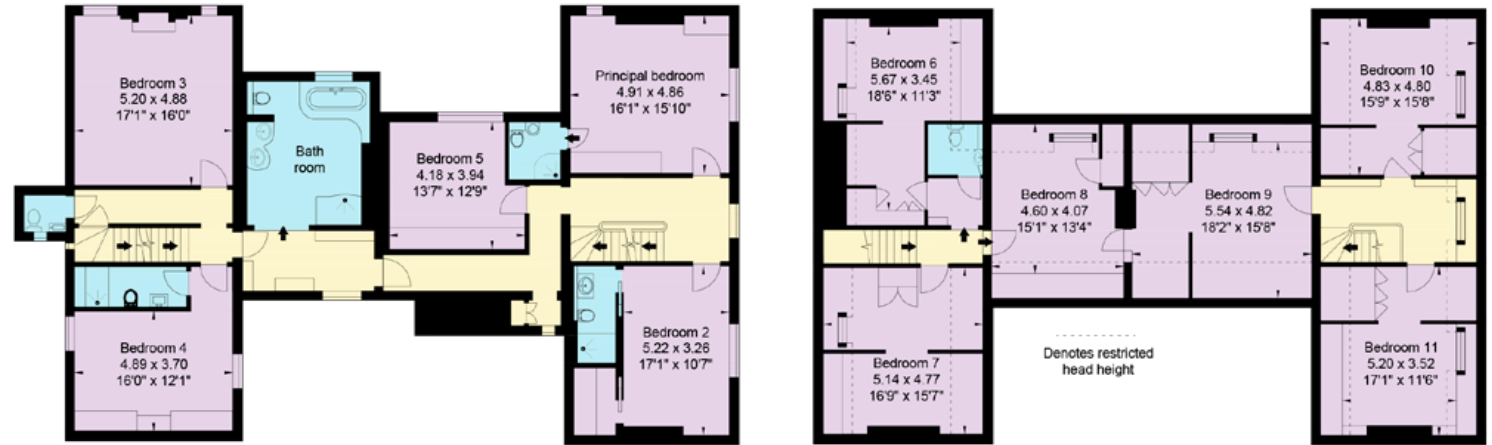
On the first floor the landing leads to three double bedrooms – two with ensembles and a large bathroom. The second floor, which has commanding views over the gardens and surrounding courtyard has a further four bedrooms, each with beautiful beams.

The guest wing, which has just been extensively refurbished, is accessed by an inter-connecting door on all levels and comprises a kitchen, living room, three bedrooms (one ensuite) and a shower room.



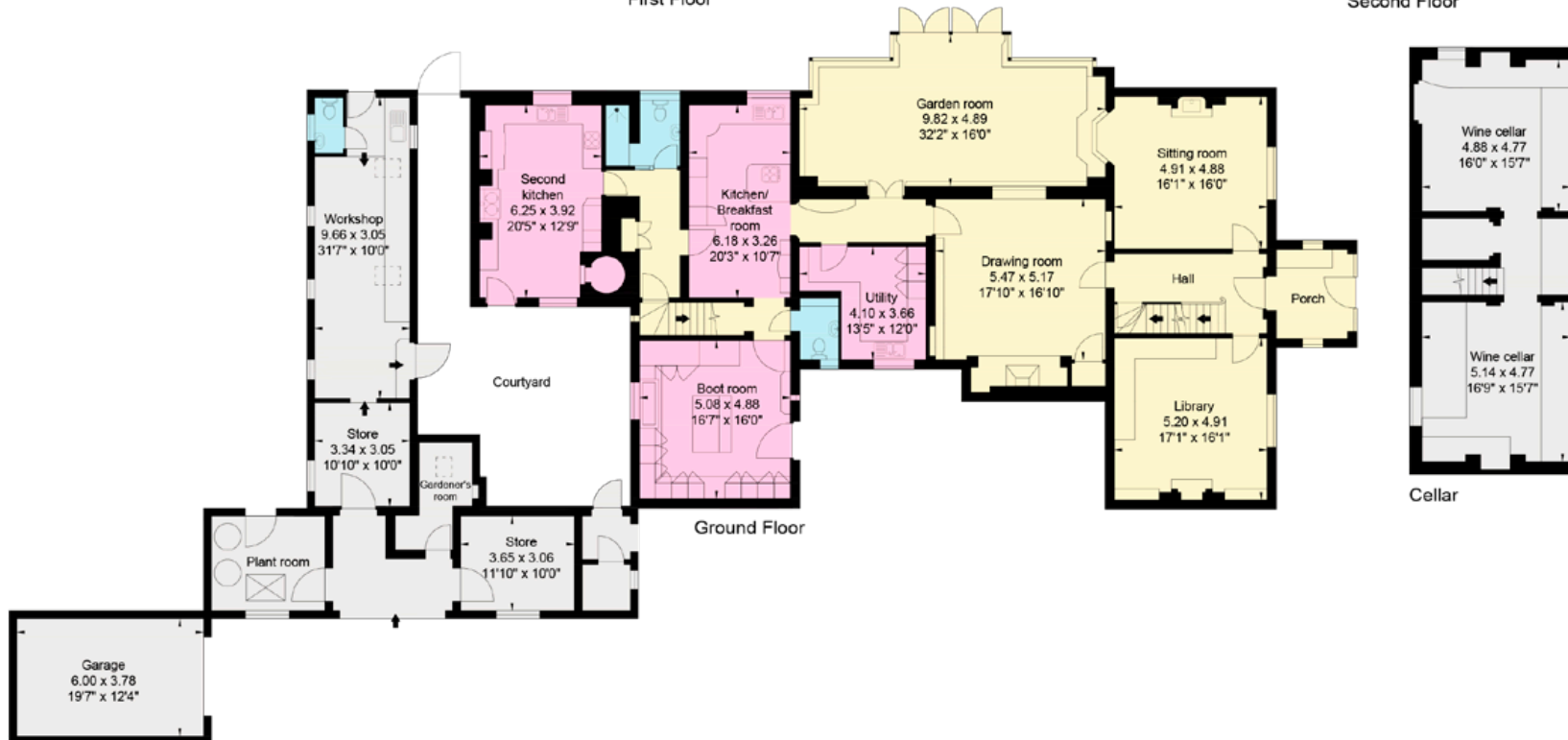
Approximate Gross Internal Floor Area

Main House: 703 sq m / 7,567 sq ft



First Floor

Second Floor



Ground Floor

Cellar







Garden and Grounds

The house is approached via an attractive half mile sweet chestnut lined driveway which sweeps through the front garden, past the lakes and waterfall and through the woodland before arriving at the grand approach. There is a second tree lined driveway to the north which is not currently used.

The private position lends itself to great outdoor entertaining areas, with extensive lawns, hidden pergolas and a south facing terrace. There are exceptional views from the house, overlooking the gardens and farmland beyond and in the

distance the Malvern Hills. Set in the walled garden is the newly refurbished championship sized tennis court, a barbeque area, a wide variety of species and herbaceous borders, topiaried box, along with water features, fountains, ponds and paths. The gardens have been designed for all year interest and include many specimen trees and shrubs. The garden room opens out onto a patio area with the Aqualens feature designed by Allison Armour-Wilson and the lawns ending with the mirror pond with central glass pyramid designed by David Harber.



Approximate Gross Internal Floor Area

Outbuildings: 397 sq m / 4,274 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.





The Courtyard

The main courtyard buildings were constructed approximately 10 years ago with hand-made bricks from India and complement the architecture of the surrounding buildings. There are three generously sized garages, as well as an integrated shower room and WC. Inside stairs lead to a kitchen/diner/seating area (useable as a pied-a-terre), which then leads to an internal walkway bridge giving access to a large reception room/office. This links to an office, which is also accessed by an external staircase. A Maretti stainless steel and glass spiral staircase accesses the boardroom

below which itself opens out onto a lawned area with views to the lakes.

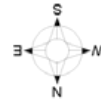
The former stables and tack room now house the ground source heat pump as well as providing workshop and storage facilities. The stable block is capable of conversion subject to the necessary consents. A further building, the old renovated cart house, provides another large garage.

Approximate Gross Internal Floor Area

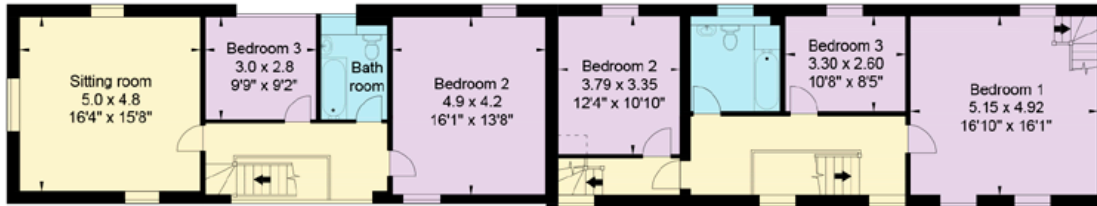
1 Bentley Mews: 175 sq m / 1,884 sq ft

2 Bentley Mews: 140 sq m / 1,507 sq ft

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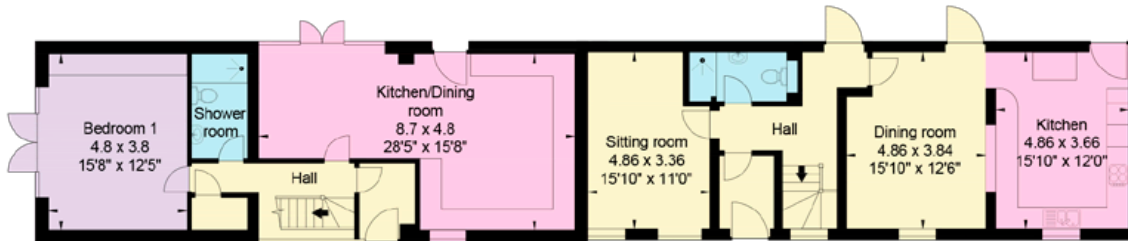


**1 Bentley Mews
Mezannine Floor**



**2 Bentley Mews
First Floor**

**1 Bentley Mews
First Floor**



**2 Bentley Mews
Ground Floor**

**1 Bentley Mews
Ground Floor**





1 & 2 Bentley Mews

The original granary was converted several years ago into two three bedroom cottages which incorporate the original architectural features of the Grade II listed barn and both benefit from enclosed gardens.

1 Bentley Mews has a farmhouse kitchen which opens onto a patio area, sitting room, dining room and shower room. Upstairs, there are three bedrooms and a family bathroom which offer extensive views over the walled garden. There is a further mezzanine floor to two of the bedrooms.

2 Bentley Mews has a large farmhouse kitchen/dining room, principal bedroom and shower room. Upstairs, there is a living room, two bedrooms and bathroom with views over the gardens and the wider countryside towards the Malvern Hills.

Approximate Gross Internal Floor Area

Farmbuildings: 1,386 sq m / 14,920 sq ft



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Farm Buildings

There is an extensive footprint of modern buildings off the main drive, built to industrial standards with electric roller shutter doors as well as a sheep shed and an open fronted building used for cutting and storing wood. The buildings are centred around an extensive area of hardstanding and the southern facing roofs have the solar panels which provide energy to the Estate. One of the detached buildings has been granted planning permission under Class Q regulations to be converted into an impressive house. The buildings were designed to fit unobtrusively into the contours of the farm.







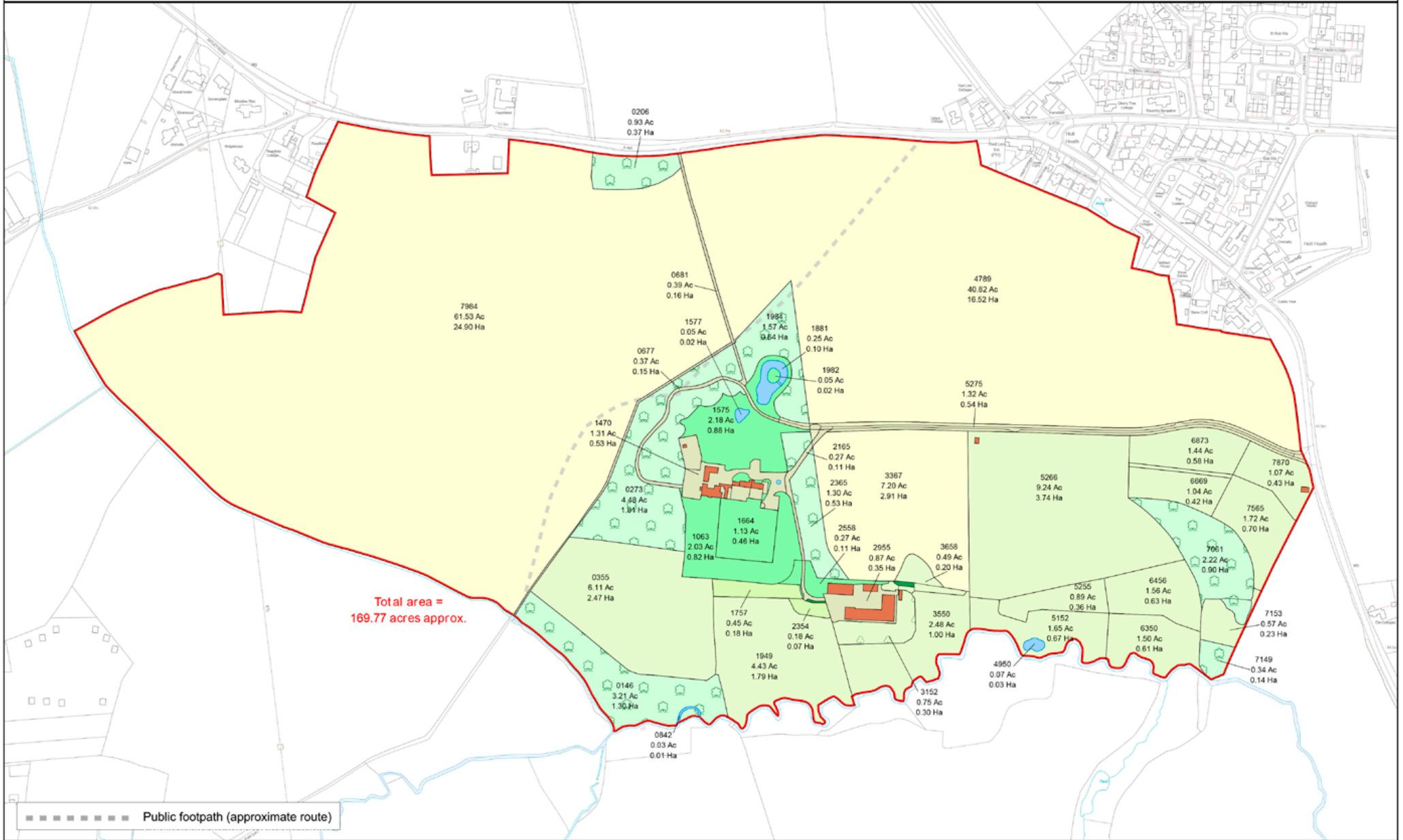
Land

The 170 acres of land surrounds Bentley Court. Huge investment has been made into improving the ecology and biodiversity of the farm. There has been extensive tree planting (14 acres approximately) and areas have been created for wildlife, birds and insects. Large areas of woodland were created some 30 years ago comprising oak, walnut, ash, cherry, chestnut etc which provide privacy, windbreaks and homes for wildlife. Much of the woodland surrounding the house has been underplanted with wild daffodils, bluebells, cyclamen and on the woodland edges primrose and camelia. The soil has been extensively improved through incorporating straw and manure and the arable land of approximately 110 acres has seen

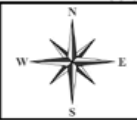
extensive improved yields. The 35 acres of pasture have had no fertiliser or spray applied in the last 15 years and it is grazed by rare breed sheep. The pasture land abuts an ancient brook and there is a magical old quarry area which encompasses one of the 3 orchards on the farm. Over 25 species of apple, pear and plums have been planted.

All the pasture land benefits from water troughs supplied by a borehole and the land is well fenced and maintained and shelters provided in most fields. A dutch barn provides additional shelter. The land is farmed in hand although support is provided by a local contract farmer.

The Bentley Estate



Knight Frank LLP
 Plan Preparation
 2 Lower Woodspen Court,
 Lambourne Road,
 Newbury RG20 8BL
 (e) planprep@knightfrank.com



Land Use:

Pasture	Orchard
Arable	Heathland
Game Cover	Rocks / Boulders
Woodland	Building (Residential)
Parkland	Building / Structure (Agricultural)
Vege / Mac	Gardens
Water	Road / Track

NS: if field & building type are unknown - assumed pasture & residential



Date: 22:11:23
 Drawn By: AN/CW
 Scale: 1:4000 @ A3
 Plan No: The Bentley Estate

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Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC Ratings:

Main House - F

1 Bentley Mews - C

2 Bentley Mews - C

VAT: Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Stewardship: The land is subject to a Countryside Stewardship Scheme. Further details of the stewardship agreement is available from the Vendor's agent.

Local Authority: Malvern Hills District Council.

Council Tax Band: G.

Postcode: WR6 6TX.

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

General Remarks and Stipulations:

Tenure: The property is offered for sale freehold as a whole with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath across the field to the north of the house and runs behind the woodland.

Sporting, Timber and Mineral Rights: The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Services: Mains electricity, private water supply and drainage. Ground Source Heat Pump supplies the properties and there are solar panels on the roof of one of the farm buildings and EV charging by the barn.

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 September 2023. Photographs and videos dated August 2023.

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