



Baston Hall

Alfrick, Worcestershire





A Grade II Listed Elizabethan Hall house nestled privately, in a picturesque valley in the heart of the Malvern Hills, an area renowned as one of outstanding natural beauty.

London 130 miles, Bristol 70 miles, Birmingham 40 miles,
Cheltenham 32 miles, Worcester 9 miles, Great Malvern 7 miles, Alfrick 1 mile
(All distances are approximate)

		
8	8	6

Summary of accommodation

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

(further land and buildings maybe available by separate negotiation)



Situation

Times and distances are approximate



M5 (J7) 11 miles



Worcester (Paddington 2h 5m)



Birmingham 46 miles

Bristol 80 miles



State:
Suckley primary

Private schools:

The Elms & The Downs, Colwall

Malvern College & Malvern St James,
Malvern

RGS & King's, Worcester

Bromsgrove School

Hereford Cathedral, Hereford

Cheltenham College, Cheltenham Ladies
and Dean Close, Cheltenham



Malvern Theatre



Malvern Hills & numerous footpaths and
bridleways





Baston Hall

The property is set within a peaceful and picturesque valley, about a mile outside the village of Alfrick with its a well supported community shop, post office and café, a church and active village hall with sports and social clubs.

The current owners have carried out an extensive programme of works across the house and the old stables, upgrading and improving the accommodation. 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 multigenerational 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.





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 / 1,195 sq ft

Office: 81 sq m / 872 sq ft

Studio: 91 sq m / 979 sq ft

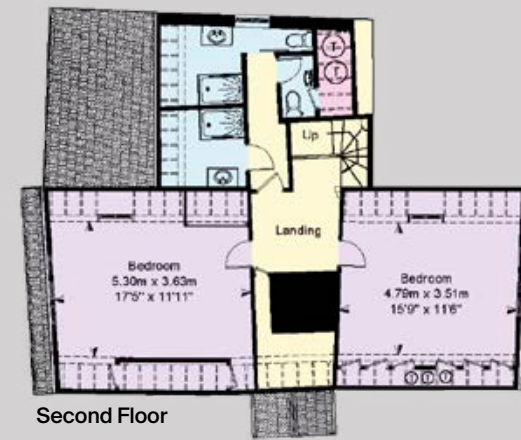
Garage/Workshop 68 sq m / 732 sq ft

Laundry: 9 sq m / 97 sq ft

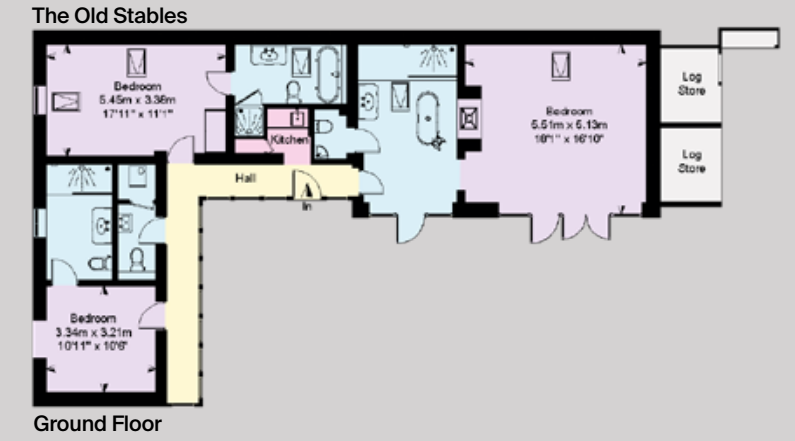
Total: 1,106 sq m / 11,905 sq ft

Includes Baston Hall Limited Use Area: 29 sq m / 312 sq ft

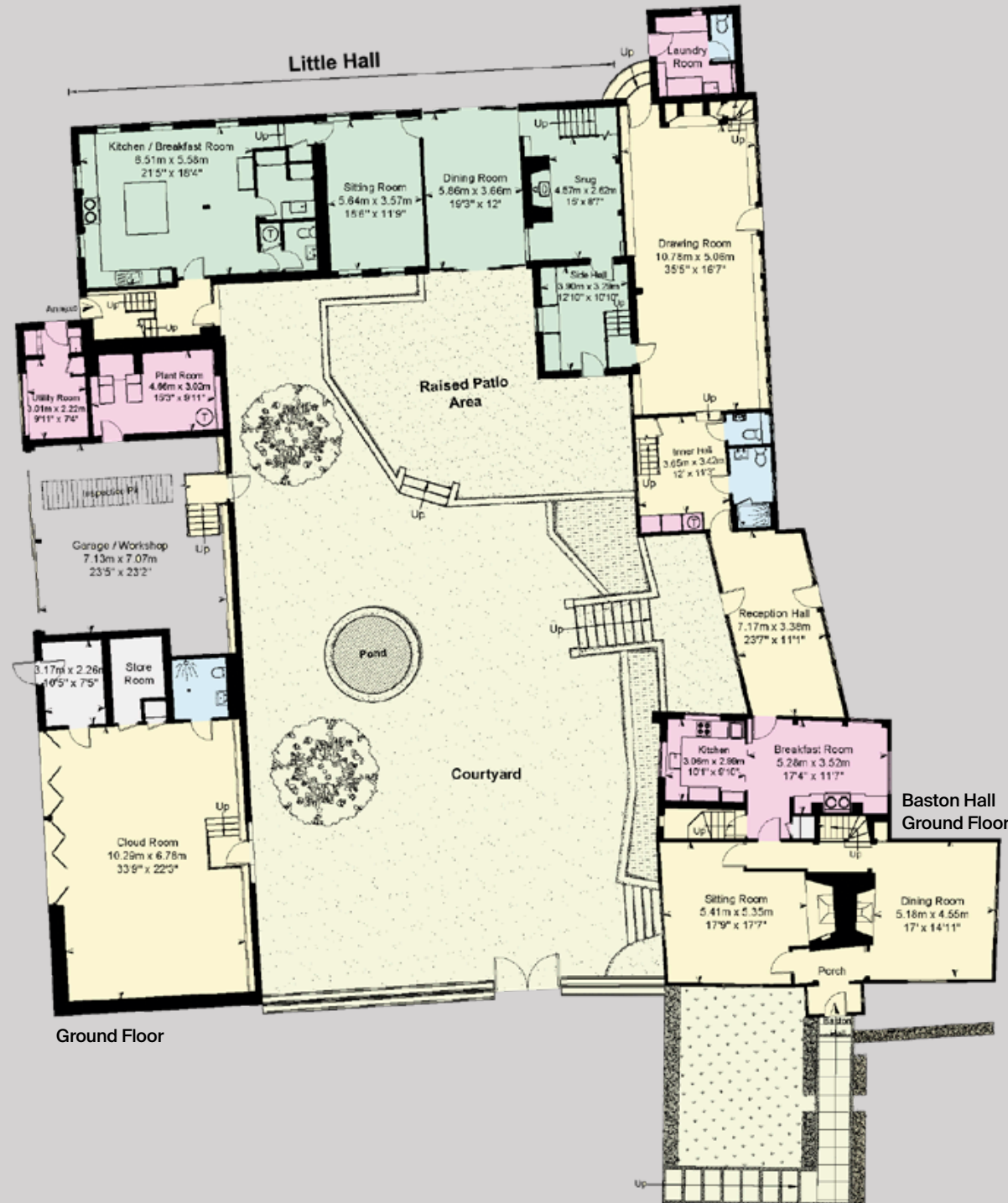
Includes Office Limited Use Area: 32 sq m / 344 sq ft



Second Floor

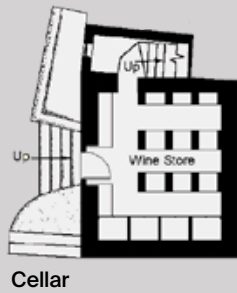


Ground Floor



Ground Floor

Baston Hall Ground Floor

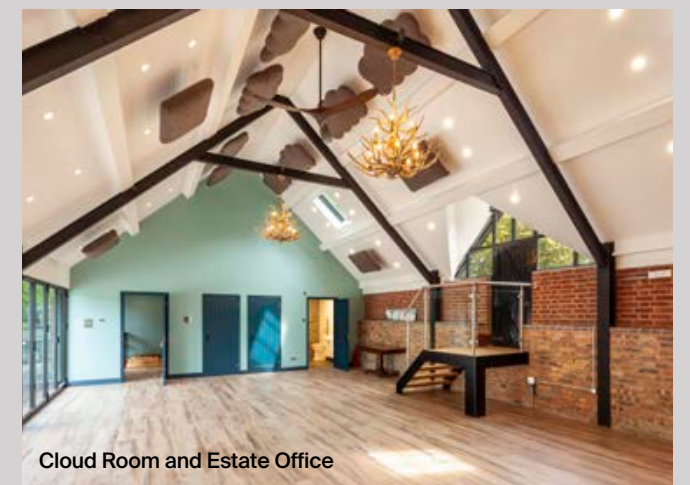


Cellar



First Floor

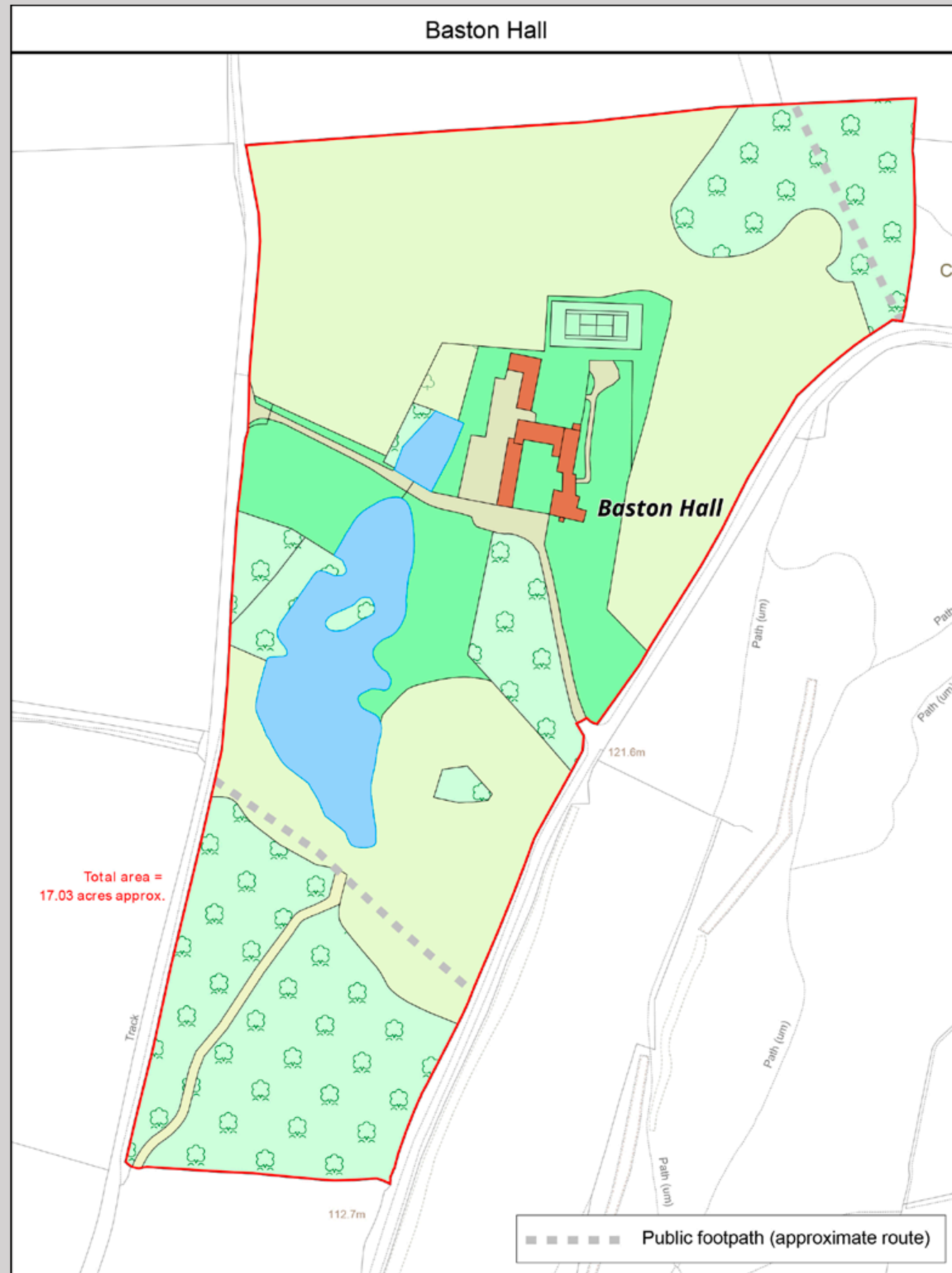
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Gardens & Grounds

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.



Total area = 17.03 acres approx.

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Unit 15, Glenmore Business Park
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Date	Drawn by	Scale	Plan Ref
08:03:24	CW	1:2000 @ A4	18529
Title			
Baston Hall			

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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Property Information

Services:

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

Local Authority:

Malvern Hills District Council. Tel: 01684 862151

Council Tax:

Band H

Postcode:

WR6 5HF

What3words:

///different.grades.zoom

Viewings:

All viewings strictly by appointment only through the vendor's 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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