

# Honeypot Farm

Priestfields, Hanley Castle Worcester









# Honeypot Farm

Priestfields, Hanley Castle  
Worcester, WR8 0AH

A secluded country home  
with stables, land and views  
to the Malvern Hills.

Malvern 3 miles, Upton upon Severn 4 miles, Worcester 7 miles, M5 (J7) 8 miles  
(All distances are approximate)

Drawing room | Dining room | Study/garden room | Kitchen/breakfast room  
Utility/boot room | Second kitchen

Six bedrooms | Two en suite bathrooms and a family bathroom

Garden with tennis court | Garaging | Stable yard | Paddocks

**In all about 12 acres**



**Worcestershire**

Tel: 01905 723438

threecounties@knightfrank.com

**knightfrank.co.uk**





## Situation

The Hanleys - Hanley Castle and Hanley Swan are popular and desirable villages in rural South Worcestershire. They are situated to the west of the River Severn and to the east of Malvern in the lea of the Malvern Hills. Facilities in the villages include two good pubs, primary school, grocery store, post office and the well regarded Hanley Castle high school with its 6th form.

Just 3 miles to the east is the thriving spa town of Malvern and 4 miles south the riverside town of Upton upon Severn, well known for its jazz and blues festivals and boating marina. There are also several pubs and hotels, shops, medical centre and a primary school.

The Malvern Hills, designated an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. Great Malvern is also a renowned cultural centre with an excellent theatre and cinema, and has several excellent state and private schools. Furthermore, Malvern has good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

More comprehensive facilities can be found in the Cathedral city of Worcester, which caters for most needs. There are extensive shopping and recreational facilities including Premiership rugby, County cricket and horse racing on the banks of the River Severn.

There is excellent schooling nearby from both the private and state sectors including Hanley Castle High School, RGS and The King's School in Worcester, Malvern College, Malvern St James and Prep schools in nearby Colwall.

There is easy access to the M50 (J1) and the M5 (J7). Regular trains run from Great Malvern with direct links to Birmingham and London.

## For Sale Freehold

Honeypot Farm is an attractive country home in a secluded rural location with views towards the Malvern Hills.







Dating from the mid 19th century, the house was extended and remodelled about 20 years ago and now provides over 3400 square feet of practical and flexible living accommodation on two storeys.

The house is approach via a tree lined drive to a large gravel parking and turning area.

There is a large farmhouse kitchen with an Aga, a useful second kitchen/utility and two well proportioned reception rooms for entertaining. Both the Drawing room and Garden room have French doors opening to a west facing terrace with views over the garden and open countryside to The Malvern Hills beyond.

## Outside

The beautifully landscaped gardens are on the west side of the house and mainly lawn with well established shrubs and boundary hedges. There is a tennis court and an orchard.

Further outbuildings provide garaging and a workshop/ machinery store.







The stable yard has been re-purposed to provide additional office space and games room, but there is ample scope for all equestrian activities with around 9 acres of level pasture in two enclosures. There is also a small copse.



## Services

Mains water, and electricity. Private drainage via a septic tank and soak away field. Oil fired central heating boiler.

## Fixtures & Fittings

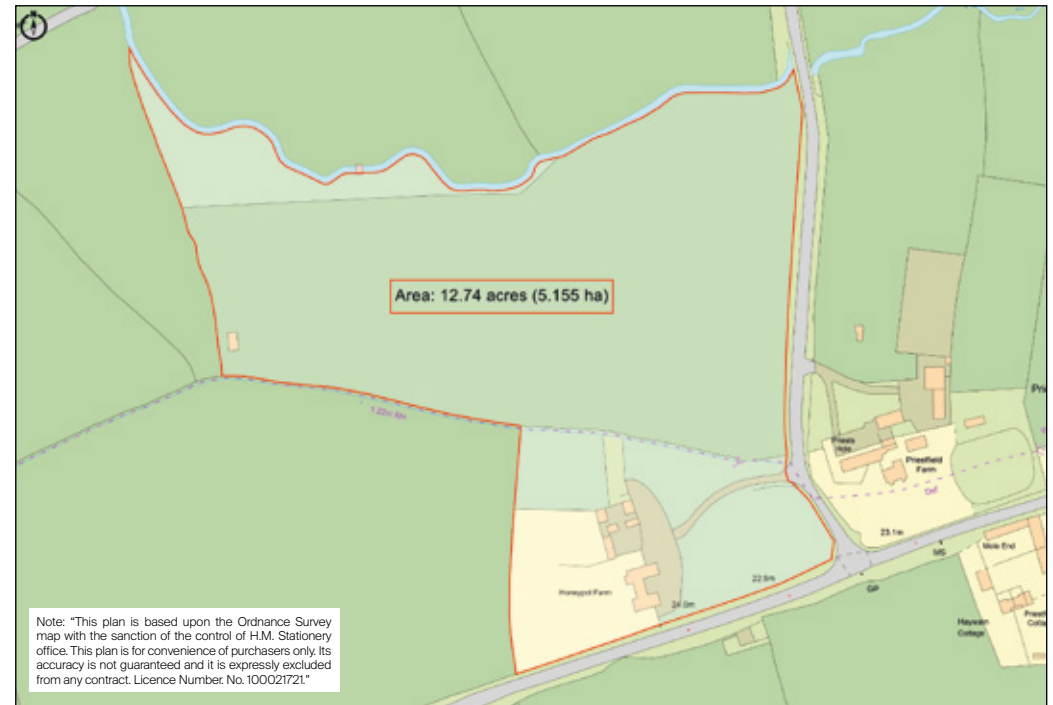
All fittings and contents are specifically excluded but may be made available by separate negotiation.

## Local Authority

Malvern Hills District Council: 01684 862151 Band: G

## Directions (WR8 0AH)

From Great Malvern take the B4211 in the direction of Upton/ Worcester. After about 2 miles take the first turning on the right, signposted Hanley Swan/Welland. Honeypot Farm is the only driveway on the right, just before the T junction.

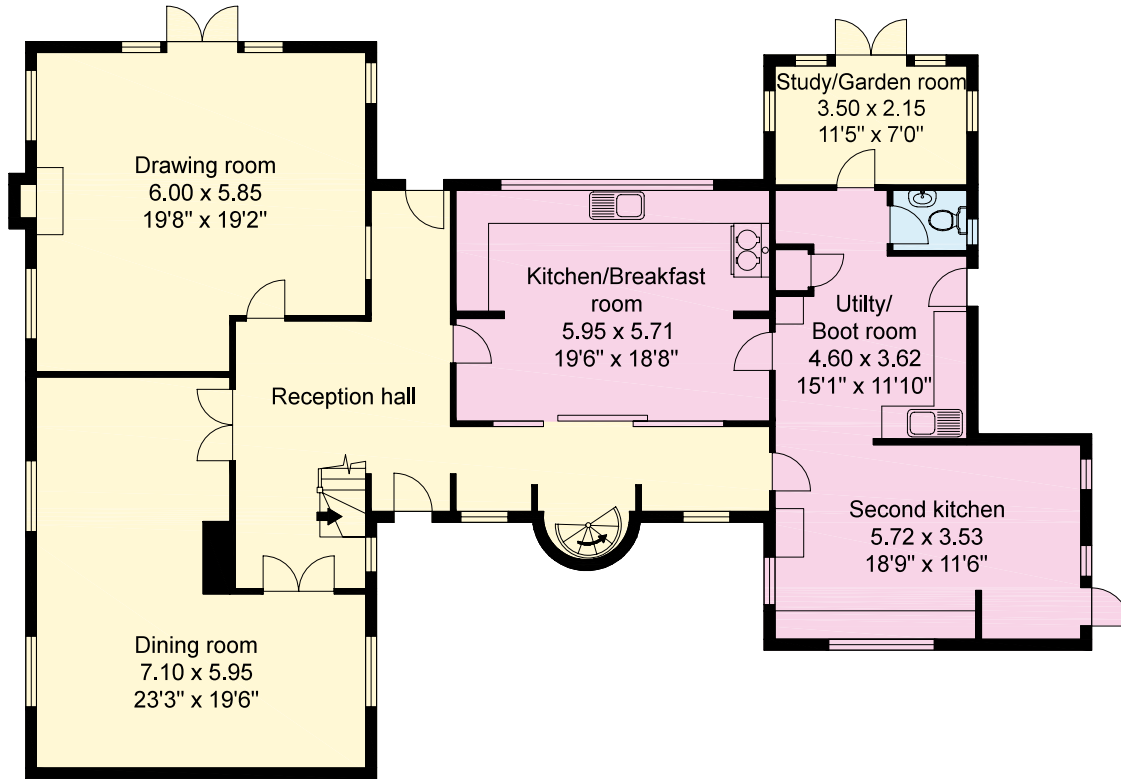


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

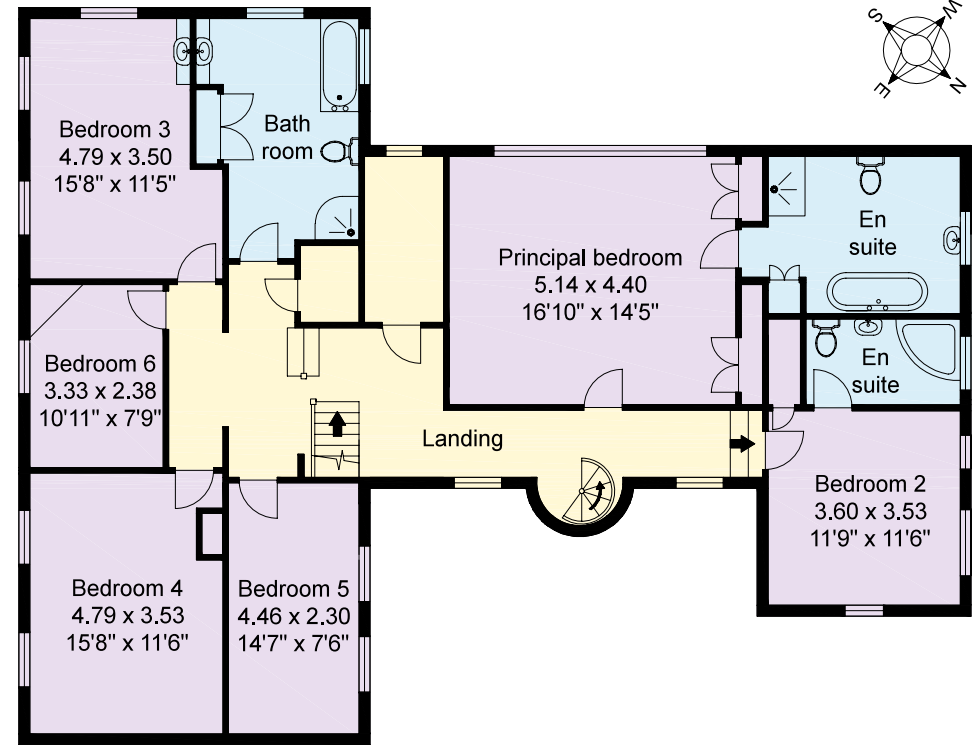
### Approximate Gross Internal Floor Area

**320 sq m (3,445 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



**Ground Floor**



**First Floor**



**Connecting people & property, perfectly.**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Ref: WRC012059872. Particulars dated November 2020. Photographs dated July 2018x. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.



