



East Wing, Pensax Court, Pensax,
Worcestershire **WR6**



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Knight Frank is pleased to present the principal wing of an historic Grade II listed Court that offers flexible use of the extensive 6,308 sq ft accommodation.

Bewdley 8 miles

Tenbury Wells 10 miles

Worcester 16 miles

Birmingham

M5 (J6) 16 miles

(distances approximate)



Tenure: Available freehold

Local authority: Malvern Hills District Council, tel 01684 862151

Council tax band: G



A stunning and beautifully presented property.



The property

Pensax Court has 18th Century origins. East Wing occupies the more significant part of Pensax Court.

The property has been much improved by the current owners. The accommodation is beautifully proportioned throughout and offers an abundance of character. The formal panelled reception hall has a restored herringbone oak parquet floor and an eye-catching wide staircase with ornate cast iron spindles supporting a wreath handrail that rises to the first-floor landing.

The principal reception rooms include an elegant drawing room with an ornate moulded cornice. This excellent floor-to-ceiling bay window incorporates French doors and a carved, polished marble open fireplace. The sitting room features wall panelling, solid oak flooring and an open fireplace with a fire surround.

The impressive kitchen/family room has a vaulted ceiling with an exposed timber frame, flagstone flooring that continues into the boot room and a large bay window. The handmade fitted kitchen includes a large island incorporating a breakfast bar, granite worktops and a Belfast sink. Appliances include an electric AGA and dishwasher, and there is space for an American fridge freezer. A fitted utility room has an area for a separate washing machine and tumbler dryer. Adjacent is a cloakroom.

The extensive cellarage is believed to date back to the 15th century, being part of a former property standing on this same site. Three access points make this vast area extremely useful for storage and offer the potential for future conversion.

On the first floor, the large, light, airy principal bedroom is served by a Jack and Jill en suite/family bathroom comprising a bath and a walk-in double shower. The guest bedroom has an en suite shower room, a third bedroom and a cloakroom.

The second floor offers flexible accommodation. Three double rooms are interconnected and are currently arranged as two bedrooms and a study with access to an ample walk-in loft space that provides options for future conversion, subject to obtaining the relevant planning consent. There is a further double bedroom, shower room and a spiral wooden staircase up to the octagonal clock tower, which houses the original working turret clock and iron bell.





Full of character with an abundance of wonderful features.



Gardens and grounds

The property can be accessed via front and rear drives that lead to gravelled parking for several vehicles. There is also planning consent for a three-bay garage under ref: 21/02114/HP, dated 28 January 2022.

The southerly facing mature lawned gardens and grounds extend to just under 1 acre and include some superb mature trees. There is a charming wildlife pond and a paved terrace set under a pergola.

Services

Mains water and electricity. Private shared drainage. Oil-fired central heating. Electric fired AGA.



Situation

Pensax Court is situated on a quiet country lane in the historic village of Pensax within the beautiful Teme Valley.

The property lies within the catchment area for The Chantry School at Martley, a highly regarded secondary school.

More extensive local amenities can be found in Bewdley and Tenbury Wells.

To the southeast, comprehensive facilities can be found in the thriving Cathedral city of Worcester.

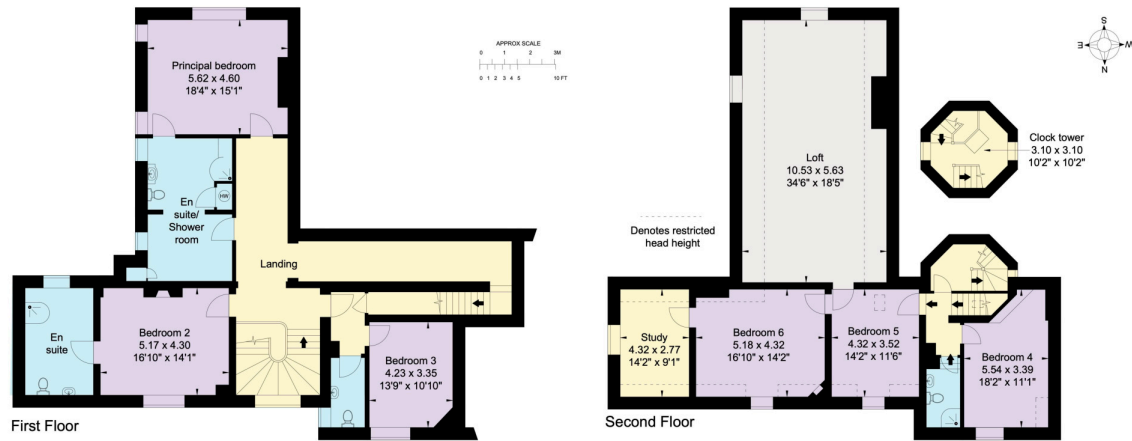
There is excellent private and state schooling, including RGS and The King's School.

Directions

WR6 6XJ (Satnav will not get you there)

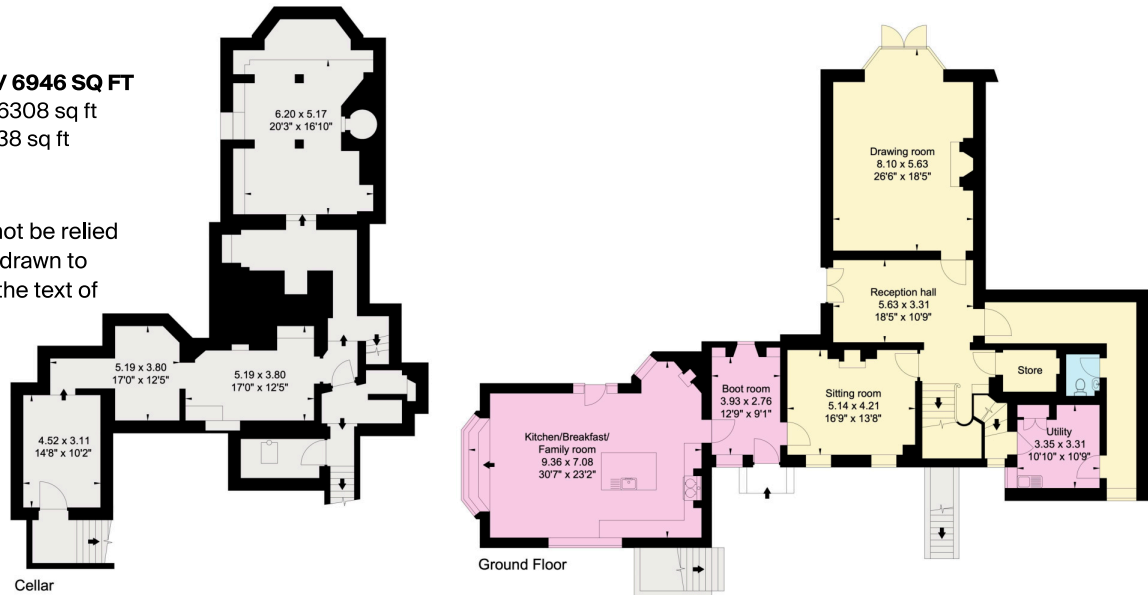
Please locate via What3Words (www.what3words.com), reference: ///pavement.inefficient.encloses





Total Approximate Area **645 SQ M / 6946 SQ FT**
 House 586 sq m / 6308 sq ft
 Loft 59 sq m / 638 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.



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