

THE OLD RECTORY

ELMLEY LOVETT • WORCESTERSHIRE







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An exquisite Grade II Listed Queen Anne country house beautifully positioned in idyllic gardens and grounds with wonderful views over its own picturesque farmland

Accommodation

Ground Floor

Reception hall • Drawing room • Dining room • Study • Sitting room • Kitchen with Orangery
Domestic rooms • Office • Indoor swimming pool • Cellars

First Floor

Large landing • Principal bedroom suite with bathroom and dressing room • Guest bedroom and ensuite bathroom • Bedroom • Bathroom

Second Floor

Large landing and playroom area • Bedroom with ensuite bathroom • Three further bedrooms • Bathroom

Coach House

Three garages with workshop area • Upstairs has a large party room with kitchen and bath room

Outside

Beautiful gardens and grounds with formal west gardens, kitchen garden, dovecote and low level implement store • Paddocks

The Farmland

Undulating pasture and woodland currently used for livestock grazing and shooting

In all about 140 acres (56.7 hectares)

FOR SALE FREEHOLD

AVAILABLE AS A WHOLE OR IN LOTS

Savills Cheltenham

The Quadrangle, Imperial Square
Cheltenham GL50 1PZ

Contact: Christian Swaab
cswaab@savills.com
01242 548003



Savills Country Department

33 Margaret Street
London W1G 0JD

Contact: James Walker
james.walker@savills.com
020 7016 3780

Your attention is drawn to the Important Notice on the last page of the text



SITUATION

Positioned privately behind large entrance gates on the edge of the pretty village of Elmley Lovett, The Old Rectory sits enclosed on all sides by its mature gardens and grounds, wonderful views look out over its own farmland and the surrounding countryside.

Elmley Lovett is a small rural hamlet, beautifully nestled in the undulating, scenic Worcestershire countryside about 6 miles to the north of the historic Spa town of Droitwich, characterised by the impressive principal house being The Old Rectory and the rather splendid St Michael's Church.

The house is conveniently located within 5 miles of junction 5 of the M5 and the midlands motorway network.

Droitwich Spa is an historic town with its community origins dating back more than 2000 years. Owing to the large subterranean reserves of natural rock salt and the brine springs which emanate from great depths, the Romans settled here and capitalised on the rich supply of salt, then a valuable commodity. In the early 19th century, the Royal Brine Baths were created and later became renowned for their medical benefits in treating the rich and famous.

Apart from its history and period architecture, nowadays Droitwich has a good range of retail options, restaurants and a variety of sporting and leisure facilities to serve its community and surrounding villages.

EDUCATION

Nearby schools include the award winning RGS Worcester, Bromsgrove School, Malvern College, Abberley Hall and the Elms prep schools. Cheltenham Ladies College and Cheltenham College are also within reaching distance.

COMMUNICATIONS

The house is well placed for commuting to a number of Midlands business centres, and with the M5 nearby, Birmingham is within easy reach for both its commercial and leisure activities along with its international airport. Main train line services run from Worcestershire Parkway Station, with trains to London Paddington from 2 hours 30 minutes. Worcestershire Parkway will also benefit from the HS2 service when it is complete, reducing the journey time to London considerably. M5 motorway (J5) 5 miles, Droitwich Spa 6 miles, Worcestershire Parkway Station (London Paddington) 14 miles, Birmingham International Airport 32 miles, Cheltenham 35 miles

SPORTING AND RECREATION

There is National Hunt Racing at Worcester Racecourse and the world famous Cheltenham Racecourse. Golf at Ombersley and Worcester Golf Club. The Malvern Hills which are an Area of Outstanding Natural Beauty (AONB) offer fabulous walks as well as the Wyre Forest National Nature Reserve. For those keen to partake in field sports there is an abundance of opportunity in the area.





THE OLD RECTORY (LOT 1 – ABOUT 20 ACRES)

Having not been offered to the market since 1981, this is a truly exciting opportunity to acquire an impressive Queen Anne country house which is positioned majestically, surrounded by its beautiful gardens and parkland grounds with views across its own farmland.

The elegant Grade II listed Queen Anne country house, a former Rectory, is approached along a gravelled drive lined by mature trees leading to a parking and turning area at the front of the house.

The front elevation, which faces north, is full of architectural character synonymous of the early 1700s period for first class architecture. Constructed with brick with painted quoins under a tiled roof and with large sash windows, the house has a welcoming presence with a subtle sense of grandeur and symmetry. The large panelled front door is beneath an ornate shell porch canopy, above which is a moulded pedestal tablet. There are a number of sensitively constructed later additions. The southern elevation is equally pleasing architecturally and of note are the full height sash windows on the ground floor and a more recent addition of an orangery.

Inside, The Old Rectory continues to impress with a reception hall leading to the nicely proportioned and elegant principal reception rooms of the drawing room, dining room and study – all with high ceilings, fireplaces, decorative ceiling cornices and sash windows providing wonderfully light rooms and allowing your attention to be drawn to the views over the gardens and grounds.

The kitchen is well appointed with an Aga and open to the more recent addition of the orangery providing a modern-style living space with dining and sitting areas. The terrace and gardens can be accessed directly allowing them to be enjoyed seamlessly, particularly for informal entertaining. The family kitchen or “hub of the house”, so frequently sought in a country house, is certainly created in this regard also providing the link access to the capacious, vaulted family sitting room, domestic rooms, office and indoor swimming pool.









From the reception hall the principal staircase sweeps up gently to the first floor and second floor attic. The stairs rise to a large and open landing on the first floor from which the large principal bedroom suite is located with a bathroom and dressing room. There is a further bedroom with ensuite bathroom and an additional bedroom and separate bathroom. The bedroom accommodation has the benefit of good ceiling height and large sash windows.

On the second floor, accessed via the continuing principal staircase, a large play room landing leads to four excellent bedrooms, which are far from secondary as one might expect, with well-proportioned rooms, good ceiling height and excellent natural light from numerous windows. Of the four bedrooms, one has an ensuite bathroom and there is an additional bathroom to serve the other three.

THE OLD RECTORY

Approximate Gross Internal Area:

Main House: 756 sq m / 8137 sq ft

Office: 25.3 sq m / 272 sq ft

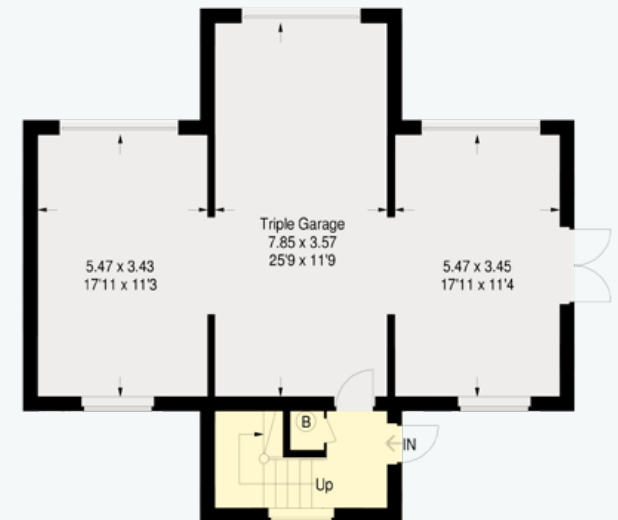
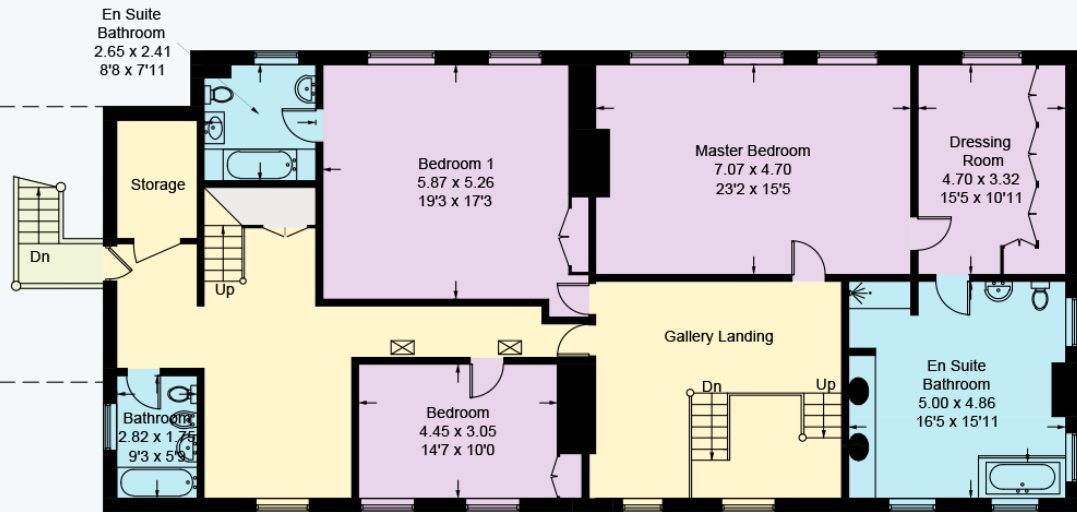
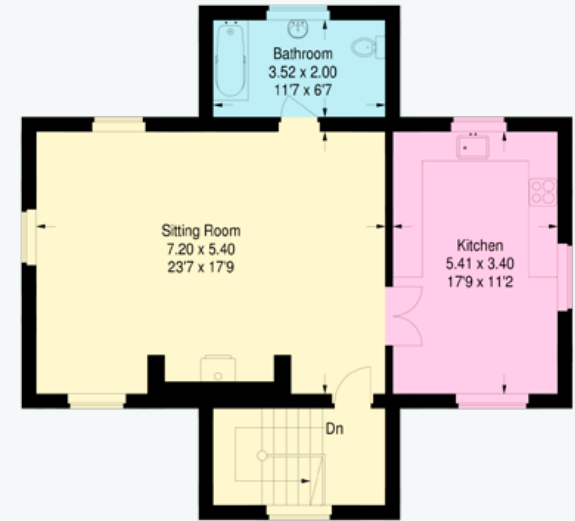
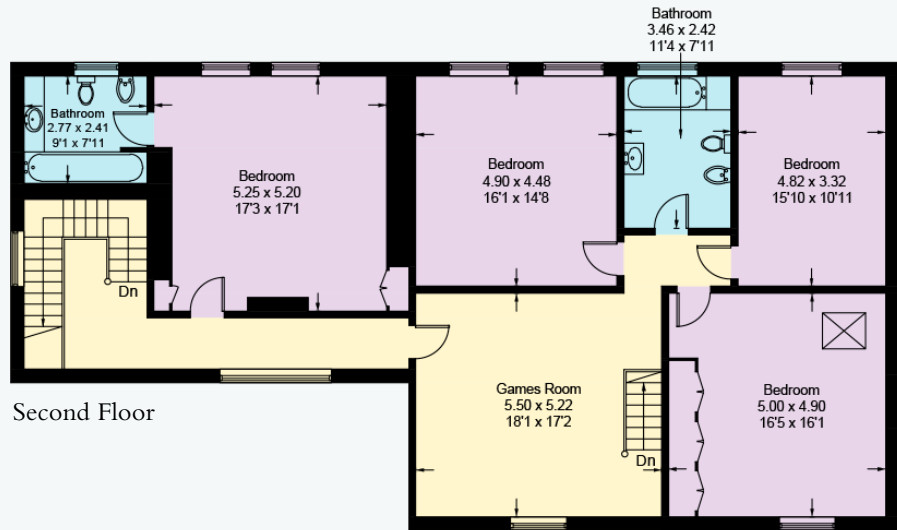
Total: 781.3 sq m / 8409 sq ft

(Including Pool Room / Excluding Store / Kennel / Pump Room)

The Coach House: (Including Triple Garage) = 149.2 sq m / 1606 sq ft

For identification only. Not to scale.









GARDENS AND GROUNDS

The Old Rectory is surrounded by its grounds and well-presented gardens. To the north, the drive and parking area are enclosed by hedging and shrubs, which open to a level area of lawn to the west, which is well stocked with daffodils in spring and a pair of impressive Magnolias. An opening leads through a neatly clipped, substantial beech hedge to the formal west gardens, which have been purposefully designed and laid out to enjoy throughout the year with herbaceous borders of mature shrubs, plants and specimen trees to provide colour and variety.

The garden to the south enjoys an expanse of level lawn with a terrace beside the house, which links the orangery and the lawns to the west garden. Beyond the lawns to the south is a wonderful ha-ha allowing seamless views across the garden to the parkland beyond. In early spring, a large area just beyond the ha-ha is awash with yellow – Wild Daffodils grow and bloom creating quite a spectacle of glorious colour clearly visible and enjoyed from the house and gardens.

Beyond the lawns to the east is a small walled garden with a pond, which creates a sheltered area from which the family room and indoor swimming pool can be accessed. There is a kitchen garden and an impressive dovecote. The dovecote is really quite special and as such is Listed Grade II of architectural importance in its own right.

COACH HOUSE

Designed and built by the current owner, The Coach House is positioned to the east of The Old Rectory and is an incredibly useful and substantial building, which compliments the main house architecturally and provides for additional accommodation on the first floor with garaging and storage below.

The accommodation on the first floor comprises a large open plan room, suitable for entertaining, with a large fireplace. This would quite easily provide space for a bedroom and sitting room if required. There is a large kitchen and a bathroom. The ground floor consists of three garages with workshop and garden machinery storage.

OUTBUILDINGS

Adjacent to the Coach House is a single storey, period, brick-built former implement building. There are 5 bays for storage and planning permission has been obtained for conversion to residential use.

FARMLAND AND SPORTING (LOT 2 – ABOUT 120 ACRES)

The farmland extends to approximately 120 acres and forms much of the very pretty view from the house to the south. The land is gently undulating and is a well-balanced mixture of pasture and woodland. The current owner has taken great pride in the management of the land, establishing additional woodland and maintaining existing woodland including a crop of cricket bat willow. The land is currently let under an annual grazing agreement to a local farmer.

The land is registered with the Rural Payments Agency (RPA) and a subsidy is claimed under the Basic Payment Scheme (BPS).

The current owner has created a good family shoot, previously run in hand and enjoyed by family and friends. Latterly, the shoot has been let on an annual basis as part of a larger shoot, the tenancy for which expired in February 2021.

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LOT 2
48.896ha
120.82ac

LOT 1
7.757ha
19.17ac

NOT TO SCALE

The rights of way shown on this plan are for indicative purposes only. For legal purposes refer to the definitive rights of way map.

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.
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MCL: 28981/OLD RECTORY 3 Date: 04/05/21
The Cartographic & Design Team, Wessex House, Wimborne, Dorset, BH21 1PB
Tel: (01202) 856800



GENERAL REMARKS AND STIPULATIONS

The property is offered for sale freehold with vacant possession on completion of Lot 1. Vacant possession of Lot 2 is subject to the terms of a grazing agreement.

Heating – Oil central heating (House, Coach House and Pool)

Water - Mains

Electricity – Mains

Drainage – Private (Septic Tank)

Telephone and Broadband – Connected

Planning

The main house is Listed Grade II as is the Dovecote.

Within the farmland is the site of a medieval settlement, now a Scheduled Monument.

Agricultural Land and Occupancy

The farmland is currently laid to pasture and is let to a farmer on an annual grazing license. Further details may be available on request from the vendor's agent.

Agricultural Schemes

Basic Payment Scheme (BPS)

Countryside Stewardship Scheme (mid tier)

Statutory Designations

NVZ - Nitrate Vulnerable Zone

Sheduled Monument - Part of the (Lot 2) land surrounding St. Michael's church is the site of a medieval settlement.

Wayleaves, Easements and Rights of Way

The property is offered for sale subject to and with the benefit of all rights of way both public or private, all easements and wayleaves whether specifically referred to or not. The property is subject to public rights of way which cross the farmland and are identified within the sale plan.

Minerals, Timber and Sporting Rights

The mineral, timber and sporting rights, so far as they are owned, are included in the sale. The sporting rights are owned and in hand as of 2 February 2021.

Local Authority

Wychavon District Council
Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire
WR10 1PT

Fixtures and Fittings

All fixtures, fittings and furnishings are expressly excluded from the sale. The Aga and all heating equipment will be included in the sale.

Directions (WR9 0PS)

From Junction 5 of the M5, head south-west towards Droitwich on the A38. At the Witton roundabout take the third exit on to the A442 Kidderminster Road. In Cutnall Green turn left to Elmley Lovett. After just under a mile, the entrance gates to The Old Rectory will be found on the left.

Viewing

Strictly by appointment with Savills.

IMPORTANT NOTICE:

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