



Coton Cottage Farm
Hanley Road, Malvern, Worcestershire, WR14 4HZ



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Guide Price £950,000

Sitting in a lovely rural setting lies this 4 bedroom detached Farm, together with an impressive attached Tythe Barn, an excellent range of traditional outbuildings, wonderful gardens and grounds extending to just over 12.63 acres.

Farmhouse, Tythe Barn, Outbuildings and Grounds



INTRODUCTION

John Amos & Co are delighted to receive kind instructions to offer for sale by Informal Tender Coton Cottage Farm, Malvern.

LOCATION

Coton Cottage Farm is superbly located for easy transportation access across the country with the M5 motorway some 10 miles from the property and train stations at both Great Malvern and Malvern Link within easy access connecting to Worcester and onward to National lines.

AMENITIES

Coton Cottage Farm is within easy access distance to Malvern Wells and Greater Malvern and a short trip to the Cities of Worcester, Gloucester and Hereford with good local shopping and excellent schools within Malvern and a greater offering within the adjacent Cities. There is an abundance of sporting opportunities in the area with Premiership Rugby at Gloucester and Worcester and a number of racecourses including Cheltenham, Worcester and Hereford. The Worcestershire Golf Club is immediately adjacent to the property. A stunning array of footpaths and bridle ways over the Malvern Hills with excellent access for both riding and walking in this Area of Outstanding Natural Beauty.

DESCRIPTION

The house is of rendered elevations with brick chimney and tiled roof and attached is Tythe Barn which runs onto further utility buildings.

The property is approached by a stoned driveway pulling into yard area with part concrete floor and parking area with ample car parking available.

Externally, a block of stables with seven stables plus tack room of brick construction under a galvanised iron roof, felt backing with a brickwork frontage path and overhang to the front and to the rear of the stable blocks, an all-weather ménage with lighting.

The Farmhouse with a range of brick traditional buildings, ménage and approximately 12.63 acres (5.11 hectares) is situated near to Malvern and within the Malvern Hills Area of Outstanding Natural Area.

COTON COTTAGE FARM

The Farm sits in approximately 12.6 acres of flat level pasture land with the house and buildings in the centre of the property. The property is approached by a stoned roadway off Hanley Road and is adjacent to the Three Counties Showground. The Farmhouse is a mixture of brick, half-timbered and stoned construction under a tiled roof with rendered elevations on the front portion of the house. Immediately attached to the house is an impressive three bay brick and tiled roof two storey Tythe Barn offering a stunning opportunity to substantially extend the footprint of the farmhouse (subject to planning consents) and a further attached building to that gives more opportunities either for further accommodation and this portion of the building benefits from a commercial planning permission to convert the redundant farm buildings into Class D1 commercial use.

There are two further L-shaped ranges of brick-built buildings including a block of seven stables and tack room and further barns and loose boxes suitable for a variety of uses. The farm offers a stunning opportunity to provide a substantial family home with, subject to planning opportunities, to extend and convert through a good range of excellent and well-maintained traditional buildings, producing a perfect canvas for the new Purchaser.

The Farmhouse offers a very comfortable family home as it stands and briefly comprises of: -

Front Entrance Hall is approached through a storm porch and half glazed front door. The hall takes you through to the Drawing Room with window to the front garden and side garden and woodburning stove. The Play Room / Drawing Room with exposed beams overlooks the front garden and fields and the Dining Hall overlooks the fields and garden to the rear of the property as well as the Study.

Door from the Dining Hall leads into Kitchen / Breakfast Room with fitted low level units, electric hob and plate, electric oven, space for dishwasher, quarry tiled floor, exposed beams and a glazed door to the side garden and parking area. The Utility has a Belfast sink, window across the fields and a quarry tiled floor.

From the staircase in the entrance hall leads into a spacious and open plan landing with reading area. The master bedroom has exposed pine floorboards and fireplace with windows overlooking the front and side gardens and across the adjacent fields and leads into a Dressing Area with hanging space, and through



to an Ensuite with wash hand basin and panelled bath with shower over.

From the landing is a door to an inner landing off which is Bedroom 2 is a double with window overlooking the buildings to the rear of the property and fields. Bedroom 3 is a double with window to the front garden and Bedroom 4 is a single with a window overlooking the side garden.

Off the landing, and Family Bathroom with low flush w/c, wash hand basin and panelled bath.

OUTBUILDINGS

Tythe Barn

Attached to the house is a beautiful brick and half-timbered tiled roof Tythe Barn in 3 bays with a large pair of doors to the front. This immediately adjoins the Kitchen / Breakfast room and could be conveniently incorporated into the house or used as a separate accommodation subject to planning consent.

Attached to the Tythe Barn is an open fronted barn with loft above and is in an L-shape. Attached to the barn are former cow stores with a former feed store.

These buildings currently have Planning Consent for commercial Class D1 use. Full details of the planning application No. 19/00826/FUL is available electronically from the Agents upon request. Please email sarah.holt@johnamos.co.uk

Two further ranges of outbuildings comprising: Single Storey Barns of brick stone and timbered construction under a tiled roof in a T-shape giving a good range of loose boxes and storage areas and a more modern brick and galvanised iron roof with stone back stable block in an L-shape with seven stables and a tack room. To the rear of the stables is an all-weather ménage (25m x 40m), well fenced and floodlit which has recently had a brand new drainage stone levelling and check as well as a new sand and fibre surface renewed in August 2019.

LAND

The land is in convenient fields surrounding the property and is level, well-fenced and easily accessible. The Farm is well set up for equine use but would equally turn its hand to a smallholding for livestock production, market gardening or a large variety of alternative diversification uses subject to planning consent.

GARDENS

The house has good sized gardens surrounding the property which is down to lawn with some mature fruit trees but would lend itself to a further addition.

Please note, there is a footpath which passes adjacent to the farm buildings along the drive to the farm and onwards.

UPLIFT

Please note that the field on the left of the drive as you approach Coton Cottage Farm which is the field nearest to Malvern Wells and is subject to an Uplift clause in favour of the Vendors which will run for 30 years at 30% enhanced value.

TENURE

The property is Freehold.

SERVICES

Mains electricity, mains water, private drainage and oil-fired central heating.

LOCAL AUTHORITY

Malvern Hills District Council

Telephone: 01684 862151

Council Tax Band

Band F

METHOD OF SALE

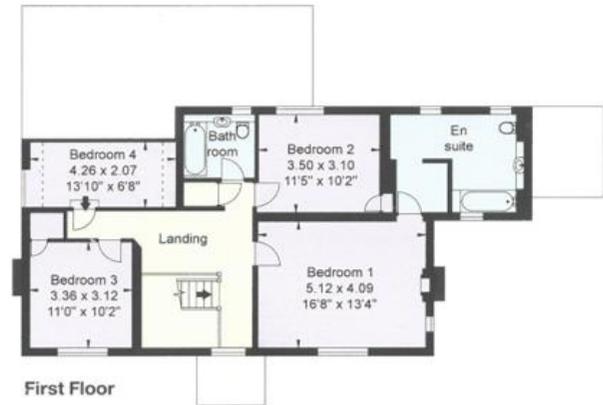
The property is for sale by Informal Tender with Tenders closing at **12 noon on Friday 22nd January 2021** and completion is scheduled for the 19th February, although the Vendors may be able to be slightly flexible on this date but please discuss this prior to bidding.

VIEWING

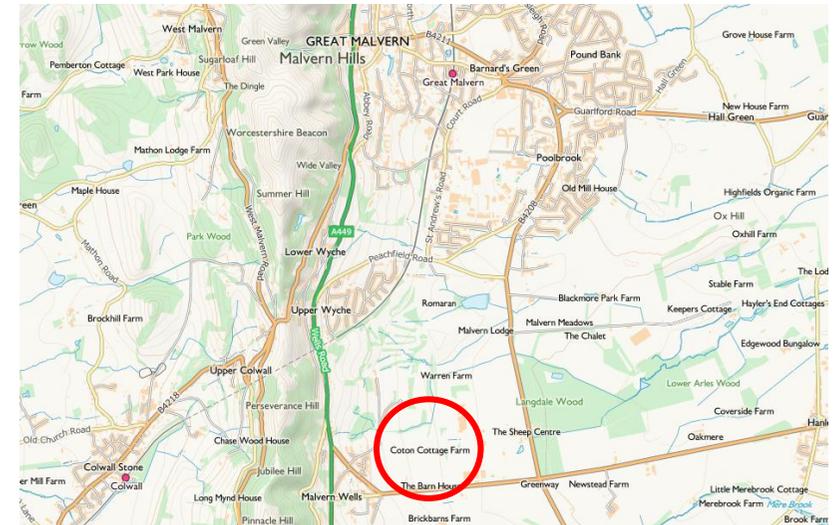
Please contact John Amos on 01568 610007.

DIRECTIONS

From the M5 at Junction 7 (Worcester South) continue westwards along the A4440 to Powick and then south to Malvern on the A449. Continue through Great Malvern to Malvern Wells and from here take the B4209 eastwards along the Hanley Road to Hanley Swan. Head away from the Malvern Hills and after 400 yards Coton Cottage Farm drive is on your left-hand side. Continue along the drive up to the farm in front of the barns.



Barns



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared DECEMBER 2020.

Energy Efficiency Rating	
Current	Potential
82 (plus) A	85
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
11-20 G	
47	85
Not energy efficient - higher running costs	