



Elm Hill Estate
Sinton Green | Hallow | Worcestershire | WR2 6NU

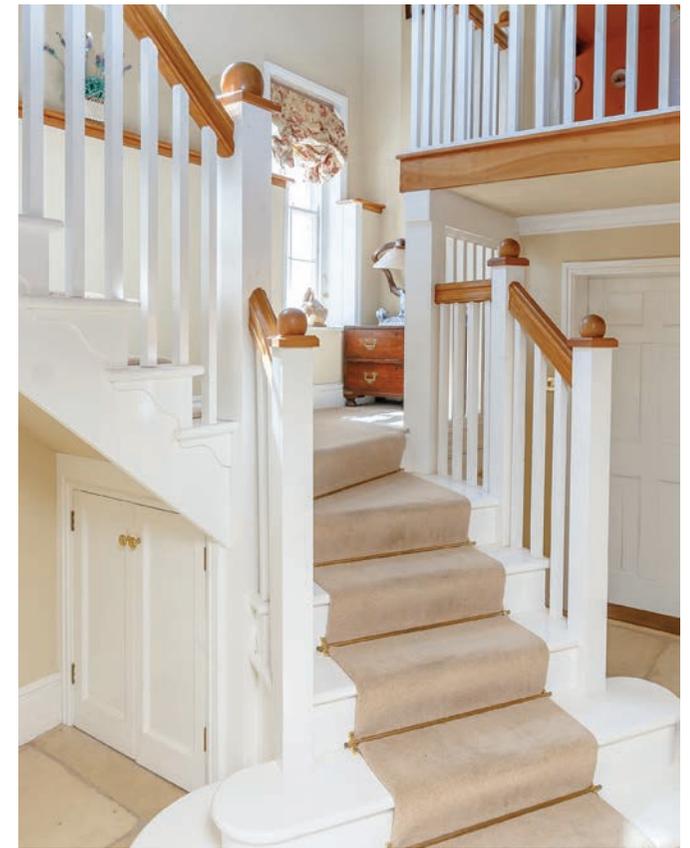
FINE & COUNTRY

ELM HILL ESTATE

Elm Hill, as its name suggests, occupies a spectacular elevated position with far reaching views over the undulating landscape of the Severn Valley within Worcestershire. The Estate extends to circa 40 acres (not verified) and encompasses an exquisitely renovated Grade II Listed Country Home, set in manicured mature gardens, in addition to a recently constructed Equestrian Centre of some 21,000 square feet. The main residence, approached via a gated Walnut tree-lined avenue, lies at the centre of the Estate with additional garaging and outbuildings, extensive pastures and boundary woodland completing the picture.







Accommodation Summary
Main Residence (8377 Sq. Ft/778 Sq. M):
Cellarage.

Ground Floor

- Reception Hall
- Cloakroom with separate WC
- Drawing Room
- Dining Room
- Sitting Room
- Snug
- Kitchen
- Breakfast Room
- Garden Room
- Utility Room
- Rear Hall
- Office
- Store Room





Seller Insight

“ This large and extremely elegant country house, which originally dates back to the 16th century, occupies an enviable rural location in the glorious Worcestershire countryside. The property boasts forty acres of quite breathtaking gardens and grounds as well as first-class equestrian facilities. “It was the location that really caught our attention when we came across the property eleven years ago,” says the owner, “it’s an exceptional place to live. We enjoy 270° of the most spectacular views across the Severn Valley, our immediate surroundings are peaceful and very secluded and yet we can hop in the car and be in the centre of Birmingham in under an hour. For us it’s been absolutely ideal.”

“The house had been beautifully renovated to a very high standard just a few years before we came here so it was all in excellent condition, and what we particularly liked about it was the fact that although very spacious it has a very comfortable feel throughout so it’s a lovely family home. The renovation work was all done in a very sympathetic manner so it retains a lot of really lovely original features, which gives it great character and charm, but elements such as the kitchen and the bathrooms, and those behind the scenes such as the electrics and heating system have all been brought up to modern standards, so it’s very warm and welcoming and easy to live in. We’ve loved everything about it.”

“The house sits almost in the middle of the grounds and we have a very elegant formal garden as well as various other ‘secret’ gardens to enjoy. And what I really love about the landscape is the fact that it’s so varied and we have such a variety of wonderfully mature trees, some of which are really quite magnificent. It’s like living in the middle of our own private park.”

“When we moved here the property offered all the land we needed to keep our horses but there were no equestrian facilities, so they have all been added in the past few years,” continues the owner. “Originally we only had the wooden stable block built but more recently we had the hugely impressive indoor arena built. Inside, as well as the arena itself it has a staff room, a living room, fourteen stables and a tack room, and there’s the potential to add accommodation on the first floor. It’s a fantastic facility and first-class in terms of quality.”

“There are so many lovely rooms that it’s almost impossible to choose a favourite,” says the owner. “The snug, which leads off the drawing room and a smaller sitting room is a very cosy space; the morning room is nice for both day-to-day living and entertaining and the large classic Victorian dining room is hugely impressive and provides the perfect backdrop to more formal occasions.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

- Principle Landing Area
- Master Bedroom with en-suite Bathroom and en-suite Dressing Room
- Bedroom Two with en-suite
- Bedroom Three
- Bedroom Four
- Family Bathroom and separate WC
- Bedroom Five
- Bedroom Six
- Separate WC
- Shower Room

Second Floor

- Sitting Room
- Bedroom Seven
- Bathroom with en-suite Dressing Room







Outside

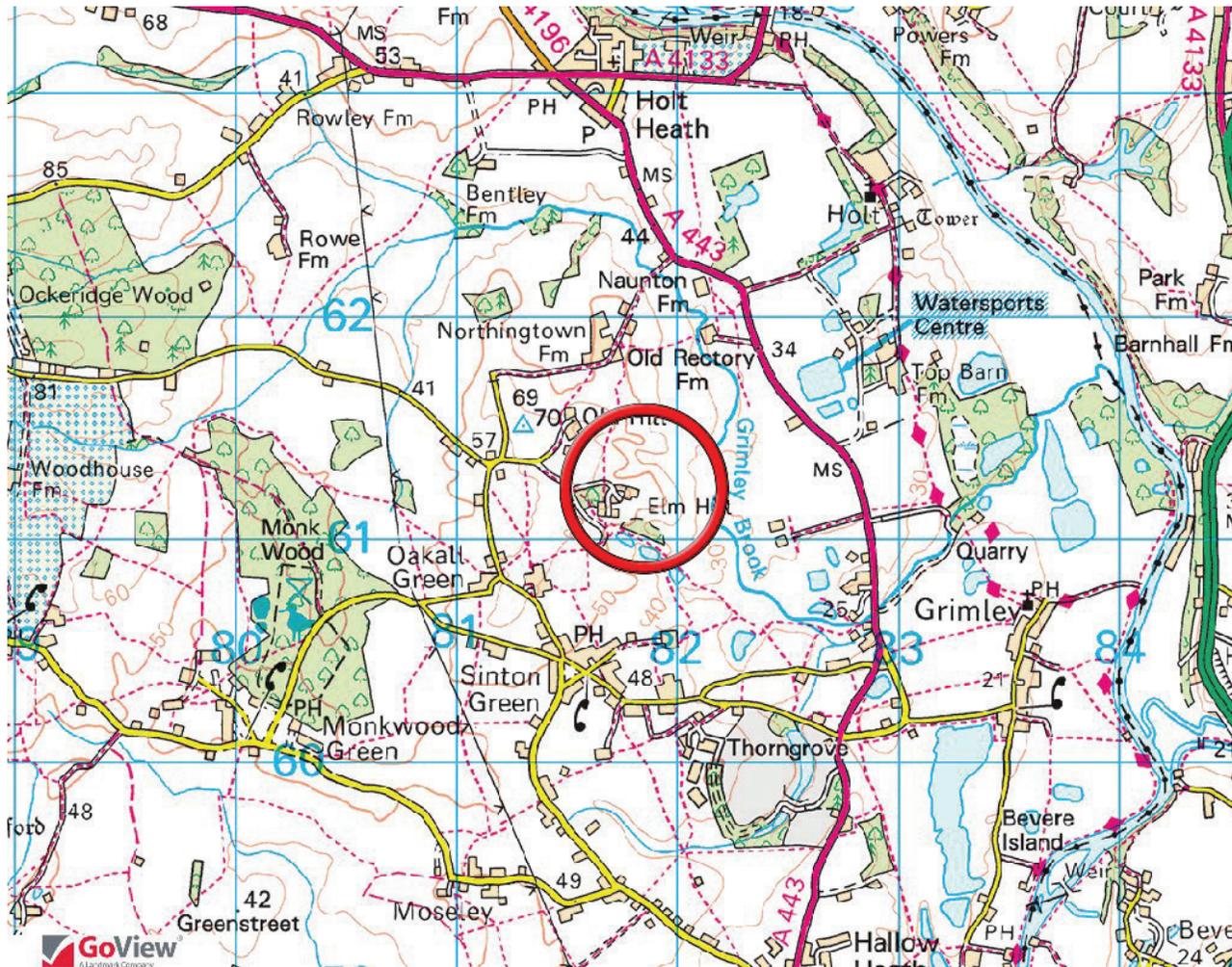
- Barn (702 Sq. Ft/65 Sq. M), utilised as garaging
 - Wood Store (350 Sq. Ft/33 Sq. M) with Garden WC
 - Wooden stables (1011 Sq. Ft/94 Sq. M) with 5 Loose Boxes, Tack Room and Feed Store
-







Equestrian Centre
(21,067 Sq. Ft/1958 Sq. M) incorporating the main Arena, 14 Loose Boxes, 1 Fowling Stable, Running Room, Tack Room, Staff Room, Rug Room, Shower Room with WC, and first floor galleried accommodation.



Services

There is 3 phase electricity supply to the estate. There is a separate supply to the Equestrian Centre which has a 50KVA Solar Panel (fully owned) array that generates circa £7,000/£8,000 of income a year; currently more than covering the energy costs of the house.

Mains water is supplied through a 50mm pipe. The Equestrian Centre has a 13,000 litre Stormsaver rain water harvesting system that supplies washing and horse drinkers and is connected to the network of pipes that feed water troughs in the fields and water points in the garden. This saves a significant annual sum in respect of water usage. There is a well in the garden.

There is a septic tank for the house (emptied approximately every ten years) and a sewage treatment plant for the Equestrian Centre.

The heating and hot water system to the main residence is oil fired. Currently costing circa £3,500 per annum (2017/2018). BT Infinity Broadband provides circa 11Mb/sec.

There is CAT 5 cabling within the house and to the Equestrian Centre. A gate call system is installed.

High specification alarm systems are installed to the Estate.

Local Authority
 Malvern Hills District Council
 Council Tax Band H

LOCATION

The modest settlement of Sinton Green, along with its bedfellow Monkwood Green, lies within the civil parish of Grimley, bordering the western banks of the River Severn within the Malvern Hills District of the County of Worcestershire. This predominately rural and thriving agricultural area is served by a village shop at Holt Heath (4 miles by car) and Farm Shop (3 miles). The larger ancient villages of Hallow (3 miles) to the south and Ombersley (6 miles) to the East, across the River, are perhaps better served with local amenities including shops, public houses, primary schooling and a regionally renowned butcher (Checketts of Ombersley). The village of Martley (6 miles) to the West also has a village shop and petrol station.

The Elm Hill Estate is very well placed for ready access to a number of important regional centres. The County Town and Cathedral City of Worcester to the South (6 miles), Birmingham City Centre to the North East (32 miles), Wolverhampton to the North (32 miles), as well as Hereford to the West (29 miles), Cheltenham to the South (32 miles) and Shrewsbury to the North West (47 miles). Closer to home for more daily requirements is Droitwich Spa (11 miles), Stourport-on-Severn (11 miles), Tenbury Wells "The Town in The Orchard" (18 miles), Kidderminster (16 miles), Bromsgrove (17 miles) and Great Malvern (14 miles). Waitrose stores may be found at Droitwich Spa, Great Malvern and Worcester. For high street shopping Worcester is closest although Merry Hill is 24 miles away and Touchwood at Solihull is 36 miles. For days out and recreation Stratford-upon-Avon is 35 miles, Warwick, and its Castle, is 42 miles and the West Coast of Wales at Aberdovey is 98 miles. The Cotswolds plateau borders Worcestershire and Broadway (33 miles) lies to the South East with Daylesford, famous for its farm shop (47 miles) just beyond Stow-on-the-Wold.

Access to the M5 North at Junction 5 Wychbold (13 miles) enables onward travel to Birmingham, The Black Country and The North West (M6) and The North East and London (M42 and M40 respectively). Access to the M5 South at Junction 6 North Worcester (13 miles) enables onward travel to Cheltenham (32 miles), Gloucester (41 miles), Bristol (76 miles) and the South West Peninsula. The M50 South of Worcester also provides faster access to South Wales and Cardiff (95 miles).

Fast access to London is best via Birmingham International Railway Station, adjacent to The International Airport, on the "Pendolino" service; currently 1 hour and 10 minutes terminating at London Euston.

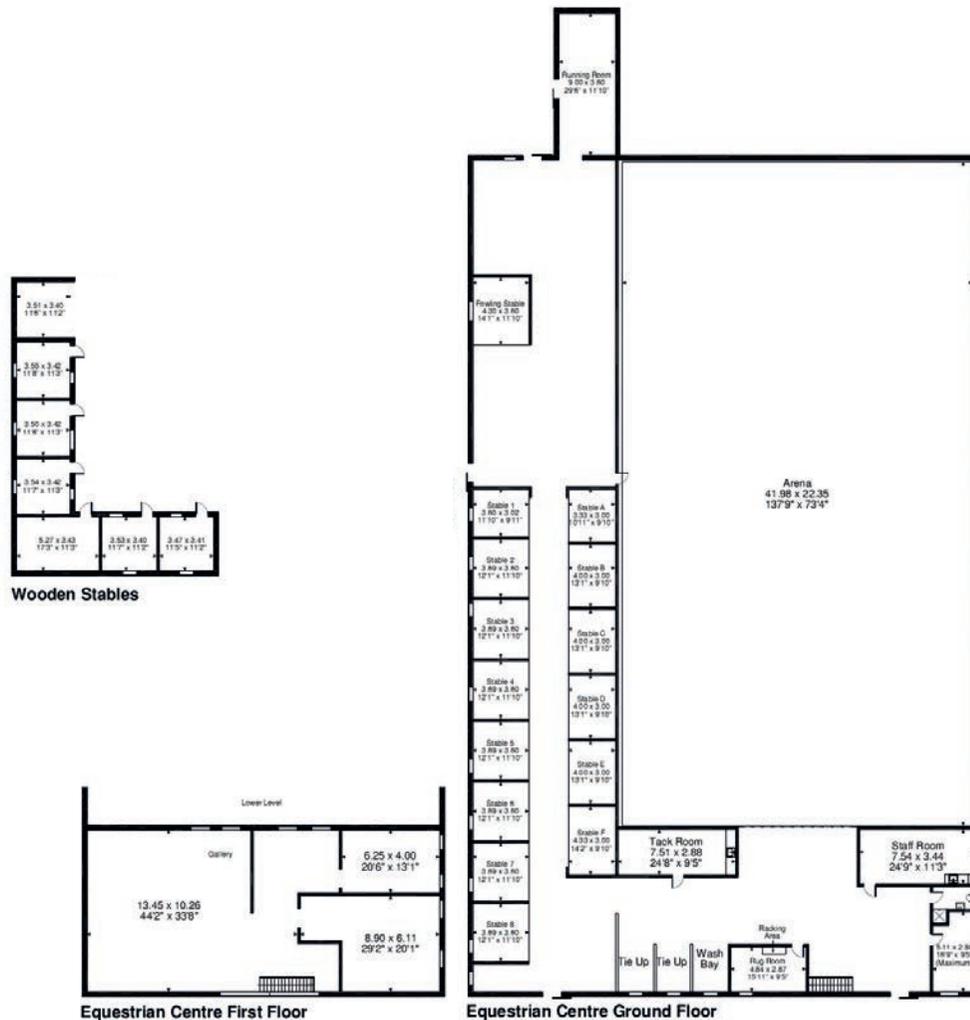
London Heathrow airport is 122 miles, Birmingham international airport is 38 miles, Gloucestershire airport is 39 miles, Shobdon aerodrome (to the West in Herefordshire) is 33 miles and Wolverhampton Business Airport is 28 miles.

The closest railway station may be found at Worcester, although Droitwich Spa provides the best access for services North and Worcester for the South West, South East and London. A new "Parkway" Railway station to the East of Worcester (M5 Junction 7) is also under construction for completion during 2019. This is being designed to increase both the capacity and speed of services further afield, including most notably to the Capital.

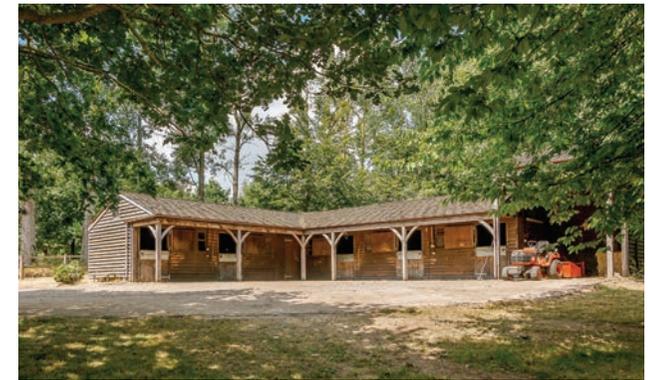
The County Town of Worcester is the site of the final battle of the English Civil War, dissected by The River Severn, and identified by heady mix of historic buildings including its ancient Cathedral and magnificent Guildhall.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of both maintained and Independent establishments, allowing parents to select the right environment for their children's needs. There are primary schools at Grimley and Hallow from where children may progress to the highly regarded Chantry School at Martley. In the independent sector the renowned Abberley Hall Preparatory School (8 miles) is very close to hand as well as Winterfold House Preparatory School (15 miles) at Chaddesley Corbett. Worcester benefits from both The Kings Schools (preparatory and senior schooling) and Royal Grammar Schools. Major Public Schools with the County include Bromsgrove (17 miles) Malvern College and Malvern St James for Girls (14 miles). The University of Worcester also continues to expand and the city is increasingly recognised for its status as a focal point for higher education as well. The iconic Library has, in recent years, has added to the learning tradition and dynamic city landscape.





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 □ □ □ Denotes restricted head height
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FINE & COUNTRY

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