



Little Malvern Court

Malvern, Worcestershire

A fascinating country estate with historic Hall in a lovely setting in the lee of the Malvern Hills

Little Malvern Court, Malvern, Worcestershire, WR14 4JN

Great Malvern 4 miles, Ledbury 5 miles, M50 Motorway 7 miles, M5 Motorway 12 miles, Worcester 12 miles, Cheltenham 21 miles, Birmingham International Airport 50 miles, London 130 miles

Features:

Little Malvern Court, a Grade II* listed 15th century Priors Hall with 5 reception rooms, spectacular Great Hall, 6 bedrooms and 5 bathrooms

Underhills Farmhouse, a beautifully situated half-timbered 4 bedroom farmhouse

Stable Cottage and Coach House Cottage, a pair of attractive cottages offering 3 bedroom and 2 bedroom accommodation

Captivating gardens with lakes, walled garden, tennis court

Garaging, workshop and domestic outbuildings

A range of farm buildings with potential

An attractive mix of pasture, woodland and arable land with excellent topography and sporting potential

In all about 254.78 acres

For sale as a whole or in lots



Location

The Malvern Hills, designated an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. The hills themselves link Herefordshire, Gloucestershire and Worcestershire.

The Victorian spa town of Malvern is a renowned cultural centre with an excellent theatre and cinema and several highly regarded private and state schools including Malvern College, Malvern St James Girls School, The Chase Secondary and Wyche and Well Primary.

Malvern has good shopping facilities including a Marks and Spencer, a Waitrose superstore and a wide range of independent retailers, cafés, pubs and restaurants on the bustling High Street. The charming towns of Ledbury and Upton upon Severn are within short driving distance and offer excellent local amenities.

In the Cathedral City of Worcester are extensive shopping and recreational facilities including County cricket and horse racing on the banks of the River Severn. The area is well served by an excellent choice of schools at primary and secondary levels and in both the state and private systems including the Royal Grammar School, The King's School and Tudor Grange Academy.

Cheltenham is easily accessed via the M5, which is also home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar. There is a fabulous range of restaurants, stylish shops, museums and galleries as well as a thriving cultural scene



encompassing festivals of literature, science, food and drink. A sporting highlight is the annual Cheltenham Gold Cup which entices thousands of racing spectators year after year.

There are excellent links to the M5, and M50. Worcester Parkway, a recently developed train station outside Worcester has extensive parking, as does Malvern Link. Fast train services go direct to London and Birmingham from both stations. Birmingham Airport is about an hours drive away.

History

A 15th century Priors Hall, once attached to the 12th century Benedictine Priory, with its impressive Romanesque church tower, forms part of Little Malvern Court; nestled in the Malvern Hills Area of Outstanding Natural Beauty, and home of the current owners family by descent since the Dissolution of the Monasteries in the 1530s. The priory and its buildings dates to circa 1126 when linked to the Benedictine Monastery in Worcester but it is some 300 years later, after a visit

from Bishop and Lord Chancellor, John Alcock, that the Priory, Priors Hall and Little Malvern Court started to form something akin to what stands today. The Victorian additions were designed and overseen by the renowned architect Joseph Hansom who specialised in ecclesiastical buildings and the Gothic Revival style. More recent restoration and renovation was undertaken during the late 20th century in which the house was sympathetically improved and modernised.

The Property

Little Malvern Court is being offered for sale with 252.78 acres (93.94 ha), creating a rarely available country estate with an excellent balance of residential property, productive farmland, gardens and amenity grounds. The property is available as a whole or in lots.

Lot 1 - 22.69 acres (9.19 ha)

The Hall

Little Malvern Court is first and foremost, a family home and has been for well over 4 centuries. There is good flexibility to the house which boasts some splendid reception rooms and bedrooms which enjoy views over the beautiful gardens and beyond. The rooms have an excellent flow and there are some wonderful features at every turn including fine fireplaces, carved stonework, exceptional joinery and some amazing exposed timbers.

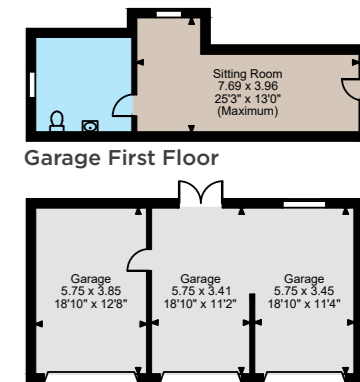
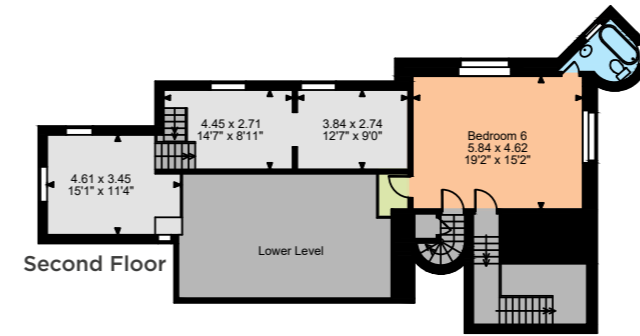
At ground floor level, the wide reception hall serves a series of impressive reception rooms whilst the kitchen and breakfast room opens into the adjacent dining room creating an excellent family space. In addition to these areas there are a range of domestic offices providing versatile utility rooms. Many of the principal rooms overlook the beautiful gardens and there are doors from drawing, dining and family rooms out to a lovely garden terrace.





The Priors Hall is a dramatic space, rich in history and with wonderful character and detailing, dramatically located on the first floor at the heart of Little Malvern Court. The medieval oak roof of this grand hall is particularly noteworthy, with its cusped wind braces, double purlins and secretive history. After Henry VIII's dissolution of the monasteries, a secret chapel was created in the roof space above the once barrelled ceiling of the Priors Hall.

Other intriguing elements such as ensembles in the tower, stone spiral stairways and hidden rooms behind panelling create interest whilst sitting comfortably alongside traditional rooms. The first and second floors feature 6 bedrooms and 5 bathrooms in a fascinating configuration.



Floorplans for The Hall

Approximate Gross Internal Area*:
 House: 10,838 sq ft / 1,007 sq m (excluding external courtyard)
 Garage building: 1,058 sq ft / 98 sq m
 Workshop: 480 sq ft / 45 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



The Gardens & Grounds

Little Malvern Court and its grounds provide a perfect blend of history and horticulture. The extraordinary house stands amidst exceptional gardens, formally monastic grounds, with breath-taking views over the Severn Valley. The grounds offer an intriguing layout of garden rooms and terraces, with a water garden below which feeds into a chain of beautiful lily ponds; originally dug by the monks as fish pools. Following a plan dated 1720, these pools, like much of the garden, were restored in the 1980's. The more formal offerings immediately flank the house to include a delightful rose garden and an ancient topiary yew hedge which has been lovingly shaped and cared for.

The fundamental layout of the garden has remained but there have been many additions over the last decade; including the re-discovery of the stream garden and replacing the cascades between the 2nd and 3rd ponds.

There is an impressive collection of trees, including magnificent cedars, planted from seeds brought back from the Holy Land, as well as many shrubs and flowering plants, such as flowering magnolias, a notable collection of old fashioned roses, spring bulbs and carpets of wild flowers.

The aforementioned gardens surround the main house. There is also a wonderful 3-sided walled garden with glasshouse, potting shed and a tennis court, which can be accessed on foot through the gardens or via the separate access lane. To the north of the walled garden is an area of pasture and pockets of deciduous woodland.

On the east side of the house is a most attractive courtyard with a range of stone built garaging, carpports and stores with multi-purpose first floor room.



The Cottages

To the north of the main house and with separate vehicular access are two black and white timber framed cottages. These semi-detached cottages provide excellent additional accommodation for guests, staff or letting as an income stream. Stable Cottage extends to about 1,157 sq ft and provides 3 bedroom accommodation whilst Coach House Cottage has two bedrooms on the first floor and a single bedroom/study at ground floor, extends to about 1,014 sq ft and has stone built outbuildings adjoining.

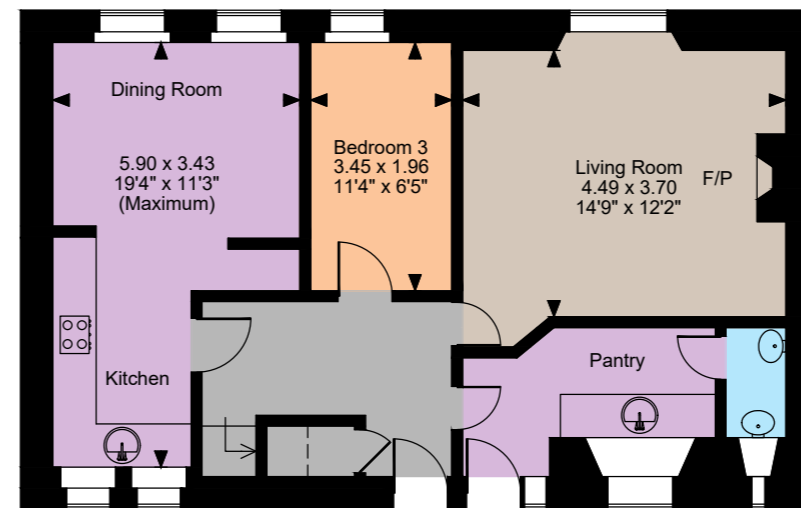


Floorplans for The Cottages

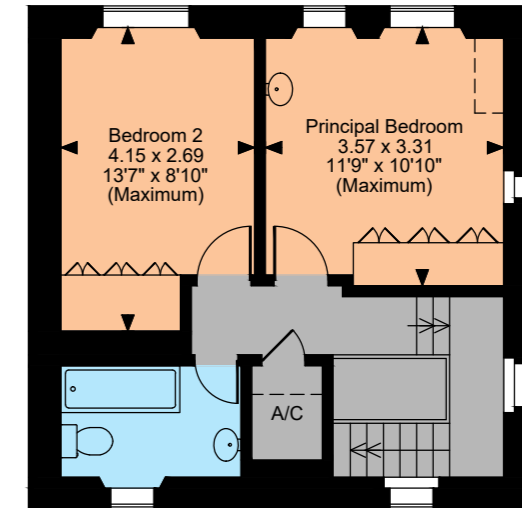
Approximate Gross Internal Area*:
 Stable Cottage: 1,157 sq ft / 107 sq m
 Coach House Cottage: 1,014 sq ft / 94 sq m

Illustration for identification purposes only. Not to scale.

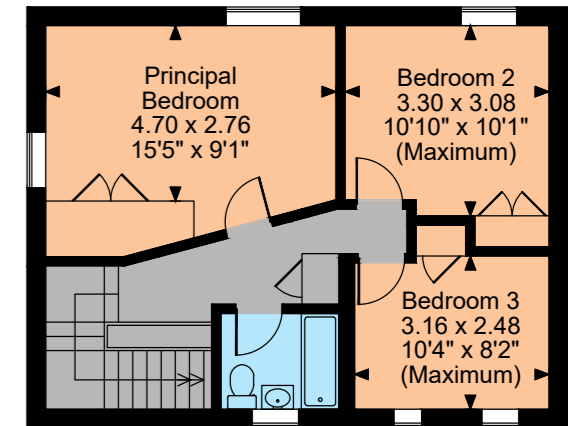
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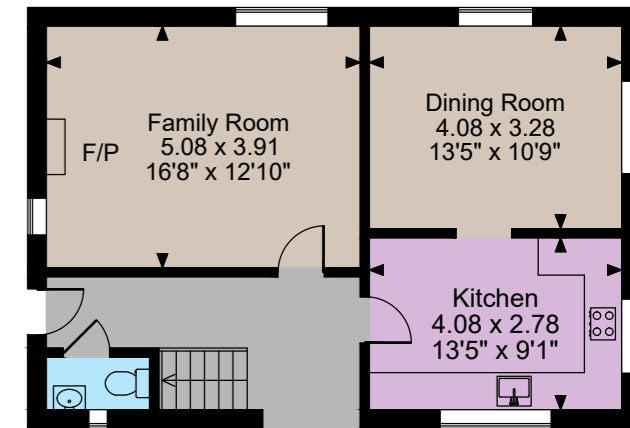
Coach House Cottage Ground Floor



Coach House Cottage First Floor



Stable Cottage First Floor



Stable Cottage Ground Floor



Lot 2 - 232.09 acres (93.94 ha)
Lot 2 extends to about 232 acres and surrounds Lot 1 on three sides creating a beautiful 'mini-estate' with an attractive mix of mature woodland, permanent pasture and productive arable land.

Running north-south through the heart of the estate is a good quality access road. This leads down to Underhills Farm, a perfectly situated farmhouse at the heart of Lot 2. The half-timbered 4 bedroom house is currently let with a lease ending on 31 May 2026 but with a 2025 break clause. Further information available from the vendor's agents.

Adjacent to Underhills Farmhouse is a range of outbuildings of various ages, sizes, styles and condition including: brick and tile garage, stone barn with tiled roof, 4 bay steel portal frame barn, timber built storage shed, traditional brick and tile barn, 5 bay steel frame barn, storage building of concrete block construction and a steel frame Dutch barn and implement store.



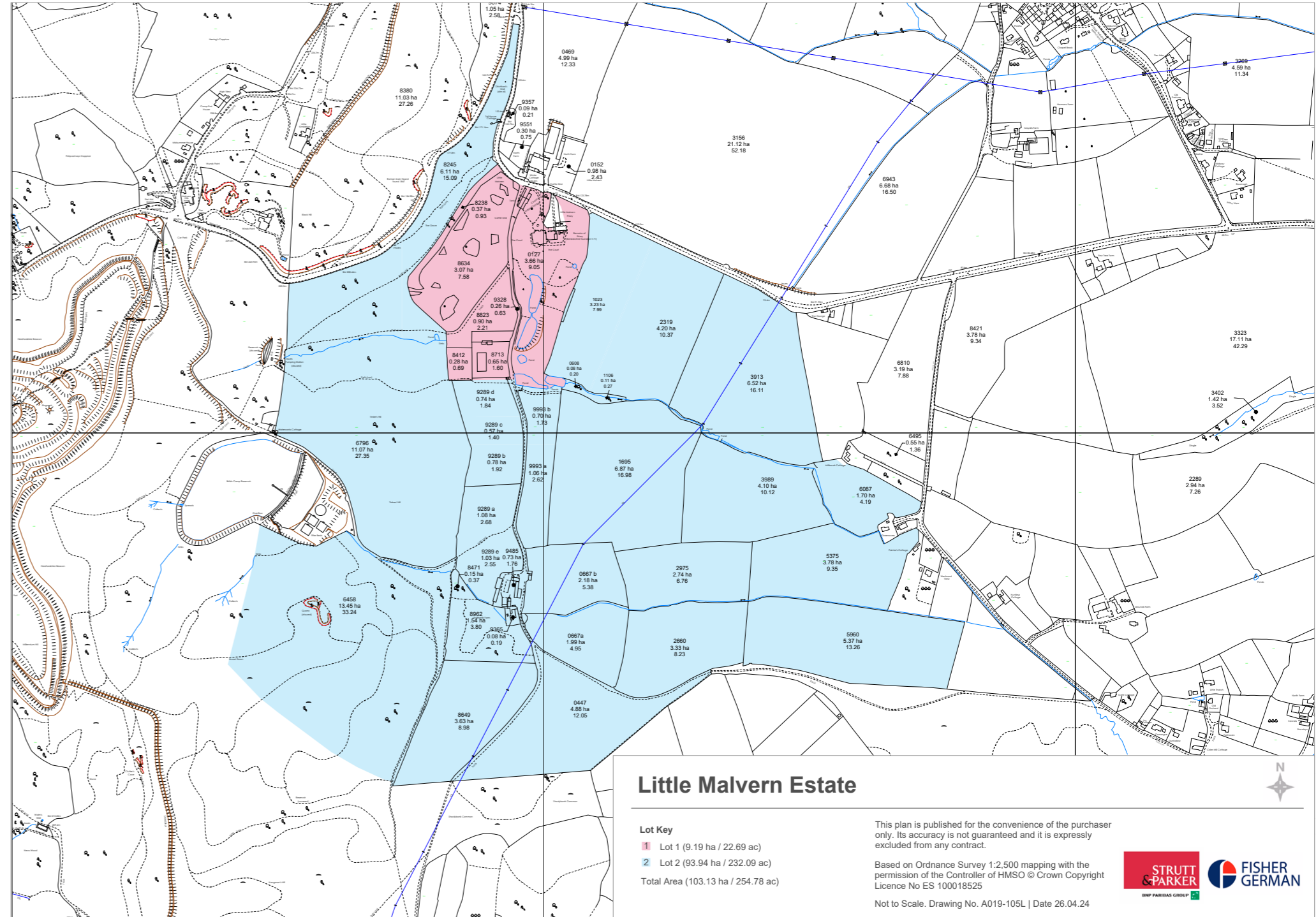


Some of the buildings are tenanted and further information can be obtained from the vendor's agents. This range of buildings may well offer some alternative use or development potential, subject to planning.

The land features most attractive topography, has a number of access points from the public highway and the approximate mix of use is:

- Arable land – approximately 99 acres
- Pastureland – approximately 51 acres
- Woodland – approximately 77 acres
- Misc. (tracks, buildings, yards etc) – approximately 5 acres.

Some of the woodland is subject to long lease and much of the farmland is subject to a Farm Business Tenancy. Further details are available from the vendor's agents.



General

Residential Property:

Property	EPC Band	Council Tax Band	2024/25 Payment	Tenure	Electricity	Water	Drainage	Heating
Little Malvern Court	F	H	£4,299.08	Owner occupied	Mains	Mains	Private	Oil fired
Stable Cottage	E	A	£2,149.54	Occupied AST	Mains	Mains	Private	Oil fired
Coach House	F	A	£2,149.54	Vacant	Mains	Mains	Private	Oil fired
Underhills	N/A	F	£3,104.89	LTA 1954 (contracted out)	Mains	Mains	Private	Oil fired

*AST - Assured Shorthold Tenancy

**LTA 1954 - Landlord & Tenant Act 1954

Method of sale: Little Malvern Court is offered for sale by private treaty, subject to any existing leases, licenses and agreements. Further details are available from the vendor's agents.

The property is available to purchase as a whole or in two lots as described. The vendors may consider a sale of Little Malvern Court with alternative land areas to those shown and options should be discussed with the vendor's agents.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths and a bridleway crossing over parts of the of the property. Further details including a plan are available from the vendor's solicitor.

Drainage: We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Designations: Little Malvern Court is set within the Malvern Hills Area of Outstanding Natural Beauty with part of the estate within the Malvern Hills SSSI.

Sporting, timber and mineral rights: All sporting and timber rights are included in the freehold sale, as far as they are owned. Mines and mineral rights are reserved.

Holdover: Is required to permit the harvesting of growing crops.

Rural, environment and woodland schemes: The property is not subject to any ongoing rural, environmental or woodland schemes.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale.



Little Malvern Estate

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Not to Scale. Drawing No. A019-106 | Date 26.04.24



Covenant and/or Restrictions: There are restrictions/covenants listed on the Land Registry Title Deed, details of which are available by the vendor's solicitors on request.

Local authority: Malvern Hills District Council.

Access: A licence for access will be retained by the vendors to visit family graves across part of the property.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes or is found to be a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health & Safety: Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the buildings and machinery.

Guide price: £6,250,000

Directions: WHAT3WORDS///hedgehog.nimbly.cashew will direct to the driveway entrance.

Viewings and Data Room: Viewing is strictly via appointment with the joint agents. Access to the data room is available upon request for interested parties and their advisors.

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