



SITUATION

Norton 2.5 miles, Kempsey 4.5 miles, Worcester 6 miles, Upton on Severn 7 miles, Malvern 10.5 miles, Tewkesbury 12.5 miles, Cheltenham 25 miles, Gloucester 30 miles, Birmingham 42 miles
Road Links: M5 (Jct 7) 6 miles.

Trains: Worcester, Malvern, Norton (pp for Parkway Station fast train London)

International Airports: Birmingham Airport 40 miles

Stone Hall Farm occupies a private rural position on the edge of the rural parish of Stonehall Common with views across towards the Malvern Hills. The property benefits from excellent communications links with M5, M50 & M40 motorways all within easy reach, providing access to the Midlands, London and the South.

Education There are primary school education at Kempsey and Norton. Secondary state schools are at Pershore and Worcester. There are a significant range of independent schools in the area which include Malvern St James, Malvern College, Kings School and Royal Grammar School both at Worcester. More information is available on www.isc.co.uk for independent schools and www.worcestershire.gov.uk for state schools

Local, sporting & recreational. The thriving villages of Kempsey and Norton offer a range of local amenities including a primary school, village hall, pub and restaurant. Worcester provides a broad range of shopping, educational and leisure facilities. For more retail and cultural therapy Birmingham, Cheltenham and Malvern are easily accessible. The surrounding areas offer wealth of sporting and recreational opportunities.

The area is synonymous within the equestrian industry and the property benefits from excellent outriding. Local equestrian centres within easy reach Abbey Equestrian, Allenshill, Bromyard Equestrian Centre, Hartpury, Hunters Equestrian, Stourport Equestrian Centre, Summerhouse and Three Counties Showground all hosts to a series of year round competitions. Racing at Cheltenham, Chepstow, Hereford, Stratford, Warwick and Worcester. Hunting is with the Croome & West Warwick, Ledbury and North Cotswold Hunts. Golf is available within the area, with beautiful walks on the Malvern Hills.

Well Located & Presented Equestrian Family Home

- Kitchen/Breakfast Room
- Living Room/Study
- Sitting Room, Dining Room, Sunroom.
- Master Bedroom
- Two Further Double Bedrooms
- Guest Suite with Shower Room
- Family Bathroom
- Utility, Boot Room, Cloakroom, Garage

Stonehall Farm, Stonehall Common, Kempsey, Worcester, WR5

Approximate Area = 2233 sq ft / 207.4 sq m (excludes carports / open barn / void)
 Limited Use Area(s) = 417 sq ft / 38.8 sq m
 Garage = 251 sq ft / 23.3 sq m
 Outbuildings = 14140 sq ft / 1313.6 sq m
 Total = 17041 sq ft / 1583.1 sq m

For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © valueren: 2024. Produced for Fox Grant. REF: 1137638

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EQUESTRIAN FACILITIES

- Convert Cattle Byre offering 4 stables, storage, workshop
- American Barn offering 7 internal stables, rug room, storeroom, kitchen area, wc, feed room and wash down area.
- All Weather Arena (20m x 60m)
- Indoor arena 20m x 40m
- Monarch 5 Horse Walker with roof.
- Separate yard with 2 field shelters on hard standing.
- Timber frame barn with mezzanine floor, store & workshop
- Fodder store.
- Post & Rail Fencing
- Gardens and Grounds

In all about 10.4 acres.

STONEHALL FARM

Stonehall Farm is a delightful detached white rendered period farmhouse, with partly timber cladding, undertiled roof offering spacious four bedroom accommodation. The house has been sympathetically extended over the years to offer spacious accommodation with the majority of the rooms still enjoying original features of exposed beams.

Entrance is via reception hall with stairs leading to first floor and doors off into the living room and dining room. The living/study leading through into the modern fitted kitchen/breakfast room with integral appliances. Door leads from the kitchen into the utility, cloakroom and boot room with dog shower with door to outside. Dining room with Inglenook fireplace and exposed beams with entrance through into the Sunroom with views across the garden and paddocks beyond. Sitting room with woodburner offers potential to be annexe for dependent relative with separate stairs to first floor with double bedroom, shower room and dressing area. The main bedrooms are access via the main entrance hall with stairs leading to two double bedrooms, single bedroom and family bathroom.

To the side of the house is the traditional barn that offers potential for office or studio, currently used for car port with stairs leading to mezzanine first floor. With workshop to the rear of the barn and further storage room with separate vehicular access to the rear of the house to the garage. The garden is mainly laid to lawn and lies mainly to the rear of the house with a variety of mature shrubs and trees.

Stonehall Farm is approached via a gated entrance and leads into a gravelled parking area for several cars, with gated entrance into the well-planned stable yard. The former Cattle Byre has been converted into 4 stables (currently two) with workshop and storage rooms. Across the yard is the former Agricultural barn that has been converted with the professional rider in mind. There are 8 internal stables, with the wash down/farrier area, rug room, storage room, and kitchen/staff room and wc. There are roll doors for ease of access for fodder, with door



to fodder store and muck heap area. To the rear of this is the entrance for lorries into the yard with the Monarch covered 6 horse covered horsewalker, with the 20m x 40m indoor arena beyond. To the side of this is the 20m x 60m outdoor arena. There is ample parking for lorries with stone track leading to the paddocks. All paddocks have water to them, with all weather gated entrances to the majority. The paddocks are mainly post & railed fenced and are split into 9 paddocks, to the far side is pond and wooded area with recently planted trees. Beyond the house is a smaller stable yard of two field shelters on hard standing, this would be ideal for youngstock, retired or isolation yard.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY

Malvern District Council. Tel: 01684 892700

COUNCIL TAX

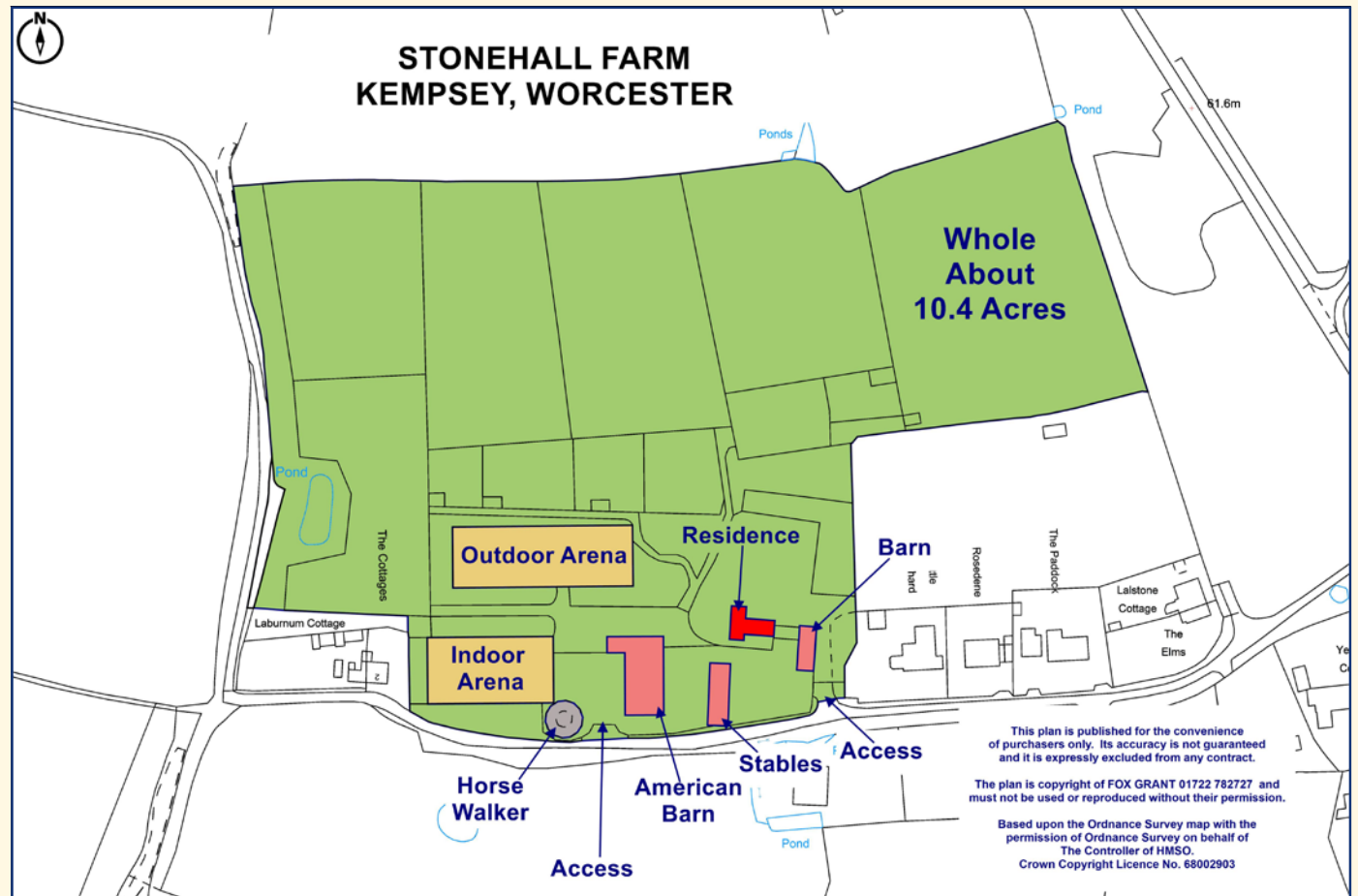
House Band 'G'

SERVICES

Mains electricity and water (metered) with private drainage (largest septic tank). Color Gas central heating. Broadband –

FIXTURES & FITTINGS

Unless mentioned specifically by separate negotiation.





VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



foxgrant.com

Fox Grant

**STONEHALL FARM
WR5 3QG**

DIRECTIONS

Postcode: **WR5 3QG**

From M5 (Jct 7) follow the ring road A440 signed Malvern and Hereford. Take the exit signed Norton and Littleworth. At the roundabout continue over passing the St Peters Garden Centre and take the next turning left into Hatfield Bank signed Pirton, Hatfield and Stonehall Common. Pass through the village of Hatfield and after 0.5 miles on reaching Stonehall Common turn right, proceed down this no through road for about 0.5 miles and the entrance to Stonehall Farm will be on the right handside.

WHAT3WORDS

throw.commuted.shuffles

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE