



Bank Farm  
Croft Bank | Malvern | Worcestershire | WR14 4DX

FINE & COUNTRY



# BANK FARM

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Positioned within a panoramic countryside setting, Bank Farm is the epitome of a luxury rural home. Tranquillity and prestige unfold in the heart of the Malvern hills at this beautifully presented 6-bedroom, detached farmhouse. Within the grounds there's approximately 16.5 acres, a 60m x 20m all-weather menage, large American style steel frame barn, private fishing lake, and converted cottage holiday let of uncompromising quality. Sitting proud boasting stunning views up to the Worcestershire Beacon, and with a wealth of historical significance, Bank Farm oozes character and grandeur.







### Ground floor

When entering Bank Farm you are greeted by a large sunroom with ample space for relaxation, which tours you either to the large home office to the left or kitchen and dining room ahead. The bright, open-plan kitchen and dining space is ideal for entertaining and allows a good mixture of contemporary and character. There is an abundance of storage, beams overhead, and views via the French doors, which look up to the Worcestershire Beacon.

The ground floor continues into an expansive sitting room and library, both host to glazing to the rear overlooking the picturesque grounds. The sitting room is ideal for family gatherings with an impressive inglenook fireplace taking centre stage, and library functioning as a fantastic extension to the home office. A utility and shower room are found adjacent.

- Sunroom
- Dining room
- Kitchen
- Sitting room
- Library
- Utility / shower room
- Office









# Seller Insight

“ Located on the western slopes of the Malvern Hills in the village of West Malvern, Bank Farm, a Grade II listed 17th century oak frame home, occupies an elevated position. Set at the end of a long private drive the property also comes with a modern steel frame American barn with stables and a full-size equestrian ménage, approximately 16.5 acres of land, including an ancient orchard, and a small wildlife/fishing lake. In addition, there is a fully restored and renovated stone barn offering self-contained accommodation.

‘Having lived here for 33-years it has been the perfect place to bring up two boys, especially as Malvern and Worcester offer such excellent schools.’

‘The house has evolved over the time into a comfortable liveable house full of character, we love absolutely everything about it,’ say the owners. ‘It’s one of the most breathtakingly picturesque spots and as soon as we saw the view, we knew we had to live here!’ ‘The long driveway offers access to four properties in total and with no passing traffic it feels peaceful and secluded. Great Malvern is just a ten-minute drive away so, although we are rural, we don’t feel cut off. The town has a Waitrose supermarket, nice restaurants, and a good theatre whilst the area boasts several National Trust properties and gardens.’

‘There is a good train service from Malvern to London, Birmingham, and a number of large towns. Birmingham International Airport is just over an hour away and the M5 motorway takes 25 minutes to reach.’

‘Our three sets of neighbours have also lived here for many years, the newest joining us around 20 years ago. We all look out for each other; we consider them all as friends, some as close friends who we socialise with.’

‘The house is quiet and the garden private; sitting in the courtyard listening to the birds during the day and watching the stars at night feels as if we are the only people in the world.’

‘We love all the rooms but when the log fire in the living room with its massive inglenook is roaring away it takes some beating.’

‘We enjoy uninterrupted views of the Malvern Hills – here one can watch both the sun and moon rise. In the evening the sun turns the hills golden red. Spending time at the lake feeding the ducks, moorhen, and fish is one of life’s great pleasures.’\*

\* 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 and Second Floor:

The sizeable main bedroom is the first left from the landing and provides an elevated view of the hills afar. This entire side of the property functions as the main suite with a walk-in wardrobe located centrally and a generous en-suite bathroom beside, including a modern shower and free standing bathtub. The first floor continues with three more double bedrooms and a family bathroom with rolltop bath. The second floor takes you to a cosy, vaulted double room leading to further space for a bedroom with access to plenty of storage.

- Main bedroom with walk-in wardrobe and en-suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bedroom 6
- Family bathroom
- Large attic space













### Cottage Annex

Detached and set back from the main body of Bank Farm, the converted cottage annex provides a unique escape, perfect for multi-generational living or a holiday let with proven success and national press recognition. Self-contained and described as rustic-luxe, this striking barn features open plan living spaces, shower room, and reading room via a timber staircase, again, benefiting from sweeping views up to the Beacon.

- Open plan living, kitchen, dining
- Bedroom with en-suite shower room
- Reading area









## Outside

Bank Farm is an expansive, well-equipped family home and equestrian facility with multiple vehicle access points into the land, 16.5 acres in total. It is set in a quiet rural location with no passing traffic. The driveway makes for plenty of room for parking cars with detached double garages ahead and a workshop behind.

The formal garden to the rear harnesses the tranquillity that Bank Farm has to offer with a sunken firepit area, Scandinavian style hot tub, and tiled summerhouse. The grounds and fields are home to apple trees and ancient oaks trees, in addition to the fishing lake which contributes to the Eden-esque feel.

Tucked behind a well screened tree line, the American style steel framed barn provides a perfect opportunity for equestrian facilities. There are three stables, a hot water horse washing bay, tack room, toilet, and automatic water feeders – all of great proportion. The 60m x 20m all-weather ménage is towards the bottom of the land by the fishing lake.

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# LOCATION AND HISTORY

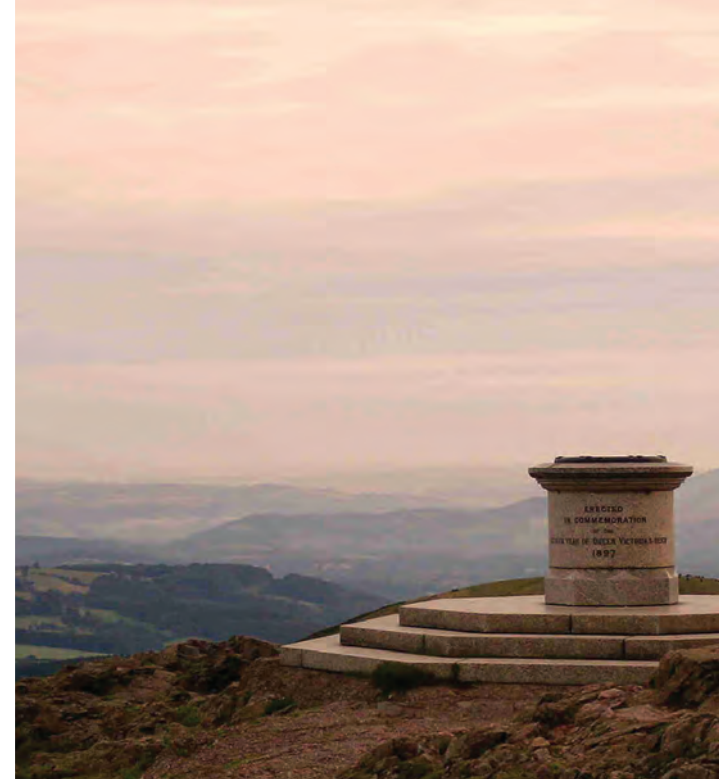
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Clinging onto the Herefordshire side of the northern Malvern Hills, west Malvern is a sought-after village. There are good links to the M5, with much faster motorway links following the recent major works to the Worcester Bypass, and M50. You have a choice of two Malvern train stations, or three in Worcester. Worcester Parkway, a brand-new train station outside Worcester has extensive parking, as does Malvern Link. Fast train services go direct to London and Birmingham from all stations.

The centre of the Victorian spa town of Malvern is less than ten minutes' drive from the property, with Waitrose, Marks and Spencer, Morrisons and major retailers, plus the Malvern Theatre and community hospital. There is an exceptional choice in outstanding schooling both in Malvern (Malvern College, The Downs, The Elms, St James' Girls') and Worcester (Royal Grammar School or King's). The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages. Within easy driving distance, there are a wide range of well-known and boutique shops and restaurants ensuring everyone's tastes are catered for, including the Three Counties Showground too. Worcestershire and Herefordshire are both major food producing areas, and the houses are within easy distance of farm shops in all directions.

In the late 16th century and early 17th, Mr Unett of Malvern says that his family owned Bank Farm amongst other properties in the Mathon area. The Unett family were based on Castle Frome and they married into nearly every family of importance in the county. In 1790 the last Unett had only one daughter and she inherited Bank Farm. She married a Layton who became a Unett Layton. The farm was known under four names in those days, Hebridge's and Sandridge's, being the only ones he remembered. By 1876 the farm belonged to Earl Beauchamp, and there is a stone cowshed with his mark and date on it near the house. In 1919 the then Earl held a four-day sale of some of his outlying property, Bank Farm being one of them. Parts of the farmhouse date from Elizabethan times.









#### Services

Mains electric and water.  
Oil central heating.  
Private drainage via bio disc/septic tank.

#### Notes

There is a private lane with a maintenance upkeep payment – please speak with the agent for further details.

#### Tenure

Freehold

#### Local Authority

Herefordshire Council  
Main House - Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

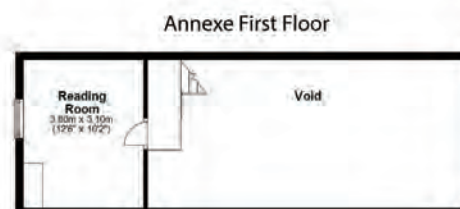
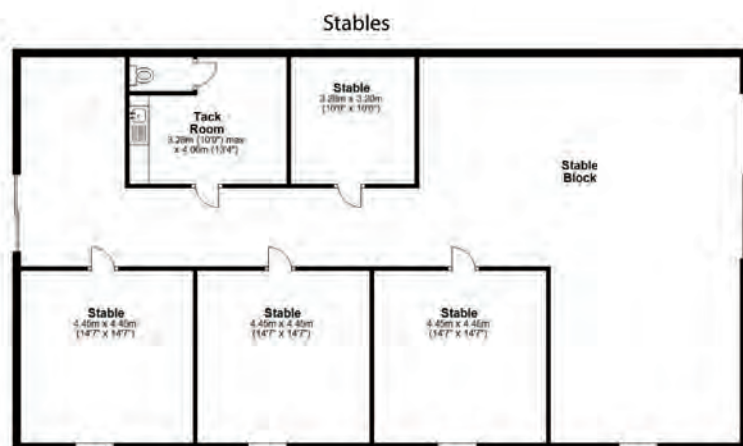
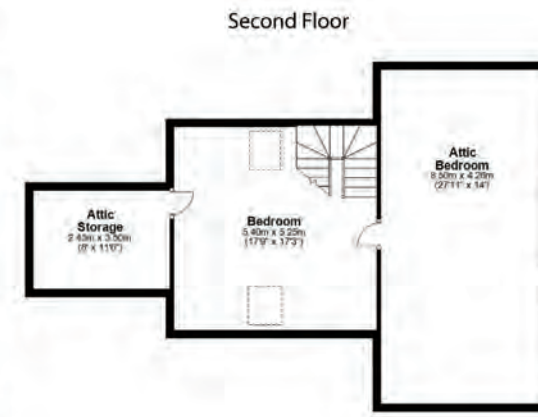
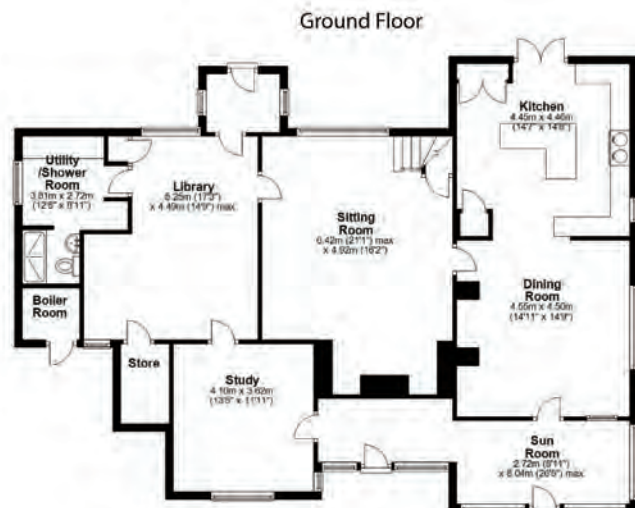
#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm





**Double Garage**



Total area: approx. 669.0 sq. metres (7201.3 sq. feet)  
Bank Farm, Croft Bank

EPC Exempt









BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

#### YOU CAN FOLLOW BERT ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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