



Allan Morris
estate agents

**4 Dunstall Court, Croome D'abbot,
Worcestershire, WR8 9AZ**

 **MAYFAIR**
OFFICE GROUP

Croome D'abitot, WR8 9AZ

Cleeve House (no 4 Dunstall Court) is one of a small and select number of exclusive period homes in the grounds of Georgian masterpiece Croome Court, a quintessential English manor house now in the stewardship of the National Trust. Located in the heart of south Worcestershire among the some 700 acres of the Croome Court estate, Cleeve House dates back to the mid 18th century and was once part of the stable block to the main mansion. The mansion and its ancillary buildings, as well as the extensive parkland, were designed by the renowned designer, Lancelot "Capability" Brown. Croome, the seat of the Coventry family, was Brown's first commission and the one which made his name, working in collaboration with Robert Adam on behalf of the then 6th Earl of Coventry. Now a stylish and distinguished home, Cleeve House offers buyers a slice of English architectural history in a delightful rural setting yet within convenient and easy reach of Birmingham, Bristol and Cheltenham, as well as Malvern, Pershore and Upton Upon Severn. London is just two hours away by rail from Worcestershire Parkway station, some four miles away, while the north Cotswolds are just a half hour drive away.

SUMMARY

The approach to the property is unique and impressive. Entering via the London Arch, designed by Robert Adam and now the residents' private access, the driveway sweeps down to Dunstall Court with a vista encompassing the Malvern Hills, the Capability Brown parkland and Croome Court mansion itself.

Grade II listed and believed to date from 1752, Cleeve House is built in red brick and bath stone under a pitched slate roof with beautiful and spacious accommodation over two floors. The property is ideal for those looking for a period home but with all the comforts of modern living, perfect either as a 'forever' home or as an easy 'lock up and leave', perhaps for those with another property or busy lifestyle.

With an elegant feel and classic Georgian features including arched, sash and oriel windows (many with fitted shutters), particularly well-proportioned rooms, high ceilings and solid marble fireplaces, Cleeve House has all the hallmarks of the stylish Georgian era but with some wonderful 21st century additions, including full fibre broadband, making remote working very easy.

In addition, the principal rooms all enjoy a south-facing aspect and lovely outlook across the courtyard to the parkland beyond. As a resident, there is unlimited access to more than 700 acres of historic parkland and the mansion itself.



ENTRANCE HALLWAY 8'6" x 18'6" (2.61m x 5.66m)

Light and spacious, you are immediately struck by the ceiling height, impressive staircase and natural light from the dual aspect windows, Limestone flooring.

WC

Just off the hallway, with additional storage opposite.

BREAKFAST KITCHEN AND UTILITY 14'2" x 12'3" (4.33m x 3.75m)

Front aspect with large arched windows and fitted shutters, high ceilings and continued limestone flooring. High quality kitchen with blue pearl granite worktops, recently installed electric range cooker, integrated appliances including fridge freezer and dishwasher. Space for informal dining. UTILITY ROOM has matching fitted units, space for washing machine/tumble dryer, gas central heating boiler and lots of useful storage, as well as an additional sink.

DINING ROOM 18'6" x 12'1" (5.66m x 3.69m)

Spacious reception room, dual aspect with rear and front facing window with fitted shutters, wooden floor, impressive high ceilings with decorative cornicing, solid marble feature fireplace, door to Drawing Room.

DRAWING ROOM 22'1" x 18'6" (6.75m x 5.66m)

Very large and imposing reception room, dual aspect again with arched window and door to the fore, additional rear facing window, marble feature fireplace, high ceilings with decorative cornicing, television points, sisal flooring.

FIRST FLOOR - LANDING

Rear aspect sash windows with solid shutters, spacious and light with space for furniture or perfect as a home office space, airing cupboard, doors to all bedrooms.

BEDROOM ONE 16'11" x 16'0" (5.17m x 4.90m)

Front facing window with shutters, overlooking courtyard, double built in wardrobe, limestone fireplace, door to;

EN-SUITE 7'11" x 5'10" (2.42m x 1.78m)

Walk-in shower, vanity unit and sink, low level WC, heated towel rail.

BEDROOM TWO 19'3" x 10'10" (5.89m x 3.31m)

Dual aspect windows with shutters, marble fireplace, high ceilings with decorative cornicing door to:

EN-SUITE 7'10" x 3'2" (2.40m x 0.99m)

Enclosed shower cubicle, wash basin, low level WC, heated towel rail.

BEDROOM THREE 11'1" x 10'1" (3.39m x 3.08m)

Front facing double bedroom, high ceiling with decorative cornicing and window with shutter.

BEDROOM FOUR 9'9" x 9'4" (2.98m x 2.85m)

Front facing double bedroom, high ceiling with decorative cornicing and window with shutter.

BATHROOM 11'1" x 9'4" max (3.39m x 2.87m max)

Stylish bath and shower room, front aspect window, free-standing bath with mixer and shower attachments, walk-in shower cubicle, wall hung wash basin, heated towel rail.

GARAGE 19'8" 9'10" (6.00m 3.00m)

Found a short distance away in a separate courtyard area.

OUTSIDE

Externally, there is provision for one car to park immediately outside the property; there is a garage and further parking a short walk away. Immediately to the front of the property, there is the option of sitting and dining outside amongst the flower and shrub borders. There are lawned communal gardens, plus access to the parkland of Croome Court.

LOCATION

While Croome is situated in rural South Worcestershire, it is far from isolated and enjoys excellent transport links to major centres. While the beautiful local towns of Pershore (4 miles), Great Malvern (13 miles), Worcester (9 miles) and Upton-upon Severn (5 miles) are within striking distance, the M5 motorway (accessed via J1 of the M50 or J7 at South Worcester) provides for ready access to Birmingham and the International airport (43 miles) and the M40. The M5 south also provides for a commute to regency Cheltenham, Gloucester and Bristol. London is a direct journey by rail, with a rapid rail route to Paddington from the recently opened Worcestershire Parkway station, some 4 miles from the property and with extensive on-site parking for commuters. There are also mainline railway stations at Worcester, Pershore, Great Malvern and Malvern Link.

DIRECTIONS

From the Upton office leave over the bridge, turn left onto A38 at the roundabout. After 1.3 miles, take the right hand turn to Kinnersley and proceed to The Royal Oak and turn left. Proceed, crossing the M5 and through High Green. Follow the signs to Croome Court and once arrived at the main car park, continue for a short distance and you will see the large stone London Arch gateway with wrought iron gate opening into the driveway. From Pershore head west on Rebecca Road through Besford Bridge. After approximately 6 miles the London Arch Gates will appear in eyeshot. Go through the arch, marked private, residents only and Dunstall Court is located at the bottom of the drive. The agent will meet you at the gate if viewing the property.

ADDITIONAL INFORMATION

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Services: mains water and electricity, LPG connected via a communal tank but individually metered and on an individual contract.

Communal private drainage system with costs included in the service charge.

Service charge: 2025 £1,500 per annum which includes communal grounds maintenance and lighting, operation of private sewage system, and a general management fee. This includes a sinking fund annual contribution of £280 is paid towards the future maintenance of the sewage system, which is shared with the National Trust and a £150 per annum general maintenance fund.

Croome Heritage Management 2007 LTD is the management company; shareholding is 40% residents, 40% Croome Heritage Trust (the Coventry family's Charitable Trust which is the freeholder of the overwhelming majority of the wider Croome Estate) and 20% National Trust (the leaseholder of the overwhelming majority of the wider Croome Estate).

EPC Current - E43 potential - D68

Local Authority - Malvern Hills District Council, council tax band: G

ASKING PRICE

£850,000



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Approximate total area⁽¹⁾

197.16 m²

Reduced headroom

0.71 m²



(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		43	68
EU Directive 2002/91/EC			

Material Information Report



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