



HILL COURT FARM  
Forthampton | Gloucestershire | GL19 4QH

HUGHES **HS** SEALEY

# Welcome to... HILL COURT FARM

Welcome to Hill Court Farm, a wonderful six double bedroom detached former farmhouse, further benefiting from a substantial, one-bedroom self-contained Grade II listed annex, perfect for those looking for a property to accommodate multi-generational living or for those looking for an additional income stream.

Having been painstakingly restored over a period of six years, this exceptional home offers a wealth of internal space across four floors and is further complimented by mature gardens and adjoining paddocks totalling 4.5 acres. Add in that this super home enjoys extended views over the Worcestershire Wildlife Nature Reserve and beyond to the Malvern Hills and has the potential to be offered for sale with no onward chain, you begin to understand why this home comes with such a high recommendation to view.

Situated at the head of a no through lane the property is one where prior to entering the home, you will stop to take in not only the building but the setting itself.

The home is accessed through double opening, arched timber doors which lead though to a welcoming and spacious entrance hall.

The entrance hall features two staircases, one that leads to the upper level

and the bedrooms, the second that leads to the lower level which benefits from two entertainment rooms, these being the cinema room and finally the music room.

Returning to the entrance, to the left of the room is a log burning stove which sits within a stone chimney breast. A door to the left of the chimney leads through to the snug, whilst to the opposite side of the room, access is gained to the impressive living room.

The living room enjoys plenty of natural light for the triple aspect windows which allow one to enjoy views over the mature front garden, the neighbouring paddocks and Malvern Hills plus the property's rear garden that is maturing beautifully. Providing a focal point to the living room is the property's second log burning stove which is also inset to the chimney breast.

Further rooms to the ground floor include a cloakroom, boiler room, snug, laundry room and the property's formal dining room which will comfortably house an eight-ten seater table and chairs. From the dining room a door leads through to the property's spacious kitchen/breakfast room.

The kitchen/breakfast room is a wonderful room, with the kitchen enjoying

a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, the room benefits from a central island, full length glazed doors to the head of the room leading to the garden, space for a four seater table plus chairs and finally two additional doors lead to a pantry and the property's second cloakroom.

On the first floor the large landing area allows one to really enjoy the views this home affords. Unspoilt, unbroken, they really are delightful and due to the property's orientation, one will enjoy exceptional sunsets over the Malvern Hills throughout the year.

On this floor are three of the six double rooms located within the main home. The principal bedroom enjoys a wonderful en suite bathroom which is completed by way of a freestanding bath and walk-in double shower, whilst the other two bedrooms both benefit from en suite shower rooms.

On the upper floor, the remaining three bedrooms are located, two rooms from one staircase, the final bedroom from a separate stairwell. As these rooms are in the roof space, all of the rooms enjoy exposed roof timbers and this adds a welcome character to the bedrooms. Each of the three rooms feature high specification, en suite shower rooms.























# The Annex

The adjoining one-bedroom annex is accessed via its own front door and enjoys accommodation over three floors.

On the ground floor is a wonderful open plan kitchen/dining room with stairs rising to a mezzanine level

where the vendors have cleverly fitted space for a lovely sitting room.

A second staircase falls to the lower level where a luxurious bedroom with walk-in wardrobe and en suite shower room can be found.





# Explore outside... HILL COURT FARM

## THE GROUNDS

Hill Court Farm enjoys grounds approaching 4.5 acres in total, which combine stunning mature gardens to both the front and rear elevation and adjoining paddocks, ideal for those that want to keep livestock or for those with an equestrian pastime. The formal gardens are predominantly laid to lawns, edged by well-stocked flower beds, whilst a fine selection of trees and shrubs are nestled throughout the grounds. In addition, the property also features a detached double garage, summerhouse and plenty of driveway parking.

## LOCATION

Hill Court Farm is located at the end of a no through lane in the hamlet of Forthampton and as such, enjoys super views over neighbouring countryside and beyond to the Malvern Hills. The neighbouring villages of Corse Lawn and Eldersfield benefit from primary schooling, a Michelin Guide public house, The Butchers Arms and a hotel, The Corse Lawn Hotel.

The Medieval market town of Tewkesbury is approx. 4.5 miles away with a busy high street filled with shops, restaurants and pubs, along with a theatre, swimming pool and hospital. Added benefits include excellent transport links to the M5 and M50 motorways. Furthermore, it has a mainline train station to London Paddington (approx. 2 hrs).

There is a variety of good schools in the region, both state and private, notably in Cheltenham and Gloucester and

numerous primary schools locally. Schools worthy of particular mention include Cheltenham College, Cheltenham Ladies College, Pates, Dean Close and Kings Gloucester.

- An exceptional six double bedroom farmhouse, with adjoining one bedroom Grade II listed annex
- Located at the head of a no through lane, enjoying breathtaking views towards the Malvern Hills
- Sat within 4.5 acres of mature gardens and attached paddocks
- Having been restored over the last six years, this is a property ready to move into and enjoy
- Ground floor comprises three reception rooms, stunning entrance and super kitchen/breakfast room
- To the lower floor are two additional rooms – the cinema room and music room
- On the first floor are three double bedrooms, all with en suite bathrooms
- On the upper floor are a further three bedrooms, all with their own shower rooms
- A one-bedroom adjoining annex – ideal for multi-generational living or as an income
- A property that must be viewed to fully understand all that is on offer

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL19 4QH. Continue to the head of the lane where the property can be located on your right.









Approximate Floor Area = 511.2 sq m / 5502 sq ft  
 Garage = 30.2 sq m / 325 sq ft  
 Summer House = 23 sq m / 247 sq ft  
 Total = 564.4 sq m / 6074 sq ft



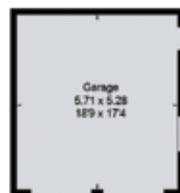
Second Floor



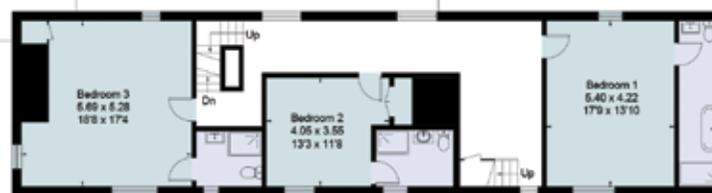
Cider House



(Not Shown in Actual Location / Orientation)



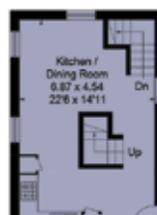
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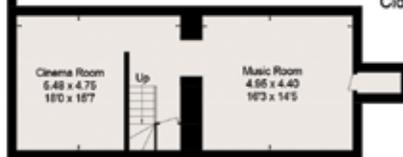
First Floor



Cider House



Cider House



Lower Ground Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94379

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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