



# Kerswell Green Farmhouse

Offers Based On: £300,000

- OPEN HOUSE SATURDAY 21ST 12-3PM WITH VIEWINGS BY APPOINTMENT
- A unique renovation and refurbishment opportunity of a Grade II listed detached farmhouse
- Idyllic rural location and set in approximately one acre with outbuildings
- Potential to create an impressive 3/4 bedroom home
- Dating back to the 14th Century and Medieval Period, Extended in the 17th and 18th Centuries
- Mainly 7'6 ceiling to the ground floor
- Current accommodation extends to almost 2500 sq. ft
- The Farmhouse has a fascinating history including being the home of Edward Winslow - one of America's Founding Fathers
- Far reaching views over open farmland to the Malvern Hills
- NO CHAIN

Nigel Poole  
& Partners

# Kerswell Green Farmhouse

Worcester

Offers Based On: £300,000

**\*\*A UNIQUE RENOVATION AND REFURBISHMENT PROJECT OF A GRADE II LISTED FARMHOUSE WITH FASCINATING HISTORY\*\*** Set in an idyllic rural setting, with approximately one acre and outbuildings. This project offers a unique challenge for a buyer to take on a project and create a unique and impressive home. Original parts of this Medieval Hall House date back to the 1300's with extensions in the 17th and 18th centuries. Current accommodation extends to approx. 2,500 sq. ft. with ground floor ceiling heights of 7'6 in most rooms. Planning consent was granted many years ago but because renovations were started the consents will not need to be renewed. Historically interesting with verified connections to the Edward Winslow - one of America's Founding Fathers.

## OPEN HOUSE

An open house will be held on Saturday 21st February - 12 noon until 3pm with viewings by appointment.

## Property Description

Kerswell Green Farmhouse is a distinctive black and white, thatched Grade II listed building. The central section dates back to the mid 1300's. It was substantially extended into what it is today in the 1500's. Further additions were added in the 17th, 18th and 20th centuries. Sadly, in more recent years the property has fallen into disrepair and now requires full restoration and refurbishment. This presents a unique challenge but offers a buyer an opportunity to take on a project and create a unique and impressive family home.

## Planning Consent

Planning and listed building consent was granted by Malvern Hills District Council some years ago for the house to be renovated and extended. As the work was started by the current owners the consents will not need to be renewed. Detailed drawings of these alterations can be obtained by the selling agent.

## History

Debrett history of the farmhouse shows that there has been 12 owners since circa. 1400 and the current owners are the second since 1945. One of the more fascinating aspects is that the farmhouse is the reputed home of Edward Winslow, the Pilgrim Father who sailed to America in the Mayflower in 1620 and who served as Governor of the Plymouth Colony.

## Location

Kerswell Green is a small and peaceful rural hamlet set within the Worcestershire countryside in the heart of the Severn Valley. The location offers a distinctly semi-rural lifestyle, characterised by open fields, country lanes, and a strong sense of community, while remaining conveniently placed for access to nearby towns and amenities. The riverside market town of Pershore provides a range of independent shops, cafés, and everyday services, along with schooling and leisure facilities. For commuters, the area benefits from good road links to Worcester, Upton upon Severn, Evesham, Malvern and Cheltenham. The wider motorway network makes Kerswell Green an appealing choice for those seeking countryside living without isolation.

## Planning Approved

Ground Floor: Living room; kitchen; dining room; drawing room; snug; conservatory; utility; w.c. First Floor: Three bedrooms - master with dressing/bathroom; family bathroom; loft deck.

## Outbuildings

Brick Tack Room (forge) - 9'6" w X 10'6" d   Brick Stable - 17'w X 13'd , 12'6" h. Long Open Bays (Adjoining tack room) - 5 x 10' bays - 50 ft total Wood Store - 10'w X 6'd ( behind Farmhouse )   Open Field Shelter ( small paddock) 12'w X 12'd   Wooden Double Stable 20'w X 16'd (Lawn)   Wooden Hay Store (Rear of pond) 10' X 6'

## Gardens & Grounds

The house stands in almost an acre of ground. An 'in and out' driveway provides ample parking. Within the grounds is a former swimming pool (but it is no longer fit for purpose). To the rear of the property is an expanse of lawn leading to a sunken pond surrounded by box hedging. There are far reaching views across adjacent farmland towards the Malvern Hill.

## Renovation Costs

It is anticipated renovation costs will be £500,000+

## Services

We have been advised that three phase mains electricity and water are connected to the property. Drainage is currently to a private septic tank but this will need to be replaced with a more modern system. This information has not been checked with service providers. Services have not been checked to be in satisfactory working order and a prospective buyer is advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) the property is freehold.

## Council Tax

The house is de-listed from Council Tax as it currently deemed uninhabitable.

## EPC

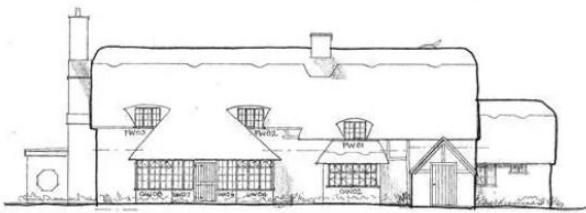
As the property is deemed inhabitable it is exempt from needing an EPC.



## Directions

Use What Three Words: **Emerals.fact.question**



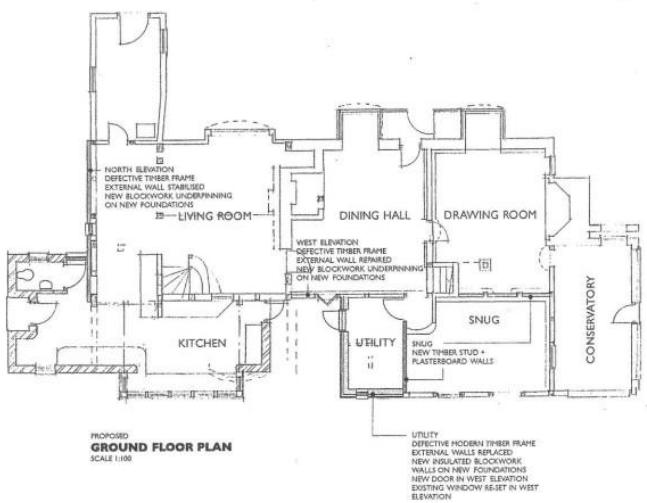
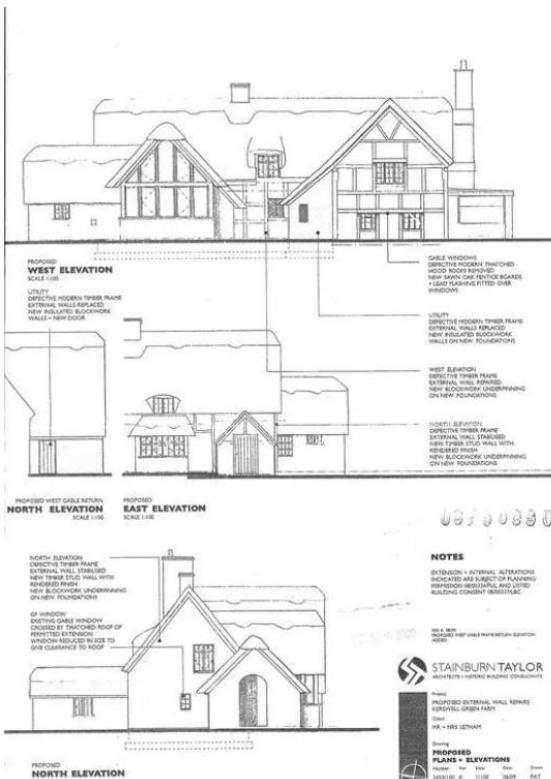


EAST ELEVATION AS PROPOSED 1:100

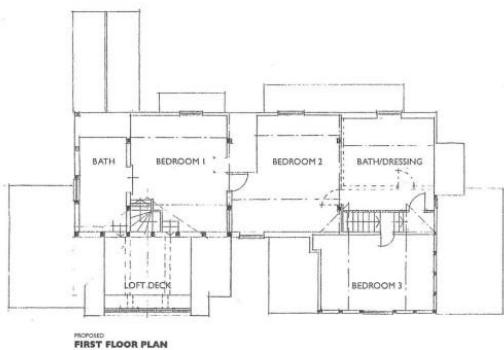
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TW 0.2 REVERSE  
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PLANNING DEPT  
2 MAY 2003

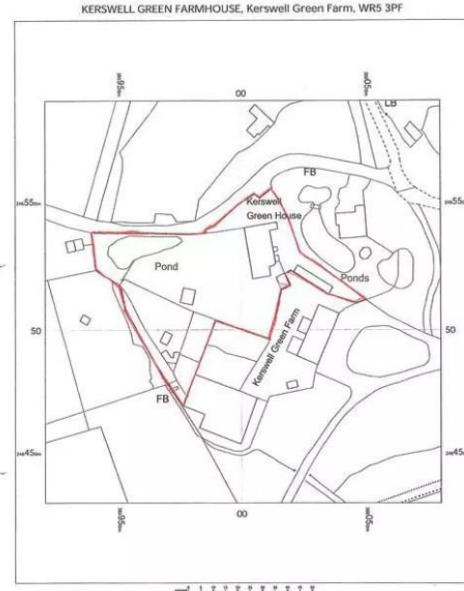
SOUTH ELEVATION AS PROPOSED 1:100



PROPOSED  
**GROUND FLOOR PLAN**



PROPOSED  
**FIRST FLOOR PLAN**  
SCALE 1:100



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