



# Worsley House

Abberley, Worcester, Worcestershire

## A stunning Grade II listed house offering an exciting renovation project, with extensive grounds and outbuildings

A magnificent country house with outbuildings and 56 acres of rolling farmland, set in an idyllic Worcestershire setting. The property has remained untouched for many years and retains plenty of original character, while presenting a renovation opportunity for the right buyer to create a stunning country retreat



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**VERSATILE OUTBUILDING**



**57.3 ACRES**



**FREEHOLD**



**RURAL**



**3,200 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Worsley House is an outstanding period property, dating from the late 15th century and offering more than 3,000 square feet of characterful accommodation in a bucolic rural location. Featuring wonderful elevations of timber framing, render infill and red brick, the property also displays a wealth of stunning original features inside, including exposed beams and grand open fireplaces.

Requiring renovation, the property provides an opportunity to put a modern spin on the splendid, spacious living accommodation, while retaining the essential character features.

The ground floor offers three comfortable reception rooms, including the dining room or reception hall, with its flagstone flooring, heavy timber beams and handsome open fireplace. Towards the rear there is a light, airy sitting room with a dual aspect, its fireplace fitted with a woodburning stove, while the family room provides further space in which to relax.

Additionally, the ground floor has a well-proportioned kitchen with space for all the necessary appliances, plus a utility room, a store and a cellar for further home storage.

On the first floor there are five bedrooms, the smaller of which is ideal for use as a study, nursery or dressing room. The other four bedrooms are all doubles, including the principal bedroom, which is in its own discreet first-floor area along with a large shower room. A further family bathroom is located on the ground floor.

### History

Worsley House is a building of extreme interest that retains much of its primary fabric. It is a 'transition' house representing the change from the medieval open-hall tradition to the greater comfort of the ceiled hall with its chimneystacks and fireplaces. These were radical changes that took place in the decades before and after the year 1500.







## Outside

The house is set with 57.3 acres of beautiful rolling farmland and is set almost a mile from the road along a singletrack lane. The track leads through the beautiful fields and meadows and across a cattle grid to a grassy courtyard area at the front of the house, with access to the historic stone and brick outbuildings, which include garaging, a kiln room and plenty of barn storage.

The outbuildings could be used to support farming activities, for stabling or further garaging, but they also represent a significant opportunity for further development, subject to the necessary consents. The sprawling grounds include various meadows, paddocks and fields, which have been managed with a light touch and are a haven for wildlife. There is space for grazing livestock, providing the opportunity to run a smallholding from the property. Immediately surrounding the property, the gardens provides an opportunity for landscaping with splendid views across the surrounding fields.

## Location

The property occupies an idyllic rural position, three miles from the small village of Abberley Common and surrounded by rolling Worcestershire countryside. The village has a convenience store, a village hall and a primary school, while neighbouring Great Witley provides a further range of amenities. The town of Stourport-on-Severn is also just five miles away, with access to a range of shops supermarkets and leisure facilities. Meanwhile, the bustling centre of Kidderminster is nearby for all additional needs. Further primary schools are accessible in the surrounding villages, while state secondary schooling is available in Stourport-on-Severn or Kidderminster.

The area is well connected by road, with the A449 providing access to Worcester and the M5 around 14 miles away. Mainline rail services are also available in Kidderminster and Worcester (approximately 2 hours to London Paddington).



## Distances

- Stourport-on-Severn 4.5 miles
- Kidderminster 8.5 miles
- Droitwich Spa 14.4 miles
- Worcester 14.7 miles

## Nearby Stations

- Hartlebury Station
- Worcester Foregate Street
- Worcester Shrub Hill
- Kidderminster

## Key Locations

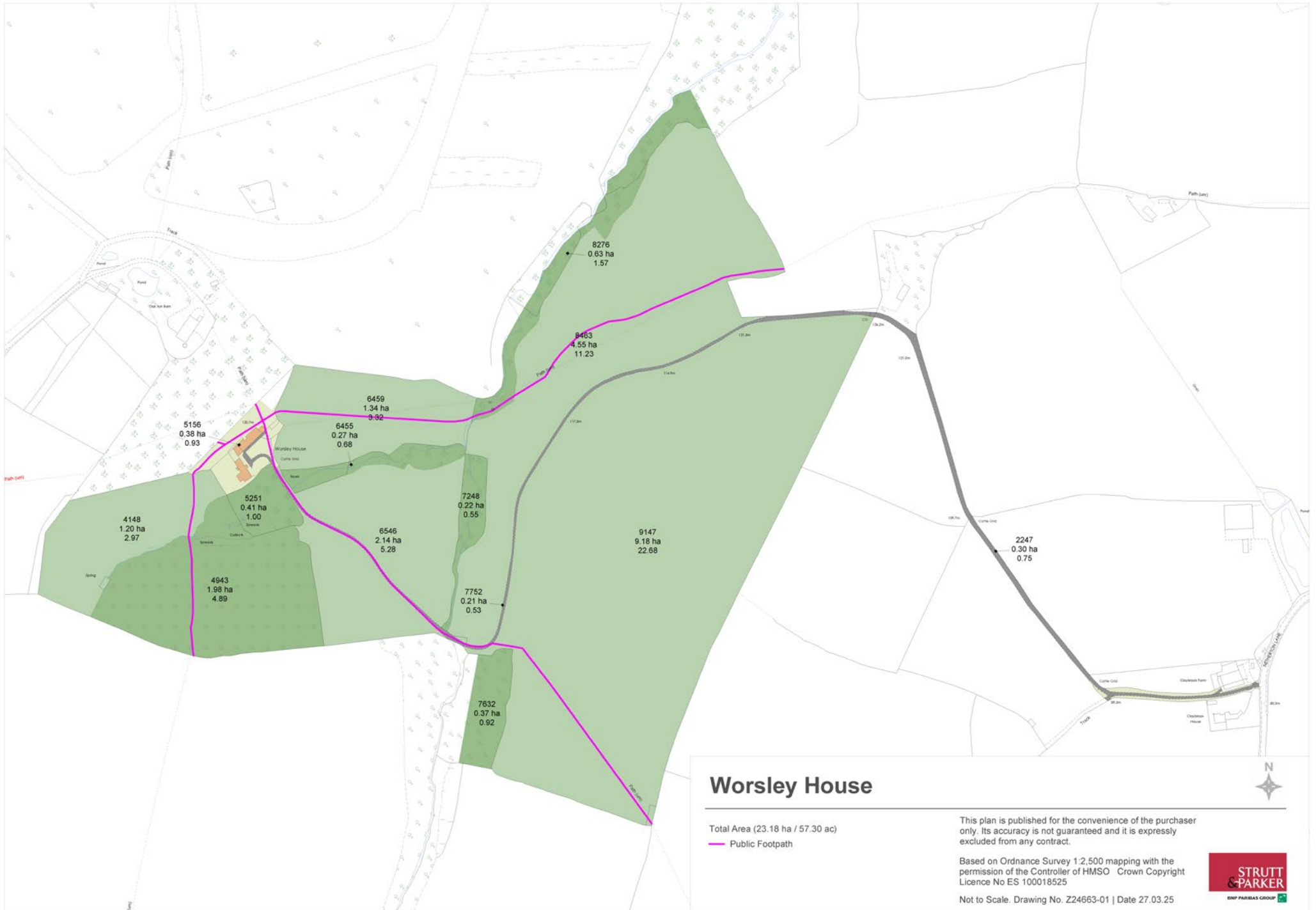
- Witley Court and Gardens
- Elgar Birthplace Museum
- Worcester Cathedral
- The Commandery, Worcester
- Croome Court
- Eastnor Castle
- Malvern Hills
- Hartlebury Castle

- Avoncroft Museum of Historic Buildings
- Ludlow Castle

## Nearby Schools

- Suckley Primary School
- Grimley and Holt CofE Primary School
- RGS The Grange
- King's Hawford School
- RGS Worcester
- The King's School, Worcester
- RGS Springfield
- The River School





## Worsley House

Total Area (23.18 ha / 57.30 ac)

Public Footpath

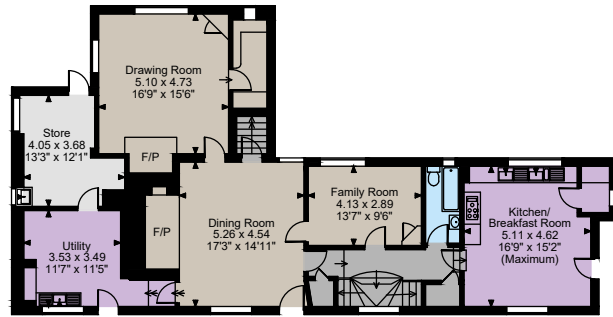
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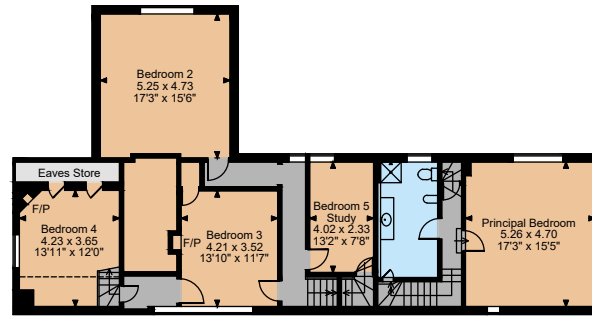
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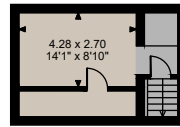




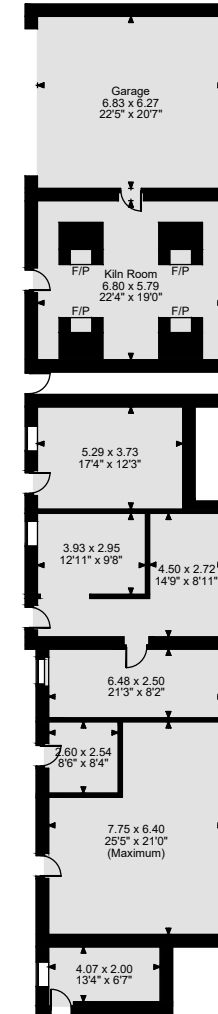
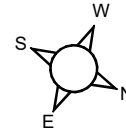
Ground Floor



First Floor



Cellar



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,200 sq ft (297 sq m)

Garage internal area 459 sq ft (43 sq m)

Barn internal area 1,840 sq ft (171 sq m)

Total internal area 5,499 sq ft (511 sq m)

For identification purposes only

## Directions

Post Code WR6 6BS

what3words: /// boardroom.bachelor.robots

- brings you to the driveway. Please be sure to close the cattle gate.

## General

**Local Authority:** Worcestershire County Council and Wyre Forest District Council

**Services:** Mains electricity. Private water. Oil fired central heating. Private drainage that we understand may not comply with current regulations.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** F

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

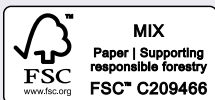
## Worcestershire & Herefordshire

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