



Old Ridgeway Farm Cottage  
Crown Lane | Wychbold | Droitwich | Worcestershire | WR9 0BX

FINE & COUNTRY

# OLD RIDGEWAY FARM COTTAGE

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Discover the timeless charm of Old Ridgeway Farm Cottage, an enchanting country residence boasting a rich history dating back to the 1500s, nestled within beautiful, extensive gardens. This idyllic home offers four spacious double bedrooms, two bathrooms, complemented by three reception rooms, a kitchen, study, conservatory, and substantial outbuildings. Adorned with period features throughout, this home exudes character and warmth.



Discover the charm of Old Ridgeway Farm Cottage, a captivating, detached country house nestled within approximately 1 acre of landscaped gardens. Steeped in history, this old farmhouse boasts an abundance of period features that add character and warmth to its interior.

With four double bedrooms, two bathrooms, three reception rooms, a study, a kitchen with pantry, and a delightful conservatory, this property offers ample space for comfortable family living. The versatile cellar provides additional storage and utility space, enhancing the practicality of the home.

Upstairs, the four generous double bedrooms offer stunning views of the picturesque landscape, including the majestic Malvern Hills, Lickey Hills, and Abberley Hills. A centrally located family bathroom ensures convenience for the whole family.

Outside, the property features a substantial outbuilding, perfect for development, a spacious double garage, and a large garden shed equipped with electricity for added convenience. The beautifully landscaped gardens provide ample space for outdoor enjoyment and relaxation.

Situated within easy reach of excellent transport links, local amenities, and top-rated schooling, Old Ridgeway Farm Cottage offers the perfect blend of country living and modern convenience. With a large driveway offering three accesses and ample parking, this home epitomises the best of rural living while providing easy access to urban amenities.

### Ground Floor:

Step into Old Ridgeway Farm Cottage, where the journey begins with the inviting and functional porch, leading into the soul of the home: the spacious and inviting drawing room. Offering dual aspect views of the rear garden and front, this room is bathed in natural light, accentuating the stunning oak mantle and original beams. The centrepiece is the large open fire, exuding warmth and character, truly embodying the essence of this charming, quintessentially English, country house.

Adjacent to the drawing room is a generous sitting room or snug, boasting an inglenook fireplace with the original bread oven, stunning beams, and oak mantle. Patio doors lead out to the rear gardens and patio, offering a seamless connection to the outdoors.

From the sitting room, access the study, enjoying rear aspect views of the garden and ample proportions, offering versatile use.

On the other side of the drawing room, there is generous under stairs storage, a convenient downstairs shower room, and the well-equipped kitchen with a pantry. The kitchen enjoys dual aspect views and connects seamlessly to the conservatory, creating a practical and light-filled space, perfect for family gatherings.

The dining room is conveniently situated between the drawing room and kitchen, with plenty of space to seat at least ten people, overlooking the garden and surrounding fields.

Access the large cellar from the hallway adjacent to the kitchen, currently serving as a wine store, storage area, and utility room, complete with additional appliances and Worcester Bosch boiler.









# Seller Insight

“Thinking back to what attracted us to Old Ridgeway Farm Cottage is easy as it is still as relevant today. We loved the charm and character of the property and the stunning views of the hills; the house and garden get the sun all day long and it's a lovely home in which to entertain and relax,” says the owner.

“We've lived here for 36 years and have done quite a lot to the property during that time, including uncovering the beautiful inglenook fireplace in the living room which has added even more charm and space. We also put patio doors into this room to give us access to the garden which has been a fabulous change. The work continued outside too with the addition of a double garage, as well as a feature wall which has made the garden completely private.”

“The location was another big part of the appeal as everything we need is easily accessible. Birmingham and Worcester are easily commutable. Webbs Garden Centre is just up the road and we enjoy visiting it as it's an inspirational place and has events such as ice skating at Christmas. Cutnall Green is just a 10 minute drive away where there is the ever-popular Chequers Pub and renowned Entouraj Indian restaurant. We also enjoy going to Pershore and Ledbury and visits to the theatre in Birmingham and Stratford. There is a fantastic community spirit at our neighbouring village of Elmbridge which has a thriving village hall where we can attend all kinds of classes and functions, including art, bridge club, Burns Night, and Harvest lunches and village suppers.”

“Our garden is a tranquil space as it's private and undisturbed. There are lots of interesting plants and mature trees to provide shade from the sun. We love playing croquet, badminton, and hide and seek out there and have hosted masses of BBQs and family parties, including our Silver Wedding anniversary and our daughter's wedding celebration. The patio is warm and sunny and it's the ideal spot to relax and watch the birds.”

“Old Ridgeway Farm Cottage is perfect for day-to-day family life and entertaining. We can easily accommodate up to 60 guests here and the drawing room is a firm favourite at Christmas as the log fire creates a wonderful atmosphere. The conservatory is another well-used room as it feels like we're in the garden but still sheltered and warm; suppers are just magical in there in the summer.”

\* 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 Floor:**

Ascend the stairs from the drawing room to discover the expansive landing, featuring beams throughout, concealing a spacious boarded loft with potential for additional rooms. The landing gracefully divides, unveiling two well-proportioned bedrooms on each side of the stairs, each offering a unique array of features and picturesque views.

Indulge in the charm of the master bedroom, showcasing elegant, exposed beams, fitted wardrobes, a pedestal washbasin, and breathtaking views of the Malvern, Lickey, and Abberley Hills.

The three further bedrooms exude charm with their period features, complemented by a range of fitted wardrobes, pedestal washbasins, and generous proportions. Each room offers a delightful outlook, capturing views of the tranquil garden and countryside.

The centrally positioned family bathroom hosts a bath with shower, WC, bidet, vanity unit, and airing cupboard, all illuminated by a large window and enhanced by beautiful beam features.

















**Outside:** Access to the property is facilitated by a spacious private driveway, boasting three entrance points and plenty of parking space. Adjacent to one of the entrance points, you'll find a convenient double garage. Additionally, a substantial outbuilding situated to the front side of the property presents a myriad of opportunities for development and transformation (subject to planning).

The generously sized double garage not only accommodates parking but also provides lots of storage space, also accessed from the gardens by a side door. Similarly, the large garden shed, equipped with electricity, offers additional storage options or development opportunities (subject to planning).

Adding to the charm of the property, the original 'privy' provides outdoor dry storage within the large, picturesque, mature gardens.

Situated on a generous plot of approximately one acre (to be verified), the property boasts sweeping, far-reaching views, positioned southwest for all day sunshine. Enjoying privacy and tranquillity, it serves as an oasis of calm amidst the surrounding rural landscape. A rear patio provides the perfect setting for alfresco dining and entertaining, completing the idyllic ambience of this countryside retreat. The garden is very well stocked with numerous beautiful, well established shrubs, roses, herbs and herbaceous plants. There are also various apple trees and a damson tree as well as mature specimen trees.





# LOCATION

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Old Ridgeway Farm Cottage is nestled between Wychbold and Elmbridge, located in Worcestershire, situated approximately 3 miles north of Droitwich Spa, 10 miles north of Worcester and less than 4 miles from Bromsgrove.

Wychbold village offers a range of amenities for residents, including a church, shops, restaurants, pubs, a village hall and local services. It is also known for its local Webbs garden centre, which attracts visitors from the surrounding areas. The surrounding area of Elmbridge is characterised by rolling hills, farmland, and woodland, providing opportunities for outdoor activities such as hiking, cycling, and enjoying the natural beauty of the Worcestershire countryside.

The historical town of Droitwich Spa is only 3 miles away with its great charm offering visitors plenty to see and enjoy. It is a historic Roman town built on the legacy of the salt industry and identified in Victorian times with the "Salt King" John Corbett and his stately Chateau Impney.

There is plenty to discover and enjoy including the Lido Park with a large children's play area, tennis courts, a five a side football pitch and a basketball court.

Droitwich Spa shopping is mainly focused in the traditional town centre around Victoria Square, leading to the St Andrew's Square shopping centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops. The Norbury Theatre hosts regular shows year-round, including an annual pantomime, and also shows films. Droitwich Leisure Centre at Briar Mill has gym facilities, sports halls, a swimming pool and squash courts. There are also outside football and Astro turf pitches with floodlighting. The centre also runs a squash league and archery society.

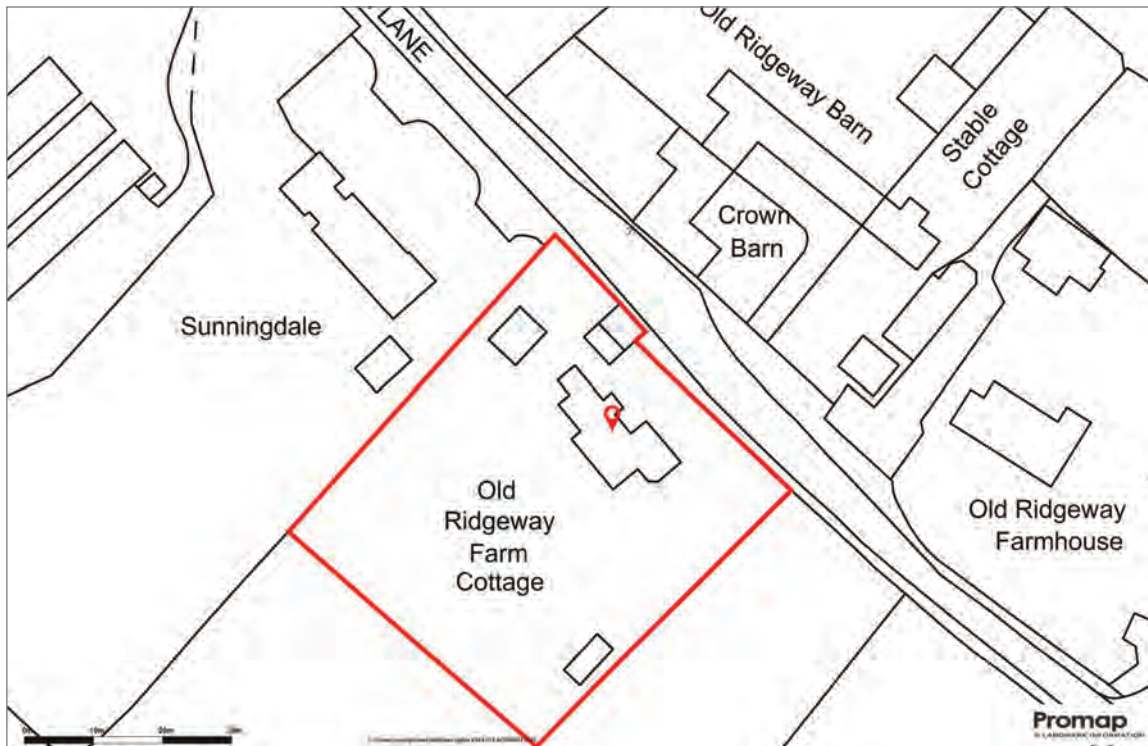
Droitwich and Bromsgrove both have their own railway stations, and there are direct rail services to London from both Birmingham and Worcester. The M5 motorway (accessed via J5 of the M5 at Wychbold) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 South also provides for commuting to Cheltenham and its Racecourse, Gloucester and Bristol. Bromsgrove railway station is within easy reach and is under 4 miles from the property.

Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has already had a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College and both The Kings Schools and Royal Grammar School closer by at Worcester. RGS Dodderhill is less than 2 miles away from Old Ridgeway Farm Cottage.

For days out and recreation, Old Ridgeway Farm Cottage is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills, and Ludlow.





Services, Utilities & Property Information  
 Mains electricity & water.  
 Oil-fired central heating.  
 Private drainage via a septic tank.  
 Super-fast fibre broadband.  
 4G voice and data.

Tenure  
 Freehold

Local Authority  
 Wychavon District Council  
 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)

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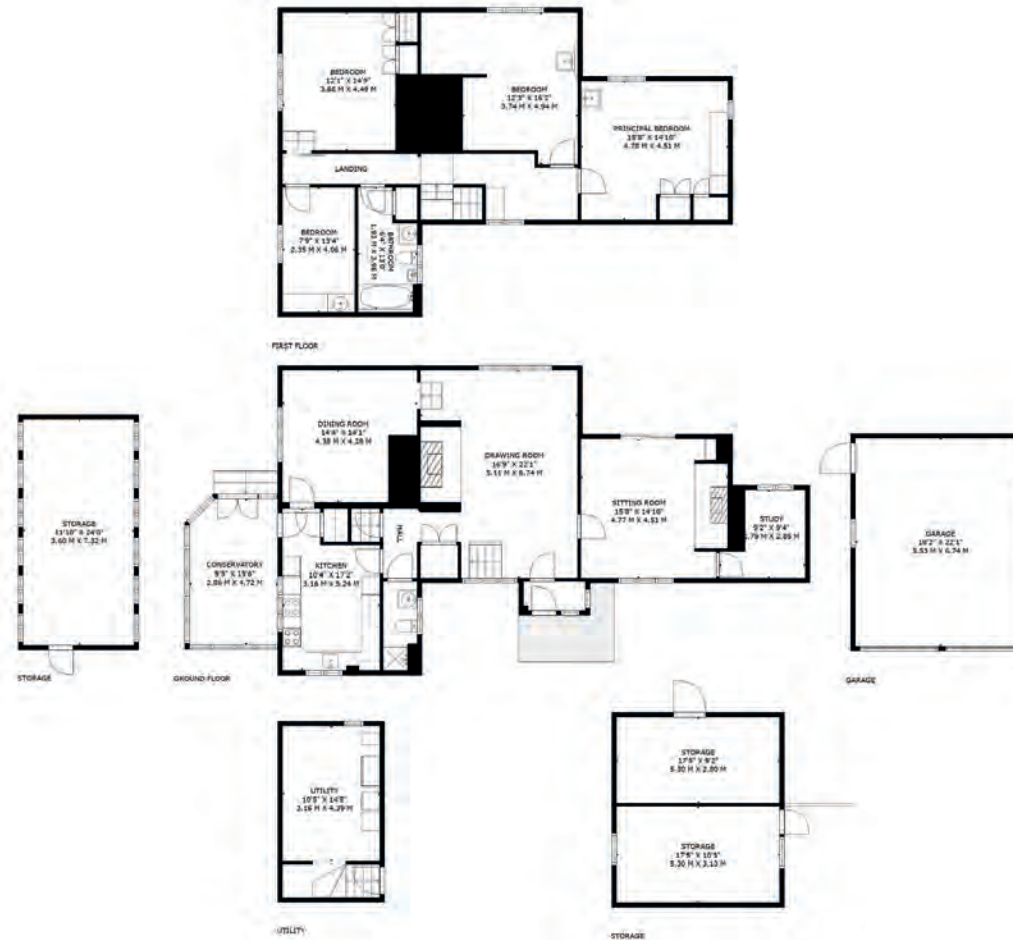


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GROSS INTERNAL AREA: 3044 sq ft, 284 m<sup>2</sup>  
 LOW CEILING TOTAL: 222 sq ft, 21 m<sup>2</sup>  
 GARAGE TOTAL: 59 sq ft, 6 m<sup>2</sup>  
**OVERALL TOTALS: 3325 sq ft, 311 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	25 F	
1-20	G		



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