



Moseley Farm  
Moseley Road | Hallow | Worcester | Worcestershire | WR2 6NL

FINE & COUNTRY



# MOSELEY FARM

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Moseley Farm is a spectacular 5-bedroom detached farmhouse that's been meticulously renovated to a showstopping standard and reborn as a modern masterpiece. The house boasts large bright open rooms especially the 40 foot long open plan kitchen living area at the heart making it the centre of family life.

With commanding views over its sprawling 6-acre estate, this radiant home fuses contemporary luxury with timeless rural charm. Every corner is crafted for vibrant family living, effortless entertaining, and pure indulgence—ready to steal your heart!

This is more than a home—it's a lifestyle. From throwing open the bifold doors for summer soirées to cosying up by the log burner or hosting epic movie nights, every moment here sparkles. With cutting-edge design, vast grounds, and serene countryside vibes, Moseley Farm is a rare find.







## Accommodation Summary

**Ground Floor:** A grand open hallway welcomes you into this extraordinary home. Another multi function room is the sleek office which could also be a playroom, or relax in the luminous living room, where a cosy log burner and expansive bifold doors create a magical indoor-outdoor flow. The heart of the home is the huge awe-inspiring open-plan kitchen—a culinary haven with top-tier appliances, a stylish island, and a living area that opens to the patio via more bifold doors. A practical boot room and utility room keep daily life seamless.























# Seller Insight

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*From the moment we first saw this home, we were captivated by its charm and thoughtful design. The standout kitchen-dining-family room, stretching an impressive 40 feet, immediately drew us in. With full-width bi-fold doors opening onto an oversized patio, it seamlessly blends indoor and outdoor living—perfect for both quiet evenings and large family gatherings.*

*This home has given us countless favourite spots, the kitchen really comes into its own when entertaining, while the lounge, with its wood burner, becomes an irresistibly cosy retreat during winter, especially around Christmas time.*

*What makes this home truly special is the way it combines period character with modern convenience. We renovated it completely, from basement to top floor, to a very high specification. It now features a heat pump, underfloor heating, remote-controllable systems, and Wi-Fi enabled kitchen appliances—bringing modern living into a beautifully traditional setting.*

*The layout is flexible and practical. Every room is generous in size yet still cosy. The ground floor study could easily become a playroom, and the games room is perfect for teenagers. There's a natural flow through all the living spaces, centred around a welcoming hallway. We also extended the master bedroom to include a dressing room and en-suite, creating a truly indulgent retreat.*

*On a day-to-day basis, the home has supported our lifestyle beautifully. The boot room and utility have been incredibly practical for managing muddy boots after family walks and keeping everything tidy and accessible. While the home offers plenty of privacy, it also sits within a small community of converted farm buildings, providing a lovely balance of seclusion and neighbourly connection.*

*The garden wraps around the house, so there's always a sunny spot to enjoy. Both the kitchen and lounge face south-west, meaning they're flooded with evening sunshine, and each opens directly onto a patio. Our dog absolutely loves the six acres of land to explore and run free.*

*One of our favourite memories here was hosting a 'festival' in the field, with around 25 teenagers camping out—it was a truly unforgettable experience.*

*Living here, we've really appreciated the location. Hallow village is just a mile away, and Worcester only three miles beyond that, so it's easy to feel connected while enjoying the peace and space of the countryside.*

*To the future owners, we'd say: embrace the flexibility and warmth of this home. Let it evolve with your needs, enjoy the peaceful setting, and make the most of both the indoor and outdoor spaces. It's a home that has given us so much joy—and we know it will do the same for you.”\**

\* 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 to a bright, airy landing that feels like a breath of fresh air. The principal bedroom is a retreat, with sweeping views, a luxurious ensuite, and a bespoke dressing room. The second double bedroom charms with exposed wooden beams, while a sleek family bathroom adds sophistication.

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**Second Floor:** An inviting landing leads to three more stunning double bedrooms. Bedroom three is a standout with its own dressing room, ensuite, and breathtaking views. Bedrooms four and five are bright and versatile—ideal for kids, guests, or a home gym. Another chic family bathroom completes this level.





**Basement:**

The fun continues downstairs with a captivating cinema room for immersive movie nights and a lively games room ready for unforgettable parties. This space is versatile, giving you options for your family's needs. Perfect for a play room or gaming room, they can be adapted as you require.

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### Outside:

Moseley Farm's 6-acre grounds are a dream come true, with manicured lawns wrapping the house, a sweeping private drive with electric gates, and a vast field for endless possibilities—think equestrian pursuits, family picnics, or your own outdoor events! A new shed doubles as a workshop, while the double garage with EV charging and electric doors adds modern flair.

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# LOCATION

The settlement of Moseley, along with its bedfellow Monkwood Green, lies within the civil parish of Grimley, bordering the western banks of the River Sever within the Malvern Hills District of the County of Worcestershire. This predominately rural and thriving agricultural area is served by a village shop at Hallow (4 miles) and the excellent Top Barn Farm Shop (3 miles). Ombersley (6 miles) to the east across the river is well served with local amenities including shops, public houses and a regionally renowned butcher (Checketts of Ombersley).

Moseley Farm is close to the Holt Bridge Severn Crossing giving excellent access to the M5, Birmingham International and the M40 and M42. It has ready access to a number of important regional centres, including the county town and cathedral city of Worcester to the south (6 miles), Birmingham City Centre to the northeast (32 miles), and Cheltenham to the south (32 miles).

Fast access to London is best via Birmingham International Railway Station, adjacent to the International Airport, on the "Pendolino" service; currently 1 hour and 10 minutes terminating at London Euston. London Heathrow airport is 122 miles, Birmingham International Airport is 38 miles, Gloucestershire Airport is 39 miles, Shobdon Aerodrome (to the west in Herefordshire) is 33 miles and Wolverhampton Business Airport is 28 miles. The Worcestershire Parkway Station increases both the capacity and speed of services further afield, including to Bristol and London.

Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of both maintained and independent establishments, allowing parents to select the right environment for their children's needs. There are primary schools at Grimley and Hallow from where children may progress to the highly regarded Chantry School at Martley. In the independent sector, the renowned Abberley Hall Preparatory School (8 miles) is very close to hand, as well as Winterfold House Preparatory School (15 miles) at Chaddesley Corbett. Worcester benefits from both The Kings Schools (preparatory and senior schooling) and Royal Grammar Schools. Major public schools within the county include Bromsgrove (17 miles) Malvern College and Malvern St James for Girls (14 miles). The University of Worcester also continues to expand, and the city is increasingly recognised for its status as a focal point for higher education as well.









### Services, Utilities & Property Information

Utilities: Mains electricity and water. Air source heat pump. Private drainage via a septic tank.

Services: Access to an EV charging point. Hi-connect CCTV & electric gates operator. Heatmiser heating system. Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Standard.

Special Notes – Shared driveway. Right of Way - public footpath. Chancel repair liability. Restrictive covenants on the title deeds.

Tenure: Freehold.

EPC: Rating C.

Local Authority: Malvern Hills - 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)

### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 1.00 pm



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



GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA: 4382 sq ft, 407 m<sup>2</sup>  
 OPEN TO BELOW & LOW CEILINGS: 105 sq ft, 10 m<sup>2</sup>  
 GARAGE & OUTBUILDINGS: 632 sq ft, 59 m<sup>2</sup>

OVERALL TOTALS: 5119 sq ft, 476 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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 any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 14.05.2025











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