



Shell Mill Farm
Shell | Droitwich | Worcestershire | WR9 7LA

FINE & COUNTRY

SHELL MILL FARM

Shell Mill Farm is an exquisite Grade II Listed equestrian estate, with parts believed to date back to the 16th century, nestled in the heart of Worcestershire's serene countryside. This magnificent 4-bedroom farmhouse, extending to approximately 3,500 sq ft, combines historic charm with contemporary sophistication, offering a luxurious family home without compromise. Set within 22 acres of well-maintained gardens and pastureland, the property boasts exceptional equestrian facilities, including a 20m x 60m arena, 18.5m x 7.7m agricultural barn, and four stables. Surrounded by unspoilt farmland, Shell Mill Farm offers an idyllic rural lifestyle with excellent connectivity to Droitwich, Worcester, Birmingham, and beyond.



Ground Floor: Upon entering Shell Mill Farm, you are welcomed into a grand entrance hall and dining room space, with an array of exposed beams and period features. To the right, the open-plan kitchen/breakfast/day room forms the heart of the home, featuring a central island, bespoke cabinetry, and views to the peaceful patio to the rear. This inviting space effortlessly contains modern functionality, perfect for family gatherings or entertaining guests.

The drawing room has a striking fireplace and timber beams offering a cosy retreat, while the sitting room, bathed in natural light, creates a secondary room, ideal for relaxation. The ground floor is concluded with a well-appointed cloakroom and a spacious utility room.







Seller Insight

“ From the moment we viewed this stunning Tudor farmhouse we knew we would live here. The tree-lined drive, the huge chimneys and then the entrance hall took our breath away.

With the mixture of old and new and spacious and cosy rooms the house lends itself to very versatile family needs.

With peace and tranquility in abundance you would never know you are minutes away from Droitwich town and the convenience of the M5.

*We will be sad to leave and hope a new family will be as happy in this lovely house as we have been.**

* 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: When entering the first floor you will find the impressive main bedroom suite ahead with views across the estates tree-lined driveway, with a large ensuite and dressing room. Three additional double bedrooms, each with its own ensuite, provide ample space for family or guests, all finished to an impeccable standard with characterful details such as a full-sized exposed truss in bedroom two.









Outside and Equestrian Facilities: Shell Mill Farm is approached via a gated, tree-lined driveway, offering privacy and grandeur. The estate is enveloped by 22 acres of pristine gardens and pastureland, featuring manicured lawns, a variety of mature shrubs, and a charming fountain framed by a patio area. There is a traditional potting shed, ripe for conversion into a studio or workshop, and ample parking for many vehicles.

The equestrian facilities are second to none, including four stables with a tack room, feed room, all meticulously maintained. A 20m x 60m arena provides an ideal space for training or leisure, complemented by a modern agricultural barn (18.5m x 7.7m approx.) for additional storage with electric roller shutter. A triple garage, studio/office, and boot room cater to practical needs, while the surrounding countryside offers endless opportunities for hacking and outdoor pursuits.









LOCATION AND HISTORY

Shell Mill Farm enjoys an enviable position on the outskirts of Himbleton, a picturesque village in Worcestershire, just 4.5 miles from Droitwich and 8.5 miles from Worcester. This idyllic rural setting is surrounded by open fields and farmland, offering breath-taking views and a peaceful retreat from modern life. Despite its tranquil location, the property is remarkably well-connected, with the M5 (J6) just 5 miles away, providing swift access to Birmingham (35 miles), Bristol, and south Wales.

Worcester's rail stations offer direct links to London in approximately 2 hours, while Birmingham International Airport is a convenient 33.5 miles away.

Himbleton itself is a charming village with a church, public house, and primary school, while nearby Crowle offers a local shop. The historic spa town of Droitwich provides a wealth of amenities, including supermarkets, banks, and health centres, with Worcester offering further cultural attractions such as theatres, restaurants, and its iconic cathedral.





Utilities, Services and Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank.

Services: CCTV installed. FTTP broadband and 4G mobile coverage available in the area – please check with your local provider.

Parking: Triple garage and driveway parking.

Construction: Standard.

Tenure

Freehold

Local Authority: Wychavon – council tax band H.

EPC: Exempt – Grade II Listed.

Viewing Arrangements

Strictly via the vendor's sole agents, Fine & Country, on 01905 678111.

Website

For more information, visit www.fineandcountry.com

Opening Hours

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



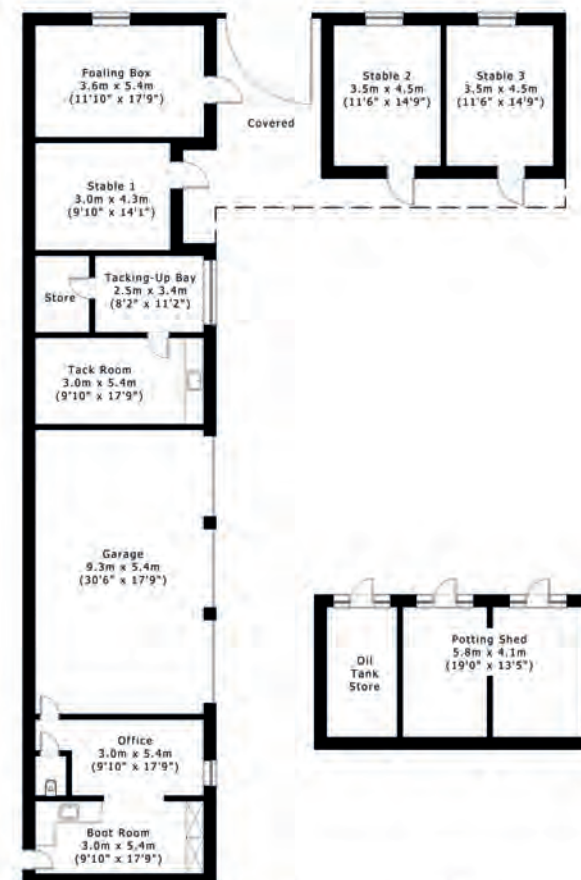
Ground Floor



First Floor



Gross Internal Area: 321m² / 3453 ft²
Please note that all areas are Approximate.



Garages & Potting Shed



Garage Gross Internal Area: 201m² / 2173 ft²
Potting Room Gross Internal Area: 31m² / 344 ft²
Please note that all areas are Approximate.



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 10.06.2025







BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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