



Lower Hollin
Worcester Road | Pensax | Abberley | Worcestershire | WR6 6AJ

FINE & COUNTRY

LOWER HOLLIN

A beautifully presented, Grade II Listed, brick-built home with six large bedrooms and four reception rooms and boasting a large open plan kitchen living space to complete the family home.

With extensive renovations and stand out period features, Lower Hollin's full potential as a character family home has been realised and brought into contemporary living. The landscaped garden presents you with beautiful views of the countryside enhancing the outdoor space.



This stunning farmhouse truly embodies the charm of rural living while offering modern comforts. The extensive renovations and careful attention to detail make it a desirable family home, perfect for those who appreciate both historical character and contemporary design. With its spacious layout and picturesque surroundings, it is an ideal setting for enjoying the beauty of the English countryside.

With huge amounts of living space to enjoy, inside you will find lovingly refurbished historical features that enhance newly decorated reception and bedrooms. Lower Hollin has excellent transport links that take you to motorways and train station hubs. The farmhouse and outdoor entertainment areas are well positioned to take in the beautiful reaching views of the English countryside opened up by the landscaping the owners have undertaken.

Ground Floor:

Entrance hall
Kitchen/diner/living space
Utility room
Boot room
Family room
Guest WC
Hallway
Drawing room
Dining room
Library









Seller Insight

“From the moment we first laid eyes on Lower Hollin, we knew it had to be ours. The breath-taking views and timeless grandeur spoke to us instantly. It wasn't just a property—it was a promise. A promise of heritage, beauty, and potential, waiting to be lovingly restored and cherished.

It's difficult to choose a single favourite space in this magnificent home, but the Georgian section holds a special place in our hearts. The high ceilings, generous room proportions, and exquisite period details—including the original Adams fireplace and dual-aspect sash windows with working shutters—create a sense of refined elegance. The dining room is equally spectacular, with its impressive open fireplace flanked by charming inglenooks and original shutters. It's a room for celebration, conversation, and connection—whether you're gathered around the fire before a meal or relaxing into the evening with family and friends.

The main kitchen is both functional and striking, offering uninterrupted views over the countryside. It's the heart of the home, perfect for hosting large family gatherings, and is beautifully complemented by a traditional AGA. A thoughtfully designed back kitchen provides exceptional storage—floor-to-ceiling cabinetry for all your culinary tools and treasures.

We've worked passionately to restore and enhance Lower Hollin, ensuring its original character shines while upgrading structural elements to safeguard its future. It now stands as a comfortable, efficient home—ready to embrace the next chapter of its long history.

Outdoor living has been central to our lifestyle here. We've created large terraces for al fresco dining, a tranquil pond for peaceful reflection, and a productive kitchen garden. Our chicken and duck enclosure houses around 30 birds, providing daily joy and a sense of connection to nature. A woodland area has been thoughtfully developed with wildflowers and grasses, offering a magical place for children to play and for quiet woodland walks. Campfires, hide-and-seek, and peaceful solitude all find a home beneath the trees.

Lower Hollin has hosted a wealth of treasured moments—from family Christmases for 18, to birthday sports days on the lawn. We've welcomed over 50 guests with ease, and even celebrated our wedding with 120 guests in a marquee on the grounds. With space for caterers, entertainment, and amenities, this is a home made for creating lifelong memories.

Our neighbours are few but wonderful—long-standing residents who form a strong and supportive local network. Friendships come naturally here, and the community spirit is one of warmth, reliability, and kindness.

Lower Hollin is perfectly situated to combine rural peace with practical convenience. Excellent schools—both state and private—are within easy reach. A wide range of clubs, sports teams, and youth activities enrich the lives of children and families. The area is crisscrossed with public footpaths and bridleways, perfect for walking, cycling, and riding. Nearby attractions like Wyre Forest offer adventure and relaxation alike, while local village halls host events for all ages. Shops, restaurants, theatres, and healthcare services are all easily accessible in nearby Tenbury Wells and Great Witley.

Lower Hollin is more than a home—it's a piece of history, a lifestyle, and a sanctuary. Embrace her heritage, and enjoy the simple pleasures of birdsong, fresh air, and community. Let the gardens draw you outside, the views still your mind, and the pace of life here recalibrate your soul. She is laughter and history, comfort and grandeur, nature and nurture. A home not just to live in—but to feel deeply, to share generously, and to remember always.

* 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:

Landing
Main bedroom with ensuite
Double bedroom two
Double bedroom three
Double bedroom four with ensuite
Family bathroom

Second Floor:

Landing
Shower room
Double bedroom five
Double bedroom six

Attic Floor:

Attic room one
Attic room two
Attic room three
Attic room four

Cellar:

Storage room
Games room









Outside and Equestrian Facilities:

Driveway with parking for up to eight vehicles

Pond

Lawned garden

Brick built shed and machinery barn with electrical power points inside and outside

Ornamental garden with fruit trees

Enclosed courtyard

Patio area





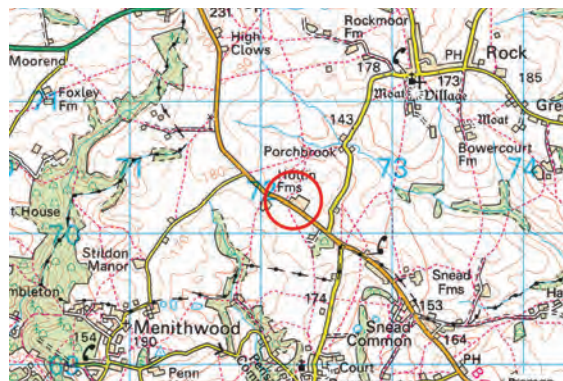


LOCATION

Abberley village 5 minutes, Bewdley 12 minutes, Worcester M5, J6 25 minutes, Worcester 25 minutes, Worcester Parkway 35 minutes away.







Utilities, Services and Property Information

Electricity Supply - Mains

Water Supply - Mains

Drainage and Sewerage – Private via a sewage treatment plant

Heating - Oil

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

Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 8 vehicles.

Additional Information - Right of Way to neighbouring farm gate (pedestrian and vehicular access) and the land to allow access to side patio area and gun room entrance. This also facilitates access to the oil tank. Public footpath from farm gate across the car park to the side gate to exit onto neighbouring farmland. Chancel repair liability insurance taken out by current owners.

Construction: Standard Brick and Tile.

Tenure

Freehold

Local Authority: Wyre Forest – council tax band F.

EPC: D (Grade II Listed)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information, visit www.fineandcountry.com

Opening Hours

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

LOWER HOLLIN, PENSAX, ABBERLEY, WR6 6AJ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 07.07.2025







NICK KENDRICK

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I have been running the family holiday property business for several years, along with developing houses before selling them in the local area. I am a trained actor, gaining a BA Hons in acting at Guildhall School of Music & Drama in London. I grew up in Worcester, roaming far and wide, playing sports and enjoying country pursuits. I use my local expertise, along with my determined nature, to give the finest service and achieve the best price for my clients and introduce them to their dream home.

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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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