



Woodgate Manor Farm
Woodgate Road | Stoke Prior | Bromsgrove | Worcestershire | B60 4HG

FINE & COUNTRY

WOODGATE MANOR FARM

Dating back in-part to 1850, with a major sympathetic extension and renovation in 2003, Woodgate Manor Farm is a beautifully presented, unlisted Georgian farmhouse set within approximately 16 acres of landscaped gardens and pasture, in a highly sought-after semi-rural location with excellent transport links. This substantial detached seven-bedroom residence offers six ensuite bedrooms, four reception rooms, and a wealth of character throughout, such as double-glazed sash windows. The property benefits from a gated entrance, triple garage, newly built stables, and a large multi-room timber outbuilding offering excellent ancillary or home office potential. Combining elegant period living with exceptional equestrian and lifestyle facilities, Woodgate Manor Farm offers space, privacy, and convenience in equal measure.







Ground Floor: The ground floor of Woodgate Manor Farm offers a beautifully balanced blend of character, functionality, and refined country style, with double glazed sash windows throughout. Entry is via a rear hallway, featuring practical tiled flooring and giving easy access to a spacious utility and boot room and one of two convenient ground floor guest WCs.

At the heart of the home is a bespoke, in-frame farmhouse kitchen, thoughtfully designed with a central island and a striking Lacanche range cooker. Stylishly appointed with integrated appliances and ample storage, the kitchen flows seamlessly into a living room/snug area, complete with a wood-burning stove and wooden flooring—perfect for relaxed family dining and informal entertaining.

To the front of the house, from the impressive porch, a second entrance hall with tiled flooring leads through to a formal dining room, boasting fitted cabinetry and an open fireplace, ideal for hosting. Additional living spaces include a further sitting room and a dedicated office, offering flexibility for family life or working from home.

The ground floor is distinguished by its generous proportions, high ceilings, and original features dating back to circa 1850. Lovingly renovated and impeccably maintained, the property combines period elegance with modern practicality throughout.

Cellar: There is a cellar beneath the property, though access is currently covered with wooden flooring.







Seller Insight

“Nestled amidst private grounds and surrounded by open fields, this remarkable home offers the perfect balance of rural tranquillity and accessible living. Its striking appearance and rich local heritage immediately capture attention, while its thoughtful design and expansive layout provide both grandeur and practicality.

From the moment you arrive, the visual appeal of the property is unmistakable. Sash windows, traditional detailing, and a stately presence evoke timeless charm, all while delivering the convenience of country living with quick connections to key amenities. Located just 10 minutes from the M5, Droitwich, and Bromsgrove — and a short stroll to the local pub — this home offers rural peace without compromising on connectivity.

Inside, the home unfolds into a series of beautifully considered living areas. The heart of the home is the family room, perfectly positioned adjacent to the kitchen, making it an ideal space for everyday life and entertaining alike. Whether it's unwinding in peaceful corners, working from the dedicated study with superfast broadband, or enjoying lively evenings with loved ones, every space serves a purpose with style and ease.

A major extension in 2003 blended seamlessly with the original structure, combining heritage charm with modern comfort. High-quality finishes and a high standard of craftsmanship run throughout the home, while the layout has been cleverly designed to support both togetherness and privacy. Ensuite bedrooms offer personal sanctuaries, while the detached annexe provides a flexible space, currently serving as a gym and man cave.

Over the years, this home has been the backdrop for countless cherished memories — from joyful birthday parties to wedding receptions, baby showers, and gender reveals. Its versatility and scale offer the perfect setting for gatherings both grand and intimate.

The garden is a true oasis — private, beautifully maintained, and framed by rolling fields. A welcoming patio and gazebo offer peaceful spots to relax or entertain, with the surrounding land securely gated and divided for equestrian use or a smallholding lifestyle. Re-fenced to a high standard in the past five years, the fields also feature private tracks with off-road access.

The community here is relaxed and respectful — friendly without being intrusive — giving you the best of both privacy and sociability.

From a practical perspective, the location, layout and design all work in harmony to support modern living. Whether you're commuting, working remotely, raising a family, or simply seeking a lifestyle grounded in space, comfort, and nature — this home meets your every need.

This is a brilliant family home, especially suited for those with equestrian interests or looking for a secure, private lifestyle with room to grow. The land has been thoughtfully set up for practical usage, and the home itself is ready to welcome new memories.”*

* 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: The first floor offers five exceptionally well-proportioned bedrooms; each thoughtfully designed with fitted wardrobes and private ensuites—three of which feature bathtubs.

Bright, airy, and remarkably spacious, this floor provides ideal accommodation for family living, with ample storage throughout and a strong sense of comfort and privacy. The layout and generous room sizes create a balanced and refined living environment, perfectly suited to both everyday life and visiting guests.







Second Floor: The second floor is dedicated to an exceptional sixth- and seventh-bedroom suite, comprising three generous spaces; a large bedroom area, a private sitting room/lounge, an ensuite shower room, and a dressing area. The bedroom that does not have the ensuite has a vanity unit.

This floor offers a superb sense of privacy and scale, making it ideal as a luxurious principal suite, guest retreat, or self-contained space for multi-generational living. Ample built-in storage and an abundance of natural light further enhance the appeal of this remarkably spacious upper floor.





Outside: Woodgate Manor Farm is set within approximately 16 acres of beautifully maintained grounds, offering privacy, practicality, and exceptional lifestyle amenities.

A gated driveway, set well back from the road, provides a stylish approach to the property and leads to a detached triple garage. Adjacent to the main house is a substantial timber outbuilding comprising of three separate rooms and a hallway, currently configured as home offices, a gym, and additional storage—ideal for a variety of uses including studio space or ancillary accommodation (subject to any necessary consents).

The newly constructed stabling complements the property's equestrian facilities, while the formal gardens have been thoughtfully landscaped to include a private seating area with a firepit beneath a bespoke gazebo—perfect for entertaining and enjoying the far-reaching countryside views.

The land is divided into several well-fenced and maintained sections: a 3-acre paddock with stables and a field shelter, a separate starvation paddock, a 7-acre field with three brick outbuildings, a further 5.5-acre field with additional stabling. These facilities are ideally suited for equestrian use or smallholding potential, offering both versatility and space in a serene rural setting.







LOCATION

Woodgate Manor Farm enjoys an enviable semi-rural setting in the desirable village of Stoke Prior, Worcestershire, combining idyllic countryside living with superb access to local amenities, schools, and national transport links.

Surrounded by rolling farmland and picturesque scenery, the property is ideally positioned for those who enjoy walking and outdoor pursuits. The nearby Worcester and Birmingham canal offers scenic towpath walks, including the renowned stretch from Tardebigge to Stoke Prior, which features the longest flight of canal locks in the UK. This peaceful route is popular with walkers, runners, and cyclists alike.

Despite its rural charm, the property is just a short distance from a range of local amenities. Stoke Prior itself offers essential services and a welcoming community atmosphere, with several well-regarded pubs nearby, including The Queen's Head, The Ewe and Lamb, and The Navigation Inn—all offering hearty food and local ales. A wider selection of restaurants, independent cafés, and shops can be found in the nearby towns of Bromsgrove (approximately 4 miles), Droitwich Spa (6 miles), and Redditch (9 miles), while Worcester city centre is just 12 miles away and provides extensive retail, dining, and cultural attractions.

Woodgate Manor Farm is also exceptionally well connected for commuting and travel. Bromsgrove station is around 10 minutes by car, offering direct rail services to Birmingham in approximately 30–40 minutes, while Worcester Parkway provides high-speed links to London Paddington in just over 2 hours. The M5 and M42 motorways are easily accessible, and Birmingham International Airport is approximately 25 miles away, providing a gateway to both domestic and international destinations.

The area is particularly well served for education. Local state school options include the highly regarded Stoke Prior First School, North and South Bromsgrove High School, Droitwich Spa High School and St. Augustine's in Redditch. Independent schools within easy reach include Bromsgrove School and Winterfold House, both offering outstanding academic reputations and extensive extracurricular provision. The King's School and Royal Grammar School (RGS) in Worcester also provide excellent alternatives for families seeking private education.

With its perfect balance of privacy, rural beauty, and convenience, Woodgate Manor Farm is ideally situated for families, professionals, and equestrian enthusiasts seeking a country lifestyle without compromise on connectivity or amenities.





Services, Utilities and Property Information

Tenure – Freehold.

Council Tax Band – G.

Local Authority – Bromsgrove.

EPC – Rating C.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage - Private drainage via a septic tank (biodisc system - not a full treatment plant).

Heating – Gas.

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

Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Triple garage and driveway parking for 10+ vehicles.

Additional Information - A public footpath runs across the bottom of the 7-acre field and is very rarely used. A previous 15-year covenant on the field has now been removed.

Directions

What3words: ///teach.foam.ocean

Postcode: B60 4HG

Viewing Arrangements

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

Website

For more information visit F&C Droitwich Spa, Worcester and Malvern at <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday

9.00 am - 5.30 pm

Saturday

9.00 am - 4.30 pm

Sunday

By appointment only



GROSS INTERNAL AREA: 4053 sq ft, 380 m²
LOW CEILINGS: 181 sq ft, 16 m²

OVERALL TOTALS: 4274 sq ft, 396 m²

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



OVERALL TOTALS: 1996 sq ft, 184 m²

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	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 02.09.2025







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