



Rectory Farmhouse
Church Lane | Tibberton | Droitwich | Worcestershire | WR9 7NW

RECTORY FARMHOUSE

Rectory Farmhouse is a truly magnificent 16th-century Grade II* Listed country residence, beautifully positioned on the outskirts of the sought-after village of Tibberton. Extending to over 5,600 sq ft, this exceptional home combines Elizabethan heritage with refined modern living.

Lovingly restored under the guidance of renowned architect Freddie Charles, the property showcases exquisite period features including oak panelling, exposed beams and impressive Inglenook fireplaces. Arranged over three floors, the versatile accommodation offers six bedrooms, multiple reception rooms and scope for multi-generational living with a potential self-contained annexe.

Set within approximately 4.8 acres, the grounds are equally impressive, featuring formal gardens, an orchard, paddock, full-size tennis court and a range of outbuildings, including a double garage and games room. This is a rare opportunity to acquire a landmark historic home, blending architectural significance with modern comfort, all within easy reach of Worcester, the M5 and outstanding schools.



Accommodation Summary

Ground Floor: Rectory Farmhouse is a captivating showcase of Elizabethan craftsmanship, beautifully combined with elegant, modern living. Approached through a welcoming entrance porch, the home opens into an impressive reception hall – a light-filled, grand space with flagstone flooring, a striking inglenook fireplace and bi-fold doors offer delightful views over the manicured gardens. From here the cellar is accessed.

The formal drawing room enjoys a wonderful triple aspect and features a second Inglenook fireplace, creating a warm, inviting ambience ideal for entertaining or quiet relaxation. The separate dining room provides an atmospheric setting for formal gatherings, with exposed beams and another handsome fireplace adding to the sense of occasion.

At the heart of the home lies the spacious breakfast kitchen, fitted with bespoke cabinetry, granite work surfaces and a central island, perfectly designed for both family living and entertaining. French doors open directly onto the terrace, creating a seamless connection to the gardens. A walk-in pantry and a generously proportioned utility room offer excellent storage and practicality, while a cloakroom and adjoining guest WC complete the ground floor, finished with elegant period panelling and cabinetry.

The house itself is an exquisite example of traditional black-and-white timber framing, with brick and wattle-and-daub infill. The Victorian brick extension blends effortlessly with the original Elizabethan structure, giving the property a sense of timeless cohesion. Internally, exposed wall and roof beams, oak-panelled walls, original oak doors and magnificent inglenook fireplaces – including a remarkable central chimney stack – celebrate the home's heritage.

During their 18 years of custodianship, the current owners have tastefully modernised the property, enhancing its historic charm with a refined sense of style and an exceptional eye for interior design, resulting in a home that is as practical as it is beautiful.









Seller Insight



What first drew us to Rectory Farmhouse was its sheer beauty the moment we arrived. I had never wanted a black-and-white house before, having associated them with being dark and closed in, but this home completely changed my view. The height of the ceilings and the abundance of windows give it a light and spacious atmosphere that feels both uplifting and welcoming.

Although you feel wonderfully rural here, the location is incredibly convenient – less than 10 minutes from the M5, Worcester, and the hospital. It has been the perfect place to raise our children, with large gardens, private terraces, and plenty of space to play and explore. Over the years, we have sympathetically updated the property, creating a contemporary interior that blends seamlessly with its Tudor character.

We particularly love spending summer evenings in the garden with a sundowner, enjoying views across to the Malverns – often after a family game of tennis. The house has also been the backdrop to many memorable gatherings. Christmas is especially magical here, with the open fire creating a cosy warmth in the sitting room.

The village itself has a real sense of community, and the children have loved ringing the bells at the local church. It's a place that combines history, comfort, and lifestyle in a way that is both rare and rewarding.

*For future owners, my advice would be to embrace all the different aspects this home has to offer – from enjoying the gardens and views to making the most of the wonderful community around 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 and Second Floors: The upper two floors of Rectory Farmhouse are approached by two staircases, offering a wonderfully versatile layout. The principal staircase rises from the reception hall to the impressive master suite, complete with a dressing area and a beautifully appointed ensuite shower room. From the inner landing there is access to a further spacious double bedroom with its own dressing room, a stylish family bathroom and a separate study, ideal for homeworking or quiet reading.

The secondary spiral staircase leads to a charming guest suite, benefiting from a large dressing room and private ensuite WC, providing a perfect retreat for visitors or extended family.

The second floor continues to offer exceptional accommodation, with two further double bedrooms, each with its own ensuite bathroom – one enjoying a delightful mezzanine level ideal for further accommodation or study/lounge space. A final bedroom is reached via the second staircase, featuring its own dressing area and a luxuriously fitted shower room, completing the extensive and versatile living space. The majority of the bathrooms benefit from underfloor heating.









Outside and Grounds: Rectory Farmhouse is approached via electronically operated, wrought iron gates, opening to a sweeping driveway that leads to a generous parking area with turning space. The driveway continues around to the rear of the property, giving access to a utility courtyard with a charming well and the substantial double garage, which is fitted with power, light, and houses the floor-mounted oil-fired boiler.

The property is complemented by an excellent range of outbuildings, including a large games room with adjoining gym – an ideal space for recreation and fitness – and a cart shed currently used for garden equipment storage. The cart shed previously benefited from planning consent for conversion into a one-bedroom dwelling, presenting an exciting opportunity for future buyers to reinstate if desired, subject to relevant planning.

The grounds are truly a highlight, extending to approximately 4.8 acres and enjoying a glorious south-west facing aspect. The formal gardens are beautifully maintained, with sweeping lawns, an impressive topiary border and a striking paved terrace that serves as a perfect viewing platform with far-reaching views over the surrounding Worcestershire countryside. A sunken barbecue area provides an atmospheric setting for outdoor entertaining, while a pathway leads to an Italian-inspired piazza with a further seating area and access to the games room and gym – a wonderful place to enjoy long summer evenings.

Beyond the formal gardens lies a mature orchard, planted with a variety of fruit trees including plum, apple, cherry and pear, as well as specimen trees such as walnut, cedar and redwood. For the sporting enthusiast, there is a full-size tennis court, and a well-fenced paddock, accessible from both the orchard and a separate vehicular entrance, ideal for those with equestrian or smallholding interests.

Set against the backdrop of far-reaching Malvern views, Rectory Farmhouse enjoys a wonderfully tranquil and private setting – a true country haven.







LOCATION

Rectory Farmhouse is idyllically positioned on the outskirts of the highly regarded village of Tibberton, offering the perfect balance of rural tranquility and excellent connectivity. Tibberton is a thriving community with a well-regarded primary school, two welcoming public houses, a village hall and the historic Church of Saint Peter and Vincula. The Birmingham to Worcester canal runs through the village, providing picturesque walking routes and towpath cycling.

The property benefits from superb transport links, being approximately 3 miles from J6 of the M5, which provides quick access north towards Birmingham and the M6, or south towards Cheltenham, Bristol and the M50. Droitwich Spa is just 4 miles away, offering a full range of day-to-day amenities, restaurants, independent shops and leisure facilities including the popular Lido. Bromsgrove is approximately 11 miles to the north, providing further shopping, dining and schooling options, as well as rail links to Birmingham New Street in around 30 minutes.

The cathedral city of Worcester lies around 5 miles to the west, with a diverse mix of shops, cafés, and cultural attractions including Worcester cathedral, the Swan Theatre and the county cricket ground. Worcester Parkway station, just 6 miles away, provides high-speed services to Birmingham in under 40 minutes and London Paddington in as little as 1 hour, 50 minutes, making this an excellent location for commuters. Birmingham city centre itself can be reached by car in under an hour, while Birmingham International Airport is around 40 miles away, offering domestic and international flights.

For leisure, the Malvern Hills are only 15 miles, providing spectacular walking, cycling and riding, along with a wide choice of festivals, theatre and arts events throughout the year. The Cotswolds, approximately 45-minutes away, offer further opportunities to enjoy quintessential villages, scenic trails and exceptional dining.

Families are well served by an excellent selection of schools, with highly regarded state and independent options nearby, including King's Worcester, RGS Worcester and Bromsgrove School, all of which enjoy outstanding reputations.





Services, Utilities & Property Information

Tenure – Freehold.

Council Tax Band – G.

Local Authority – Wychavon.

EPC – Rating E.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Private via a septic tank.

Heating – Oil.

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

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

Parking - Double garage, driveway for 6+ vehicles & access to an EV charging point.

Additional Information - Grade II* Listed Farmhouse and Grade II Listed Barn.

CCTV or similar security system in operation.

There is a current application to extend the boundary to the LR.

Right of way: Neighbours septic tank is in corner of field far from main building.

The current owners give access for empty/maintenance via their side. No access from the main entrance is required or needed.

Directions

Postcode: WR9 7NW

what 3 words: ///wolves.tapers.interval

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit <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–1.00 pm
Sunday	By appointment only

RECTORY FARMHOUSE, CHURCH LANE, DROITWICH, WR9 7NW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		E1 D
39-54	E	48 E	
21-38	F		
1-20	G		



APPROXIMATE GROSS INTERNAL AREA: 4860 sq ft, 451.5m²

OUTBUILDINGS : 820 sq ft, 76.1m²

TOTAL AREA: 5679 sq ft, 527.6m²

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 02.10.2025







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