

Andrew Grant  
PRESTIGE & COUNTRY



Home Farm

Droitwich, WR9 0PA



# Home Farm

Hampton Lovett, Droitwich, WR9 0PA

**6 Bedrooms 6 Bathrooms 4 Reception Rooms 2.58 Acres**

“A truly wonderful and extensive property for this price band...”

Scott Richardson Brown CEO



- Built in the 1870s, this beautiful Victorian country home has been thoughtfully extended to provide versatile and contemporary living accommodations, whilst retaining much of its charm and original period features.
- An orchard, chicken coup and fully enclosed kitchen garden with National Trust greenhouse, epitomise the essence of country living in this historic and tranquil rural environment.
- The annexe, complete with its own garden, provides flexible living options ideal for either multi-generational households or as a potential holiday let.
- The newly converted space above the garage provides contemporary living accommodation for either additional flexibility or potential rental income.
- For equine enthusiasts, a fenced paddock (0.55 acres) and stable block with feed store and tack room complete this rural idyll.
- The traditionally designed two bay carport with garage provides secure parking and additional storage space.

**4,553 sq ft (423 sq m)**



## The approach

Settled behind electric wrought iron gates, an enclosed block paved courtyard and an additional gravel section to the side provide ample parking for several vehicles. The detached garages and two carports are accessed from this courtyard.





## The kitchen

Simply breath taking, the large contemporary farmhouse kitchen sympathetically blends the original features into an elegant, modern and functional design. Two charming windows overlooking the gardens and recessed spotlights brighten the room creating a light and airy atmosphere.





A huge central island with a solid timber counter top offers ample cooking space for any keen chef. There are a pair of built-in electric ovens under the island, an induction hob and dishwasher to the side units and space for an American-style fridge freezer.

Finished to an excellent standard the kitchen has limestone flooring, space for a free standing table and chairs, and a feature oil-fired AGA set in a chimney breast.





## The dining room

With an imposing open fireplace and original wooden flooring, this beautiful dining room has ample space for a ten-seat table and dual aspect windows with incredible views over the gardens.

There is also a cellar that can be accessed via a staircase from the hallway or via external doors from the garden. This dual access ensures it can be utilised as a wine store as well as a useful storage space for garden tools and seasonal outdoor equipment.





## The living room

Situated to the rear of the property overlooking the gardens is the cosy living room with many characterful features including a simple ceiling rose, wooden flooring and a stylish free standing log burner in the corner of the room. A set of bi-fold doors brighten the room and flow seamlessly onto the patio, opening the space up.





## The lounge

The more formal lounge has an open fireplace and wooden flooring. There is also a large window overlooking the rear garden brightening the room.









## The study

The bright study features a window overlooking the courtyard and is an ideal home office with ample room for a large desk and storage. There is also a high-speed internet connection of 900 Mbps available.



## The utility room

Opposite the kitchen is a useful utility room with Amtico flooring and matching sage wall and base units incorporating a Belfast sink.

There is space and plumbing for a washing machine and dryer, and a handy back door grants access to the garden and patio.



## The first floor landing

A staircase from the inner hallway leads up to the first-floor landing where all five double bedrooms, the family bathroom and an airing cupboard are accessed.



## The master suite

This luxurious bedroom suite is sumptuously carpeted and has two Velux windows flooding the room with natural light. There is ample room for several items of free-standing furniture and it comes with its own walk-in wardrobe.





## The master en suite

The en suite shower room has mosaic tiled floors and comprises a white suite including a low-level WC, wash basin and walk-in shower with a rainfall shower head.



## Bedroom two

Towards the front of the property, the second generously sized double dual aspect, bedroom features an en suite comprising a walk-in shower, WC and washbasin. The two windows ensure this room is bathed in plenty of natural light.







## Bedroom three

Situated at the end of the first-floor landing, the third bedroom has a wonderful large window looking over the front of the property. This room benefits from an en suite comprising a walk-in shower, WC and washbasin.





## Bedroom four

Bedroom four is a generously sized room with dual-aspect windows looking out over the grounds. This versatile space is currently being used as a hobby room but would make a suitable fourth double bedroom.





## Bedroom five

Along the landing, bedroom five is another generously sized double room with a window to the rear. Adjacent to this room is a useful airing cupboard.



## The family bathroom

The large family bathroom has been stylishly finished with a shuttered window, high ceilings and a black mosaic floor incorporating a contrasting white tiled splash back.

A corner shower and a white three-piece suite comprising a free standing roll top bath with claw feet, a high cistern WC and a washbasin complete this contemporary bathroom.





## The Annexe

Accessed from the main entrance hall and separate stable door to the kitchen, the annexe has a modern fully fitted kitchen, a wonderful living/dining room, a shower room, an en suite bedroom and a cellar.





## The kitchen

The kitchen is accessed via a white stable door that leads in from the main courtyard. The room is a large open space and features white panelled wall and base units with modern silver handles, an integrated dual oven and an induction hob.





To the other side of the room is another work surface with a stainless steel sink and window looking out to the front of the property. The generous room has a built-in wooden breakfast bar, and a door leads to the hallway and further rooms.



## The shower room

Located off the annexe hallway, the shower room comprises white floor-to-ceiling tiling, a large corner shower enclosure, a WC and a washbasin.





## The living and dining room

To the end of the hallway is the gorgeous living/dining room. This space features a curved wall to one side and two sets of double doors leading outside to the other. The focal point of the room is the fantastic wood burning stove with an exposed chimney flue.









## The bedroom

The first floor of the annexe features a wonderful double bedroom with an en suite. The space has windows to either side and ample space for free standing furniture.





## The en suite

The en suite comprises a bathtub with an overhead shower, a WC, a washbasin and a useful towel radiator. This bedroom provides a perfect private area as part of the attached annexe. The annexe has been used as a successful holiday let for several years, however, could easily be integrated into the main house in support of multi-generational living.



## The annexe garden

Through the double doors in the living room is the annexe's separate garden. There is a patio area and a further fenced-off lawn, which offers a secluded outdoor space as part of the annexe.





## The garages

Both garages are located in the main courtyard with garage one being directly opposite the main gates. Constructed in red brick with a tiled roof the enclosed garage is connected to two open carports which have windows to the rear overlooking the gardens.





The second garage has been rendered white and has a large garage/workshop area on the ground floor ideal for storing cars or working on larger projects.







## The studio flat

Positioned above the second garage, is an impeccably finished open-plan studio flat offering expansive and versatile living space, ideal for letting, establishing a home office, or accommodating multi-generational living arrangements.







Bathed in natural light, its generous layout provides ample room for relaxation and productivity, while a well-proportioned bathroom ensures convenience and complete privacy.

With picturesque views overlooking the surrounding countryside, this studio flat offers a serene and tranquil retreat away from the hubbub of everyday life.





## The gardens & grounds

Two patio areas flow from the main house and provide ample space for alfresco dining, relaxing or entertaining with family and friends.

The lawn with interspersed mature trees wraps around the property to the original Victorian entrance. Boarded by mature trees, shrubs and woodland, the garden provides a great deal of privacy.







## The kitchen garden

Situated just off the wraparound lawn adjacent to the main house is the idyllic, fully enclosed kitchen garden with six raised beds, a large potting shed and a magnificent greenhouse.





Beyond the kitchen garden is an extensive south-facing 0.95-acre lawn and orchard currently home to a chicken coup and second field shelter but has the potential to be fully fenced to create further paddocks if required. Beyond the orchard fence is a wooded area of native trees that leads on to the poplar-lined boundary.









## The paddock & stable

A post and rail fence with a gate can be found at the rear of the gravelled section of the courtyard which leads into the secure 0.55- acre paddock. A gravel path continues up to the timber stable block which sits on a concrete slab.

There is electricity and running water to the block which consists of a stable, a storeroom for food and equipment and a tack room.



## Location

Just a 7-minute drive north of Droitwich Spa, this charming country farmhouse is nestled on the edge of picturesque Worcestershire countryside, offering convenient access to nearby villages and towns bustling with amenities. Within moments lies Cutnall Green, boasting several dining options such as The Chequers public house and an Indian restaurant, alongside cricket and tennis clubs, a church and an Ofsted-rated 'good' primary school.

Droitwich Spa itself hosts an array of amenities, including a diverse range of shops, excellent schooling options, doctor's surgeries and ample sporting and leisure facilities. Nearby, Hanbury Hall stands as a magnificent National Trust Property open to the public, surrounded by manicured gardens and scenic walking trails throughout the grounds.

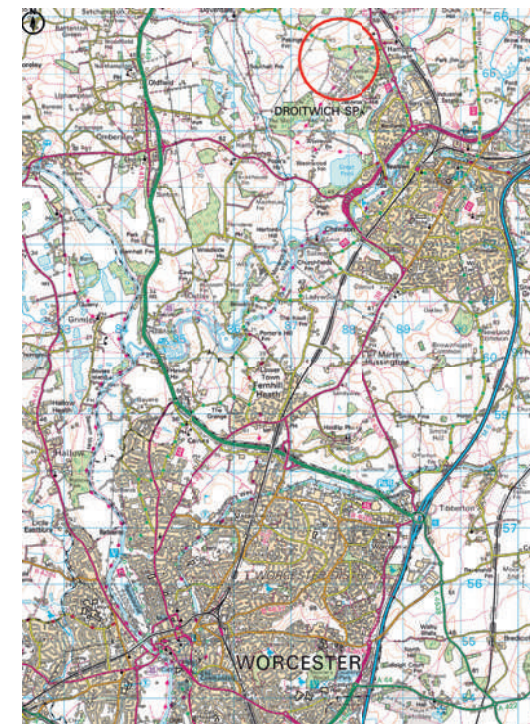
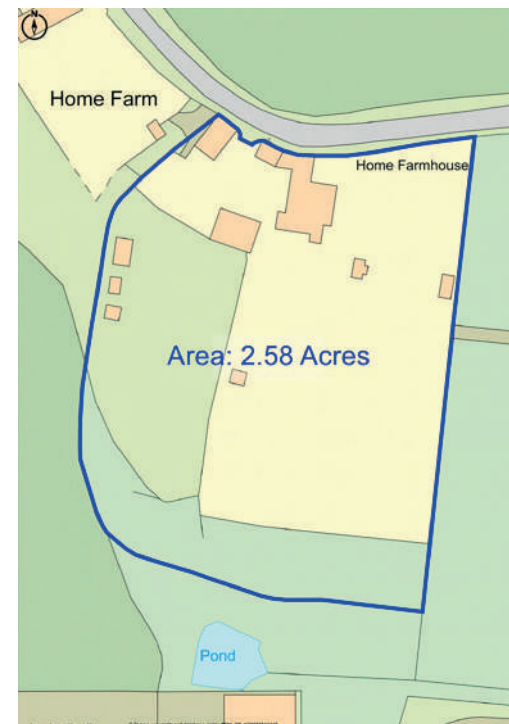
Benefiting from superb transport links to the A38, the M5, Worcester and Birmingham, the area is highly advantageous for commuters. Additionally, Droitwich Spa Train Station offers an outstanding train service.

## Services

The property has mains electricity and water, oil fired central heating and private drainage via sewage treatment works.

## Council Tax

The Council Tax banding for this property is **Band G**

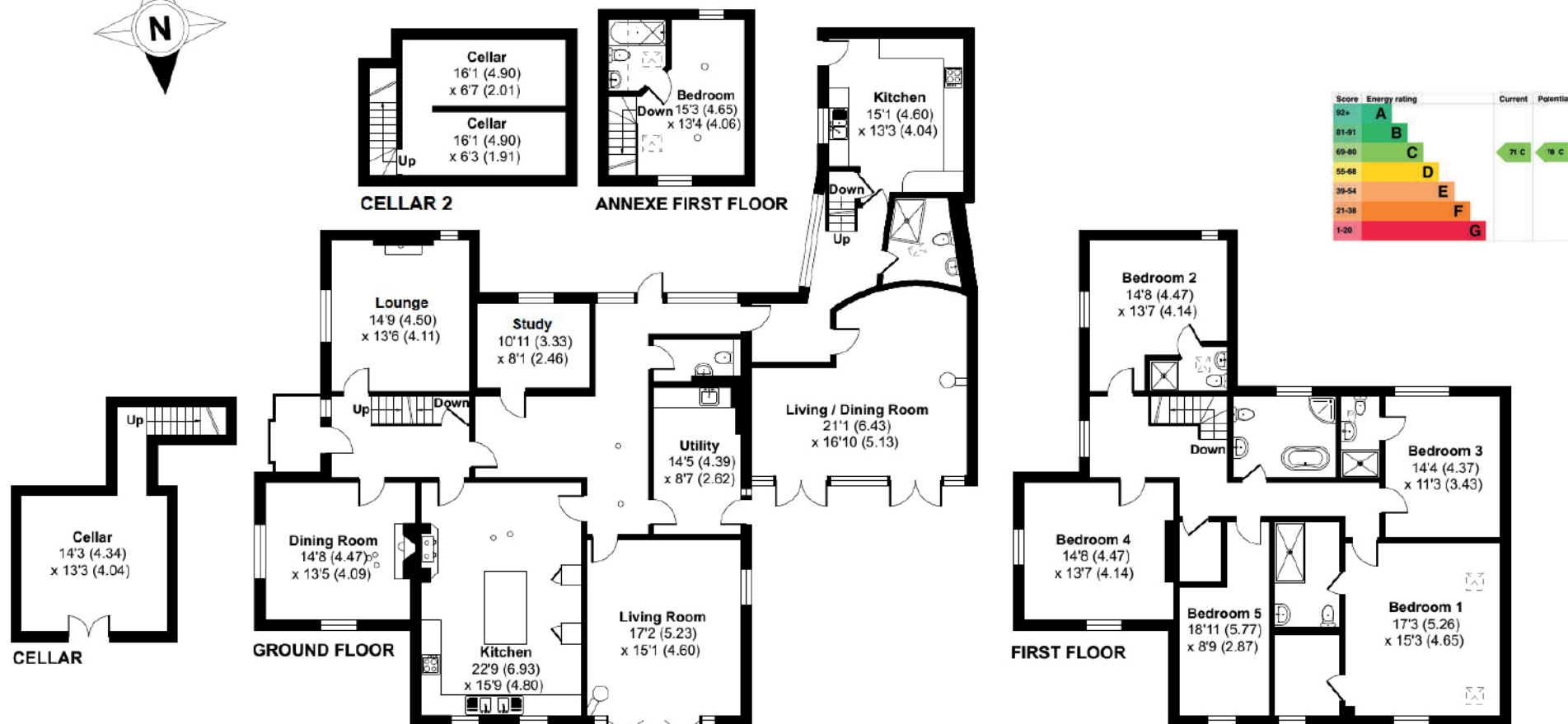


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Approximate Gross Internal Area = 3,395 sq ft / 315 sq m

Annexe = 1,158 sq ft / 108 sq m

TOTAL = 4,553 sq ft / 423 sq m



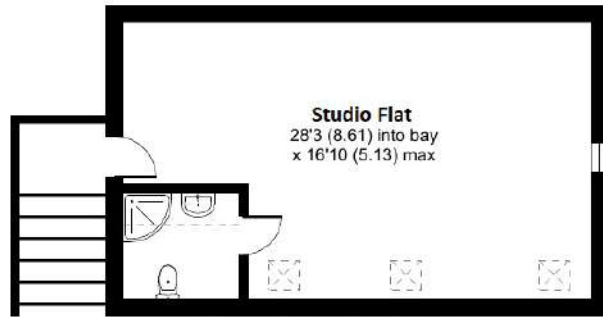
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 901221



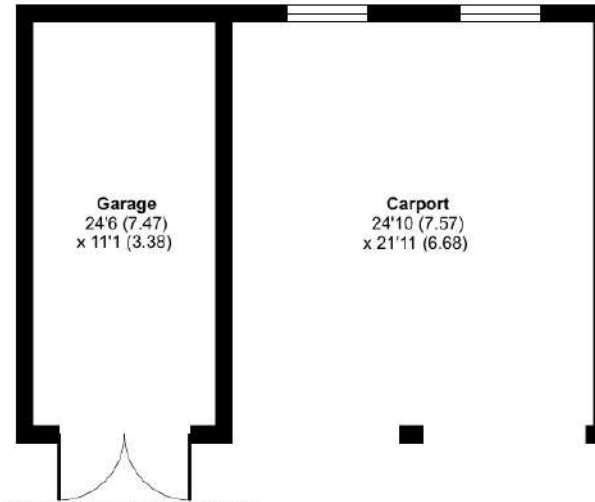
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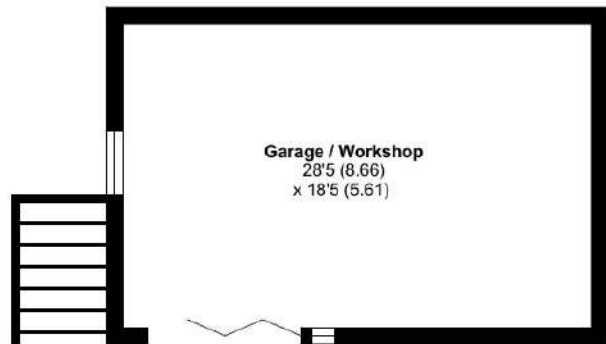
Outbuildings = 1,347 sq ft / 125 sq m  
(Excludes garage & carport)



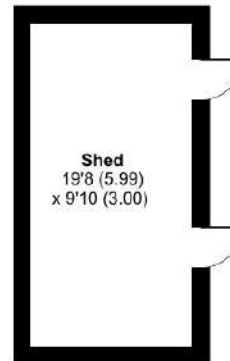
**STUDIO FLAT FIRST FLOOR**



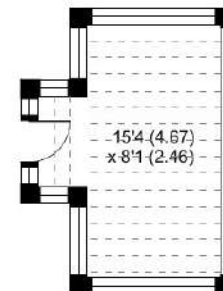
**GARAGE 1 / CARPORT**



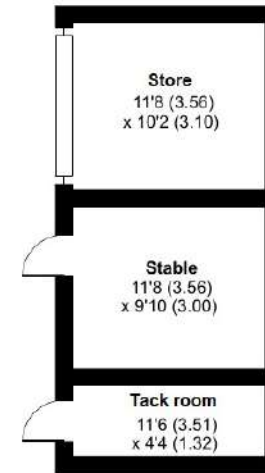
**GARAGE 2**



**SHED**



**GREENHOUSE**



**STABLE**



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