

Andrew Grant
PRESTIGE & COUNTRY



Worsley House

Abberley, WR6 6BS



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Abberley, Worcester WR6 6BS

5 Bedrooms 2 Bathroom 3 Receptions 56 Acres

“An idyllic countryside retreat,
brimming with untapped potential...”

Scott Richardson Brown CEO

- At the end of a very long private driveway that winds its way through the accompanying land, this charming Grade II listed property is a truly exciting opportunity to create a dream rural retreat.
- Untouched for many years and retaining many of its original features the huge stone fireplaces and wide, expansive beamed ceilings of the main house possess a grand baronial character and charm.
- Traditional stone outbuildings offer further opportunity for conversion or to simply support the activities of a small agricultural holding or other country leisure and equestrian activities.
- This property provides the privacy and seclusion of the rural idyll whilst its close proximity to the village of Abberley and other nearby towns, maintains the delicate balance between rural charm and modern connectivity.
- The ground extends to approximately 56 acres and given the ‘light touch’ approach to management over the past several years, is a spectacular haven for wildlife.



3,119 sq ft (289.8 sq m)



The dining room

The dual aspect dining room is filled with natural light from both the front and rear windows, ensuring this characterful timber framed room is bright and welcoming. A huge inglenook fireplace with original beam and exposed stonework, radiates warmth to create a comfortable and relaxing atmosphere.

Serving as the heart of the home, this room seamlessly connects to the other areas of the house, with doors leading to the sitting room and utility room, as well as a staircase providing access to the cellar below.





The sitting room

At the rear of the property lies a spacious, dual aspect sitting room which offers delightful views of the surrounding landscape, whilst a large inglenook fireplace and original beams add warmth and charm to the room.

A door leads to an additional room with a rear facing window and a built-in cupboard that provides convenient storage space.







The hallway

To the right of the sitting room, a hallway leads into the dining room, the ground floor bathroom, snug and kitchen. This practical lobby area also offers access to two sizeable built-in storage cupboards and staircases leading to the first floor.



The snug/office

With lovely views of the surrounding countryside and bathed in an abundance of natural light, this room is ideally suited as a cosy snug or as an office. The attractive tiled flooring further enhances the authentic charm of this versatile space.





The Kitchen

The spacious dual aspect kitchen awaits an update but offers the new owners a blank canvas to create their dream country kitchen for family time and informal entertaining.

This room is large enough to easily accommodate wall and floor mounted units, a central island and a large kitchen table and chairs.

A pantry cupboard, with a side aspect window provides storage space for food and additional appliances.

Windows to the front and rear flood the room with natural light ensuring the space feels light and airy. A door to the side grants access to the garden, further enhancing the kitchen's practicality.



The utility room

The large and practical utility room not only benefits from ample space and plumbing to accommodate both a washing machine and dryer, but its functionality extends beyond laundry, and is the ideal location for muddy boots and pets returning from adventures in the surrounding countryside.

There is a window over the sink and a door to the front provides access to the outside.





The ground floor bathroom

This ground floor bathroom is currently fitted with a WC, washbasin, and bath but whilst functional, it is worth noting that the space will require refitting by the new owners to fully realise its potential.

A rear-facing window ensures the room benefits from natural light.

Boot room & Cellar

Accessible through a door at the rear of the utility room there is a convenient boot room and storage area with direct access to the rear garden. This space currently houses the boiler and features two windows on the side aspect.

The generously sized cellar has been thoughtfully divided into sections and provides ideal storage solutions for a variety of items.



The master bedroom

The spacious dual-aspect master bedroom is brimming with character and provides breath taking views of the surrounding countryside from both the front and rear facing windows. Timber beams add to the period charm whilst recessed walk-in wardrobes provide plenty of storage and wardrobe space.

The secluded location away from the other bedrooms and the close proximity to the adjacent shower room, offers the potential to create a large and very special master en suite.





The shower room

Adjacent to the master bedroom, the spacious shower room, complete with a WC, bidet, washbasin and shower cubicle, presents an excellent opportunity for refurbishment.

Large enough to create a wonderful family bathroom, or alternatively, close enough to the master bedroom to create a spectacular en suite.

The loft space

The landing between the master bedroom and shower room features a staircase that ascends to a large loft space, and presents an exciting opportunity for conversion into a further bedroom, playroom or home office.



Bedroom two

This spacious double bedroom located at the far end of the landing is distinguished by its charming sloping ceiling. The rear facing window provides captivating views and ensures the room is light and airy.



Bedroom three

The third bedroom, currently utilised as a study, provides lovely views from its rear-facing window and could easily be reconfigured into a spacious single or a snug double bedroom.

With a staircase to the loft space there is the alternative and potentially exciting opportunity to transform it into a hobbies room or children's playroom.



Bedroom four

This walk-through bedroom is another generously sized double room and features built-in storage and a window that overlooks the front aspect of the property.

This bedroom provides entry to the fifth bedroom via a small landing with a window and again offers the potential to create an impressive bedroom suite by converting bedroom five into an en suite and dressing room.





Bedroom five

A staircase ascends from the connecting landing to the fifth bedroom. This generously sized double room benefits from abundant natural light from a window to the side aspect, whilst access to the eaves provides additional storage options.



The outbuildings

The range of very attractive traditional outbuildings, constructed with stone and brick, include stabling, storage and workshop space. An open fronted garage with enough space to comfortably accommodate two cars is conveniently located close to the house.



The stables and stores

The stable block awaits updating, but currently consists of four generously sized stables, a tack room and feed store, and offers the new owners the opportunity of an exciting renovation project.





Accessed via the original stone steps at the rear of the barns, the original hay loft provides additional storage space or an opportunity for conversion, subject to the appropriate planning permissions.



The driveway

The long driveway, partly resurfaced, winds its way through the picturesque meadows until the front of the house is revealed. A cattle grid separates the front parking area from the meadows preventing any grazing livestock from venturing up to the house.







The ground

The rolling hills and picturesque vistas create an idyllic backdrop for this Grade II listed property, whilst currently serving as sheep grazing for neighbouring farmers, there is the potential to further enhance the habitat for the resident wildlife or to create more productive pastures for either equestrian or small holding activities.



Location

Nestled within picturesque countryside near the village of Abberley, Northeast Worcestershire, Worsley offers a perfect blend of rural tranquillity with the convenience of village life. Positioned equidistant from the historic and bustling centre of Worcester and the quaint charm of Tenbury, the peaceful village of Abberley is home to essential amenities that include a convenience store, several welcoming pubs, and a primary school.

The esteemed Chantry secondary school is less than 7 miles away in the village of Martley, whilst both Worcester and Malvern also host some of the best educational institutions in the region.

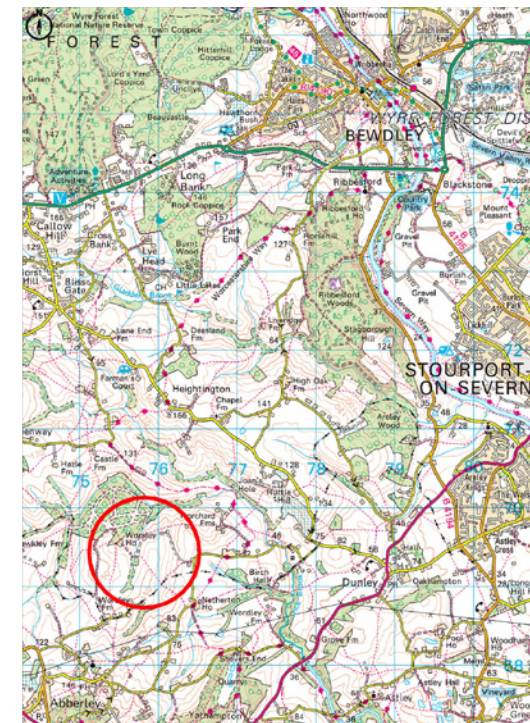
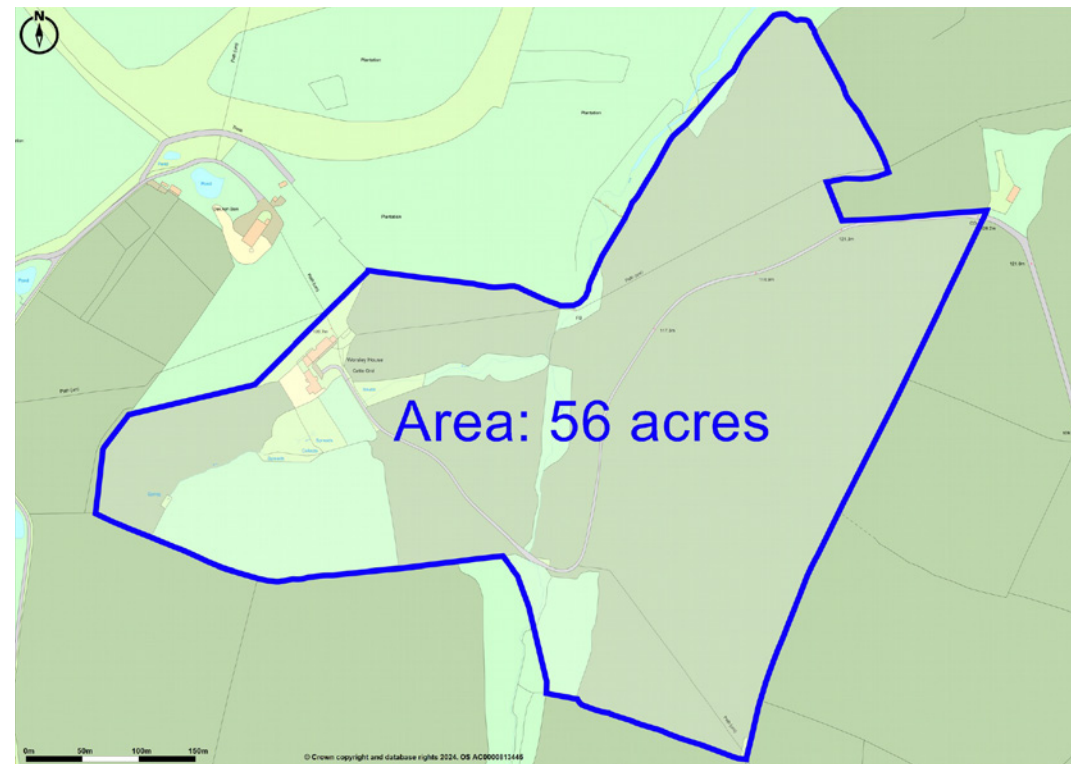
Worsley enjoys a location that is within easy reach of the A443 and B4202, the motorway network via the M5, bus links and the mainline railway in Worcester.

Services

The property has mains electricity, private spring water, an immersion heater, butane gas and a septic tank. The property also has broadband.

Council Tax

Band G



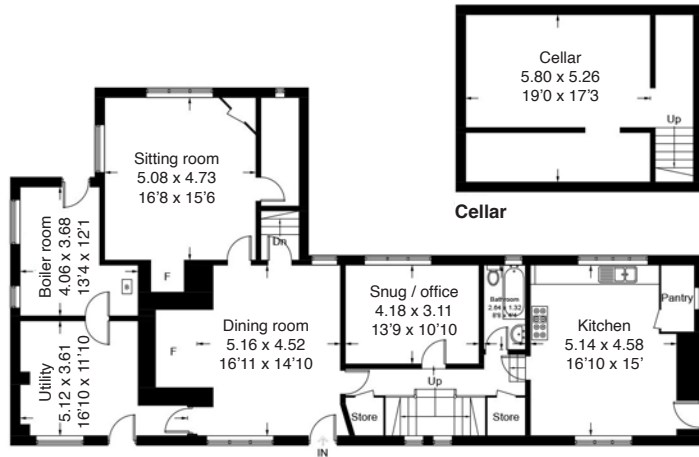
Worsley House, Abberley, Worcester WR6 6BS

Approximate Gross Internal Area = 289.8 sq m / 3,119 sq ft

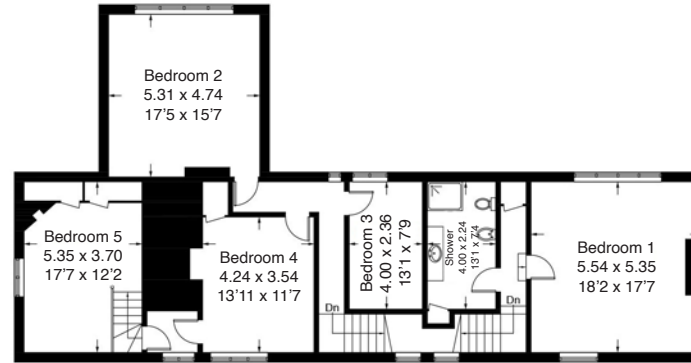
Cellar = 37.5 sq m / 404 sq ft

Outbuildings = 296 sq m / 3,186 sq ft

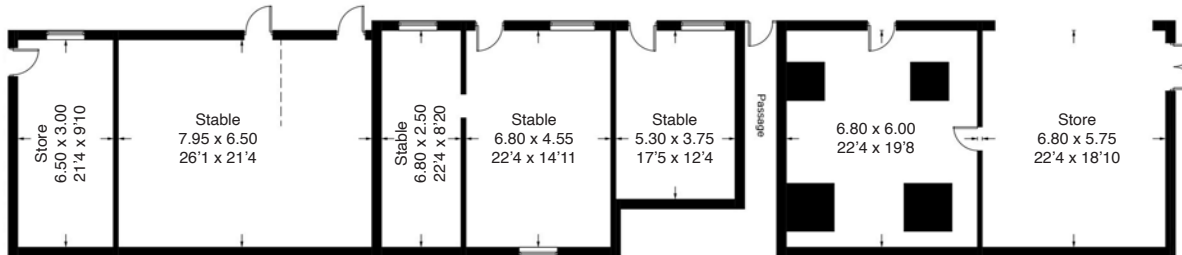
TOTAL = 623.3 sq m / 6,709 sq ft



Ground floor

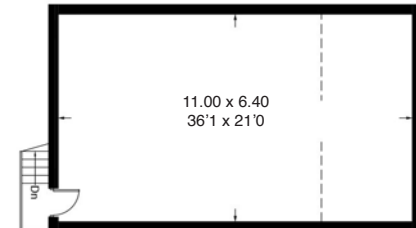


First floor



Outbuildings ground floor

Not shown in actual location or orientation



Outbuildings first floor

Not shown in actual location or orientation

This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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