

Andrew Grant  
PRESTIGE & COUNTRY



# Torton Mill

Torton, DY10 4HU



# Torton Mill

Droitwich Road, Torton, Kidderminster, DY10 4HU

**4 Bedrooms 3 Bathrooms 2 Reception Rooms**

“A stunning barn conversion in an idyllic countryside setting...”

Scott Richardson Brown CEO

- Escape to the countryside in this captivating barn conversion, offering a unique blend of rustic charm and modern comfort.
- The expansive open-plan kitchen family room forms the sociable heart of this home. Bi-fold doors seamlessly connect it to a terrace, creating a perfect space for entertaining and enjoying al fresco dining.
- Two luxurious ensuite bedrooms each offer ample space for a king-sized bed, whilst two further generous double bedrooms provide versatile living options for families of all shapes and sizes.
- Unwind in the meticulously landscaped gardens, your own private haven for outdoor relaxation. Two terraces offer space for gatherings, while a detached outbuilding creates the perfect home office or gym, providing a peaceful retreat away from the main house.
- Ample parking is provided by a large gravel drive, a two-bay carport with an attached garage and versatile space above the garage to create a dedicated workshop or hobby room.



3,829 sq ft (355.8 sq m)



## The entrance hall

Step into Torton Mill through an impressive entrance hall featuring beautiful stone flooring, setting a refined tone for this elegant family home. From here, doors lead to the open-plan kitchen family room, sitting room and a guest WC.





## The kitchen family room

The heart of the home is the expansive open-plan kitchen family room. Bi-fold doors seamlessly connect this sociable space to the terrace, perfect for indoor-outdoor entertaining.



The kitchen features a central island with a Belfast sink, as well as sleek wall and base units housing two Neff ovens. Conveniently located just off the kitchen, the utility room includes storage units, a sink and space for a washing machine and dryer.





A cosy seating area to the side, complete with a contemporary wood-burning stove, offers a tucked-away sanctuary from the bustle of the main kitchen.





## The sitting room

Unwind after a long day in the inviting sitting room, warmed by the glow of a wood-burning stove. Large windows bathe the room in natural light, creating a bright and airy atmosphere.





## The first floor

Ascending to the first floor, the spacious landing unveils a series of doors leading to the four bedrooms and family bathroom.



## The master bedroom

The master bedroom is a tranquil retreat, offering ample space for a king-sized bed and freestanding furniture. Three large windows fill the room with light and there is room for a walk-in wardrobe, if desired.



## The master ensuite

The contemporary ensuite shower room enhances the room further with dual sinks set in a vanity unit, contemporary tiling on the floors and walls, a shower with a rainfall showerhead, a WC and a Velux window brightening the room.



## Bedroom two

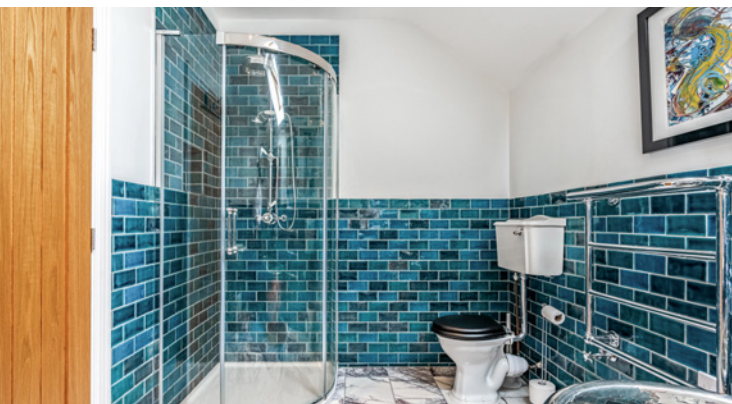
This spacious double bedroom, situated at the opposite end of the house, boasts ample space for freestanding furniture and a window with delightful garden views. The room benefits from a modern ensuite shower room featuring wood-effect flooring, a shower with rainfall head, a washbasin and a WC.



## Bedrooms three and four

The remaining two bedrooms are generous-sized doubles, each with space for freestanding furniture and windows overlooking the tranquil gardens.





## The family bathroom

Completing the first floor is a stunning family bathroom featuring a statement freestanding copper bath, perfect for a relaxing soak. Blue metro wall tiles and marble flooring add a touch of timeless elegance and a shower, wash basin and WC complete the room.



## The garden

The property sits within spacious grounds, where a meticulously landscaped garden has been transformed into a versatile entertaining space for family and friends. Adjacent to the kitchen family room, the terrace provides an ideal spot for al fresco dining.

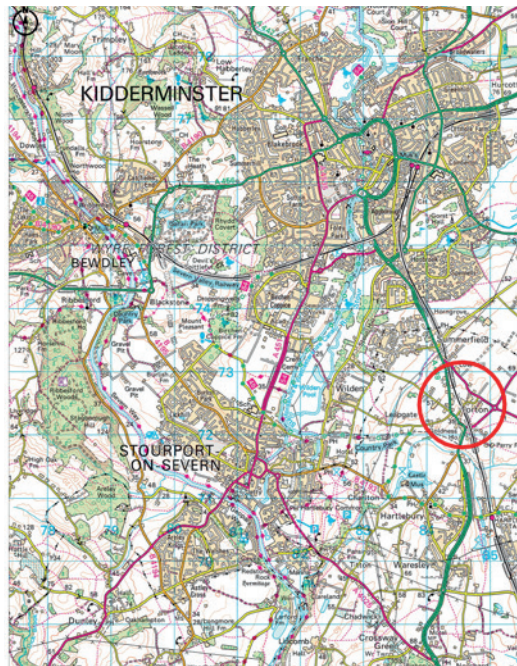






A path leading from the front of the house, connects to the gravelled driveway with ample space for several cars and access to the double carport and garage. Above the garage is additional storage space that could be converted into a hobby room. Completing the garden is a detached home office or gym, offering a peaceful retreat away from the main house.





## Location

Torton is a charming village located approximately 4 miles south of Kidderminster town centre. This idyllic setting offers residents a peaceful rural lifestyle, while remaining well-connected to essential amenities and major transportation networks.

Families will find a range of educational options nearby. Several Ofsted-rated 'good' primary and secondary schools are available in the Kidderminster area. Additionally, prestigious institutions like Bromsgrove Independent School and Winterfold House School are within easy reach. For those considering private schooling, Worcester presents further options, including King's School and The Royal Grammar School, all accessible by a short 20-minute train journey.

Just 1.1 miles away, Hartlebury provides a variety of local amenities such as a post office, a traditional country pub, and a convenient train station offering links to Worcester and Kidderminster. Nature lovers will appreciate the scenic countryside around Torton Mill, with rural lanes leading to beautiful spots like Hartlebury Common.

Kidderminster town centre itself is a lively hub with an array of high street stores, supermarkets, pubs, restaurants and well-regarded schools. Approximately 11.5 miles from Torton, the historic Cathedral City of Worcester is a cultural gem. Its proximity enriches the local lifestyle, adding a blend of cultural richness and diverse activities to the tranquil charm of Torton.

## Services

- Mains water and electricity.
- Sewage treatment tank.
- Underfloor heating from air source heat pump.

## Council Tax

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

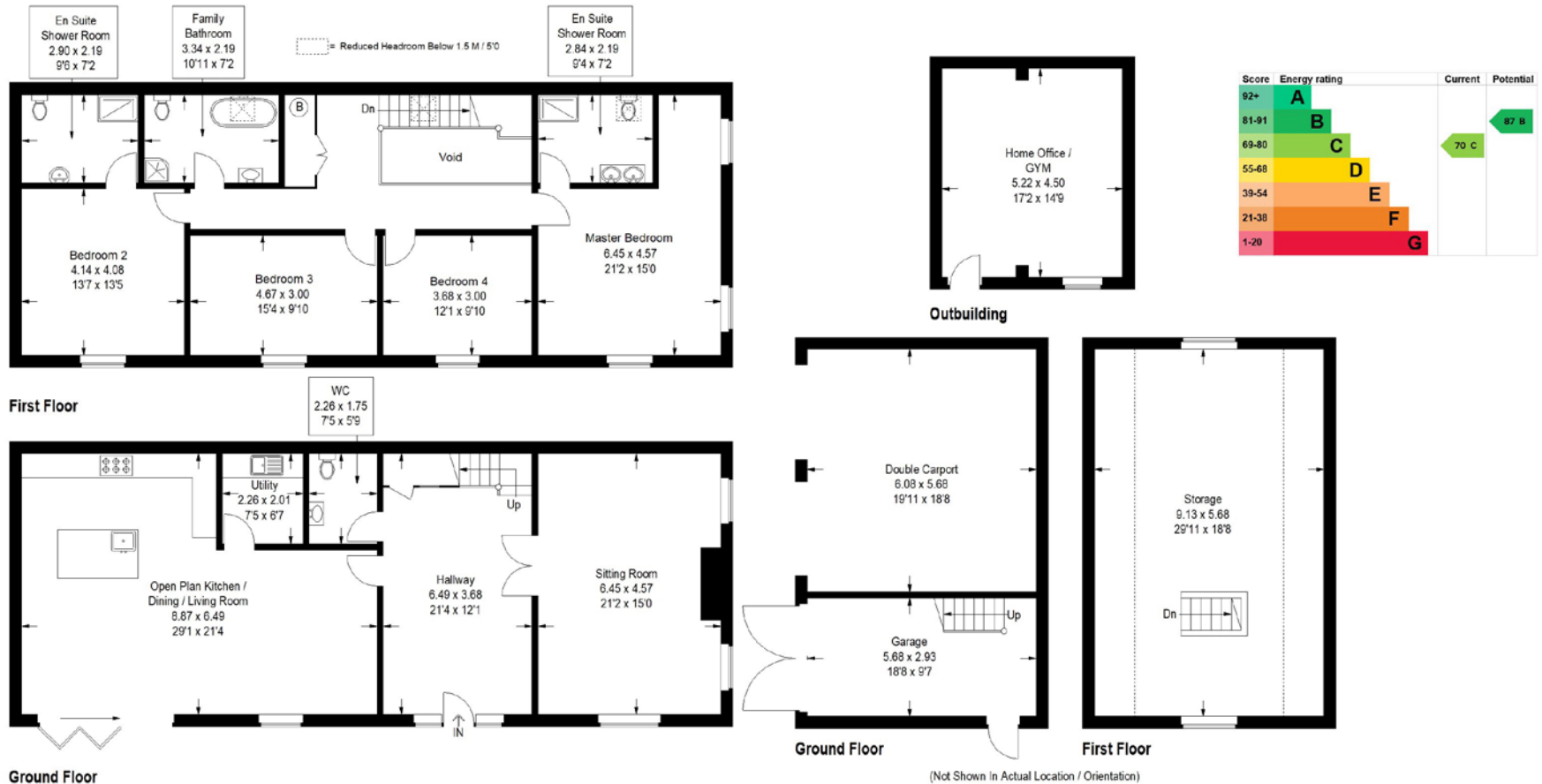
# Torton Mill, Droitwich Road

Approximate Gross Internal Area = 2,444 sq ft / 227,1 sq m

Garage/Storage/Carport = 1,131 sq ft / 105.1 sq m

Outbuilding = 254 sq ft / 23.6 sq m

TOTAL = 3,829 sq ft / 355.8 sq m



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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