



**Andrew Grant**  
PRESTIGE & COUNTRY

# Elms Farm

Lower Broadheath WR2 6QU



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Frenchlands Lane, Lower Broadheath, Worcester WR2 6QU

**8 Bedrooms**   **5 Bathrooms**   **12 Reception Rooms**   **64 Acres**

“This extraordinary property seamlessly blends period charm with modern luxury, offering expansive grounds and well-appointed interiors for a truly unique and refined lifestyle...”

Scott Richardson Brown CEO

- An exceptional residence offering grandeur and sophistication, with eight expansive bedrooms. A contemporary bungalow offers two further bedrooms.
- The property benefits from an abundance of versatile reception rooms and a west wing which provide expansive living areas.
- Meticulously maintained gardens and grounds spanning an impressive sixty-four acres, providing you with sophistication and class both inside and out.
- The property is accessed via a half mile long, gated driveway that wraps around the estate, offering secure and private access to both the main residence and the bungalow.
- A versatile property that can be tailored for a variety of purposes, including multi-generational living or permutations.
- Exclusive and sought after rural location within close proximity to Worcester and Malvern, providing breathtaking views and bordered by untouched surrounding countryside.

**7478 sq ft (694.7 sq m)**





## The entrance

Entering through an impressive front door, you are welcomed by an entrance hall which seamlessly connects to the formal sitting room, orangery and both wings of the home, ensuring a graceful flow throughout. From the hall an oak staircase leads to the upper-level bedrooms and family bathroom.



## The entrance hall

The entrance hall showcases traditional charm with its exposed wooden beams and classic stone flooring. A striking exposed brick fireplace complete with a wood burner creates a warm and welcoming focal point, whilst a large window offers delightful views of the courtyard.





## The kitchen

At the rear of the property lies the showpiece kitchen, an expansive and inviting space radiating classic countryside character. The bespoke kitchen features a seamlessly integrated AGA and a large wooden island with built-in storage, offering both style and functionality. There's ample space for a large breakfast dining table as well as a casual seating area, making it ideal for family meals and gatherings.



Bathed in natural light from floor-to-ceiling sash and arched ellipse windows, this beautiful room creates a perfect environment for cooking, dining and entertaining.

Adjacent to the kitchen, the bright and practical utility room benefits from dual Velux windows. With ample space for laundry, extra storage and secondary kitchen tasks, it combines convenience with style.



## The formal sitting room

This large formal sitting room offers an ideal setting for entertaining or quiet reflection. Exposed wooden beams and a characterful open fireplace add charm, while sash windows flood the room with light and offer serene views of the pond and surrounding countryside. The space opens to the orangery for a refined, year-round living experience.





## The orangery

A standout feature of this property is the exceptional orangery, offering beautiful views of the surrounding countryside and creating a unique retreat. French doors open onto a wraparound patio, connecting the home to the front garden and grounds, offering a spacious, tranquil space for year-round enjoyment.





## The formal dining room

The formal dining room is a warm and inviting space, highlighted by an exposed brick fireplace with a charming wood-burning stove. Bathed in natural light from triple-aspect sash windows, it offers delightful views of the courtyard, creating a truly exceptional setting for formal dinners and special occasions. Additionally, the dining room provides access to a spacious cellar with three separate rooms, perfect for use as a wine cellar or extra storage, further enhancing the home's functionality and charm.





## The billiard room

A true highlight, the billiard room houses a full-sized snooker table and features vaulted ceilings with exposed wooden beams, which enhance the character of the property.



## The bar

The bar is a well-appointed and versatile space, featuring a bespoke built-in bar area that enhances its charm and functionality. Dual-aspect windows flood the space with natural light while offering picturesque countryside views. Conveniently located adjacent to a downstairs WC and seamlessly connected to both the billiard and piano room, this open-plan layout makes it an ideal space for entertaining.



## The piano room

The piano room offers views of the courtyard through large windows. With vaulted ceilings and exposed beams, the room has great charm, providing a delightful space to unwind. An oak staircase leads to the eighth bedroom, ideal for occasional guests.





## The entertainment room

The entertainment room, currently used as an additional dining space, sits adjacent to the piano room and features striking dual extended half-round windows that perfectly frame views of both the courtyard. Its vaulted ceilings and exposed beams add a sense of grandeur, making this a versatile and elegant reception room, ideal for both entertaining and relaxation.



## The garden corridor & reading room

This stone-floored garden corridor offers warmth and character with its exposed brick wall and wooden beams adorning the vaulted ceiling. Natural light pours in through dual access points, with doors leading to both the courtyard and the front of the property, ensuring a bright and inviting space. Adjoining this room is a versatile office, joining these two spaces seamlessly together.





## The principal suite

This remarkable principal suite is an exceptional 450 sq. ft. space, providing a magnificent private retreat. Exposed wooden beams and trusses highlight its grandeur, while multiple sash windows frame lovely garden views. A Palladian-style window extending from the ground to the first floor adds architectural drama, and the suite's private staircase enhances its sense of luxury and privacy. The suite also benefits from a tiled en suite bathroom, featuring a walk-in shower cubicle, WC and washbasin, providing ultimate convenience.







## The second bedroom & en suite

The second bedroom is a spacious retreat, radiating warmth and character. A large sash window offers picturesque views of the courtyard, allowing natural light to flood the room while framing the countryside vistas that stretch to the Malvern Hills. Enhancing this exceptional space is a well-appointed en suite, featuring a spacious walk-in shower cubicle, WC, washbasin and a statement fireplace.



## The third bedroom

This bedroom provides another large welcoming space, offering lovely views over the front gardens through oversized sash windows. The room's high ceilings and elegant décor create a bright and airy feel. The bedroom features its own sink basin for added convenience.



## The fourth bedroom

This bright and spacious fourth bedroom features a large window that overlooks the front of the property, offering serene views of the pond and surrounding countryside. Adorned with an open fireplace and the convenience of a sink basin enhances the room's functionality and character, making it a perfect blend of comfort and elegance.



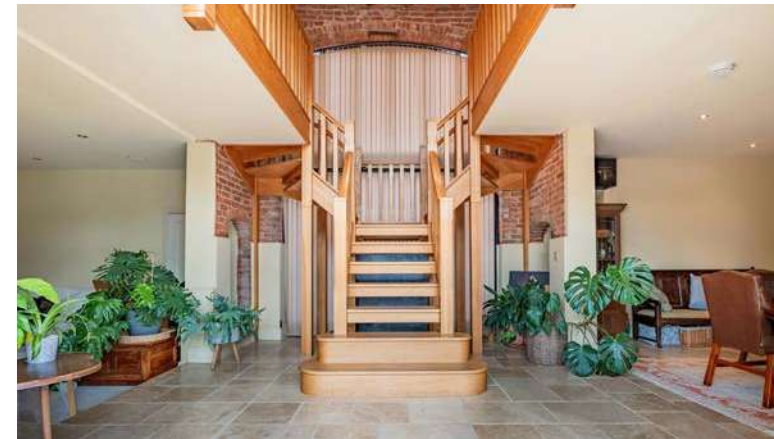
## The family bathroom

Completing the first floor is this magnificent bathroom, distinguished by its vaulted ceilings and striking exposed wooden trusses, which provide character and charm. The space is beautifully appointed with a spacious mosaic-tiled walk-in shower, a freestanding roll-top bath, a WC and integrated dual washbasins, all elegantly illuminated by an arched ellipse-style window that bathes the room in natural light.



## The west wing

As you enter the west wing, you are immediately greeted by a grand oak bifurcated staircase at its centre, adorned with a stunning chandelier, creating an elegant and impressive entrance. Adjacent to the staircase lies a generously sized sitting room, bathed in natural light from its triple-aspect windows, which offer charming views of the courtyard. This bright and inviting space is perfect for entertaining and adds versatility to the wing, whether it remains part of the main residence or serves as a self-contained living area, further enhancing the property's versatility.





## The dining room

To the left of the staircase is the west wing dining room, an impressive space featuring stone flooring and ample room for a formal dining table, perfect for family gatherings or entertaining guests in style. The dining room enjoys direct access to the adjoining drawing room, adding to the home's seamless flow and creating an ideal setting for both intimate dinners and larger gatherings.



## The drawing room

The drawing room is an exquisite space which has timeless character and charm. Its vaulted ceilings, adorned with exposed wooden trusses, create a sense of grandeur, while three Velux windows bathe the room in natural light. A wood burner on a stone hearth adds warmth and large sash windows offer views of the courtyard, blending comfort and refinement.





## The secondary kitchen

The secondary kitchen, accessed from the drawing room, features exposed wooden beams, oak countertops, integrated cabinetry, a Belfast sink plumbing for appliances. A large window provides ample natural light and scenic countryside views. This versatile space enhances the wing's potential for use as a self-contained living area, suitable for multi-generational living or rental income.





## The sixth bedroom & en suite

This spacious, elegantly designed bedroom offers a tranquil retreat with two Velux windows providing abundant natural light. Vaulted ceilings adorned with exposed wooden beams showcase the property's character, as well its size providing ample space for furnishings. The bedroom enjoys direct access to a well appointed en suite bathroom, complete with a walk-in shower, WC and washbasin.



## The seventh bedroom & en suite

On the other side of the bifurcated staircase lies the large seventh bedroom, benefiting from high ceilings and a bright, airy atmosphere. This bedroom includes its own en suite, ensuring privacy and convenience. The en suite features a walk-in shower, WC and washbasin.





## The courtyard

A beautifully landscaped courtyard, adorned with mature apple and pear trees, offers a tranquil and idyllic retreat. This outdoor space is a perfect for relaxation and social gatherings. From the courtyard, the charming greenhouses offer an ideal space for year-round gardening and plant cultivation and will appeal to the casual or serious gardening enthusiast.



## The grounds

Spanning an impressive sixty-four acres, the grounds are a meticulously curated masterpiece. The estate features a large stone pond, expansive patios and gravel pathways lined with mature trees, creating an idyllic setting that perfectly complements the home's character.







## The gardens

The generously sized, well-manicured gardens offer breathtaking views of the surrounding countryside, including the stunning Malvern Hills. Encompassed by a wraparound driveway and additional fencing, the gardens benefit from complete privacy.



The gardens feature fruit trees and a charming stone pond. With direct access to the courtyard and greenhouse, this beautifully landscaped outdoor space complements the accommodation, creating a seamless blend of elegance and natural beauty.





## The land

The property is encompassed by an impressive acreage of approximately sixty-four acres, creating the ultimate countryside retreat. The land ensures complete privacy with its abundance of pastureland, providing you with your own special slice of countryside.



## The bungalow

The bungalow is a modern, self-contained residence ideal for family, guests or staff. It features its own gated entrance, a spacious living area and two well-appointed bedrooms, each boasting views of the surrounding countryside and private garden.





## The entrance

As you enter the bungalow the high quality finish is evident and a modern interior awaits you in this open-plan and spacious home.



## The kitchen

From the entrance, you are welcomed into a spacious kitchen and dining area, finished to an excellent standard. The space features an integrated oven, an induction hob with extractor fan above, wooden block countertops, ample cupboard space and a sink overlooking the garden, providing an ideal space for family meals or entertaining guests.







## The living room

From the kitchen is the spacious and bright living room, benefiting from floor to ceiling windows which frame the room and provide endless views of the garden and surrounding countryside. This space creates an ideal setting to entertain thanks to its open-plan design that creates a light and welcoming atmosphere.



## Bedroom one

The bungalow benefits from a spacious double bedroom which overlooks the side of the property.



## Bedroom two

Overlooking the front of the property is another well-sized space which could be used as a second bedroom, additional reception room or office if desired.





## The bathroom

The tiled bathroom is a sleek and sophisticated space adding to the contemporary feel. The room features a walk-in shower, a bath, a WC and a washbasin providing a luxurious and sophisticated retreat.





## The garden

This versatile bungalow also boasts a private garden, with French doors leading from the living area onto a generous patio. With ample space for outdoor seating, this area provides a relaxing retreat for guests or family members to enjoy.



## The driveway & outbuildings

A half mile long private driveway, accessed through electric gates, winds through the grounds, leading to the main residence and bungalow. Ample parking is available for multiple vehicles, while several outbuildings provide versatile storage or workspace, ideal for a car port or bespoke use.

## Location

Lower Broadheath is a charming village just a few miles northwest of Worcester, offering a peaceful rural lifestyle with the convenience of nearby city amenities. Surrounded by rolling countryside, it's an ideal spot for families and nature lovers seeking a tranquil setting. The village has a welcoming community atmosphere, with local amenities including a village shop, a popular pub and a vibrant village hall that hosts year-round events. Notably, Lower Broadheath is the birthplace of the renowned composer Sir Edward Elgar, adding a touch of cultural heritage with the Elgar Birthplace Museum nearby.

Families will appreciate the well-regarded local primary school, while Worcester, only a short drive away, offers exceptional secondary education options, including prestigious institutions like King's School and the Royal Grammar School.

Lower Broadheath enjoys excellent transport links, with frequent bus services to Worcester and easy road access to Malvern and Hereford. Worcester itself has two train stations with direct connections to Birmingham and London, making commuting or travel effortless.

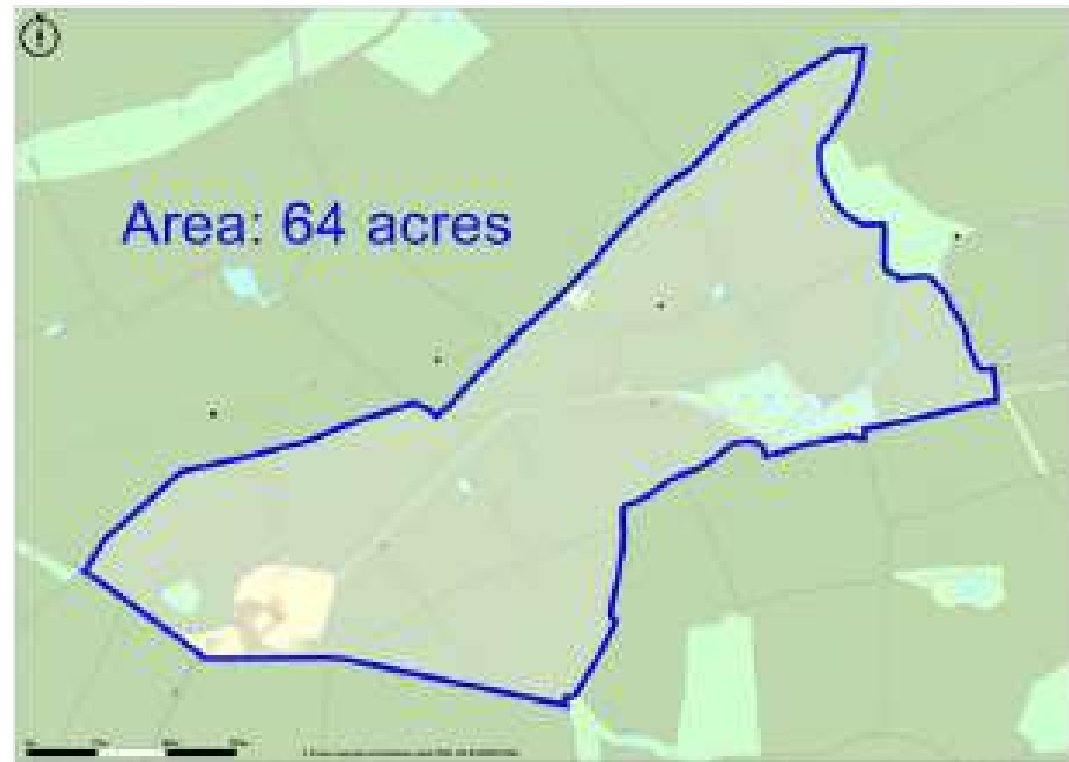
For those who love the outdoors, the surrounding countryside is perfect for walking, cycling, and exploring, making Lower Broadheath the ideal balance between rural serenity and the vibrancy of city life.

## Services

The property benefits from mains water and electricity, private drainage provided by a biodisc treatment plant and LPG gas central heating.

## Council Tax

Band G





# Elms Farm, Frenchlands Lane

The Elms - Approximate Area = 7478 sq ft / 694.7 sq m

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

## GROUND FLOOR

WEST WING

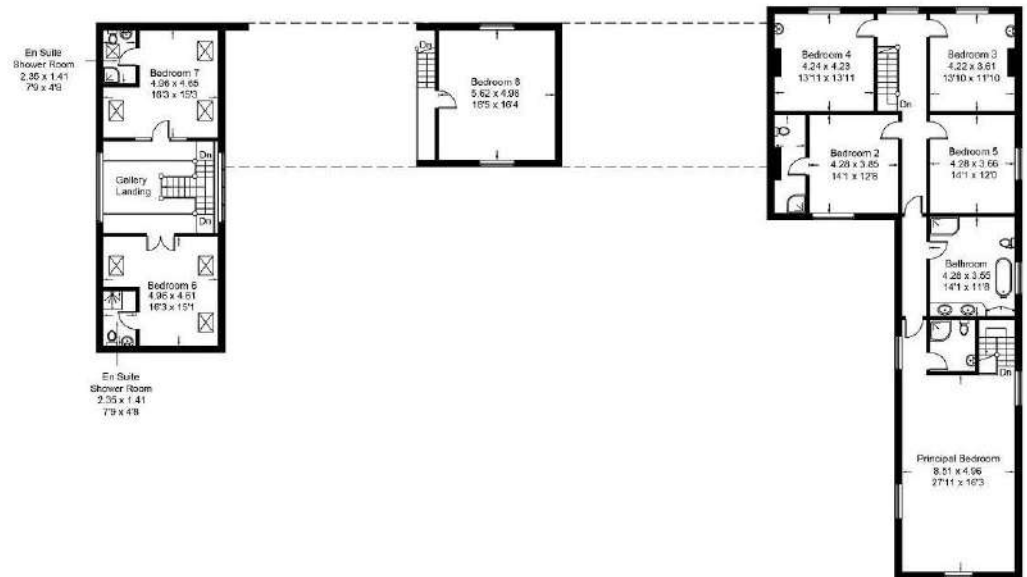
ELMS FARM



## FIRST FLOOR

WEST WING

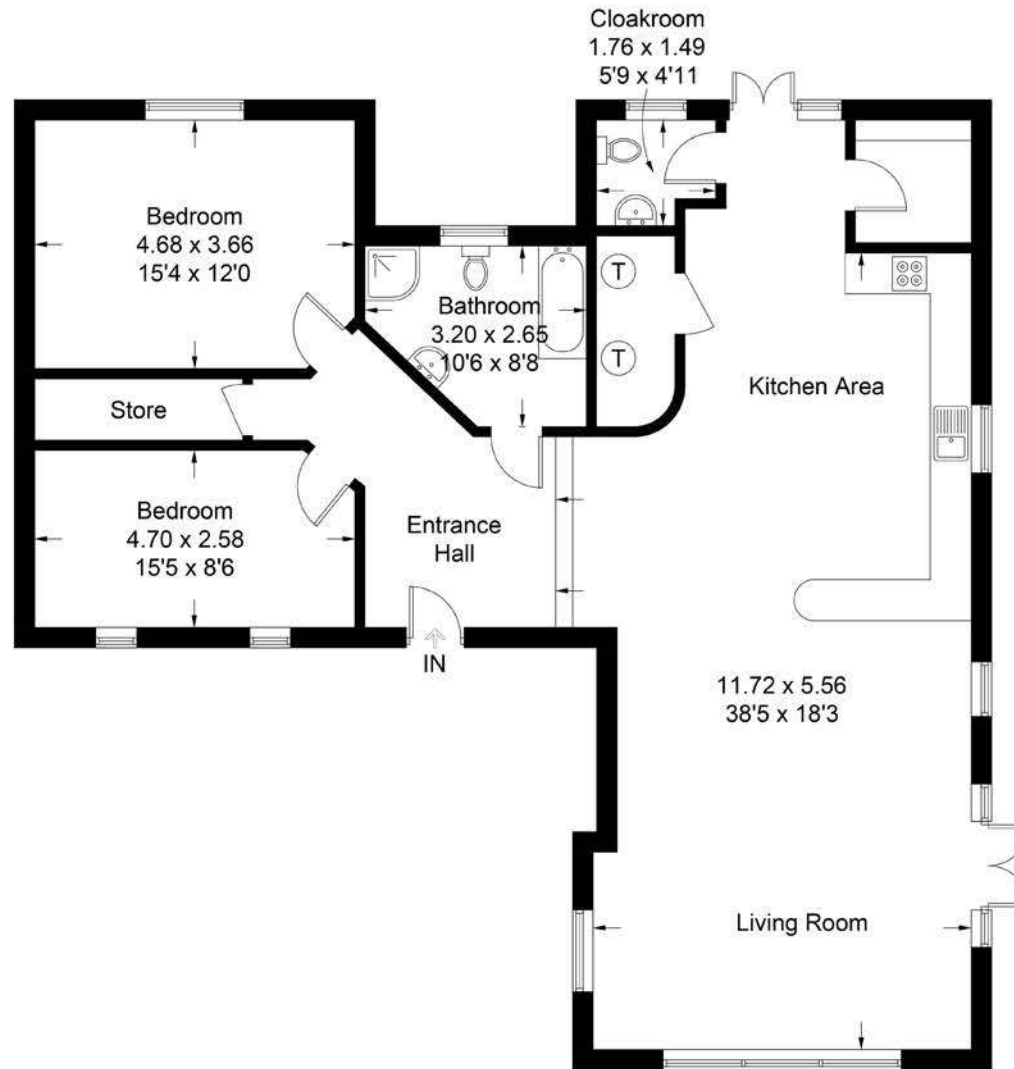
ELMS FARM



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# The Bungalow, Elms Farm

Bungalow - Approximate Area = 1385 sq ft / 129.6 sq m



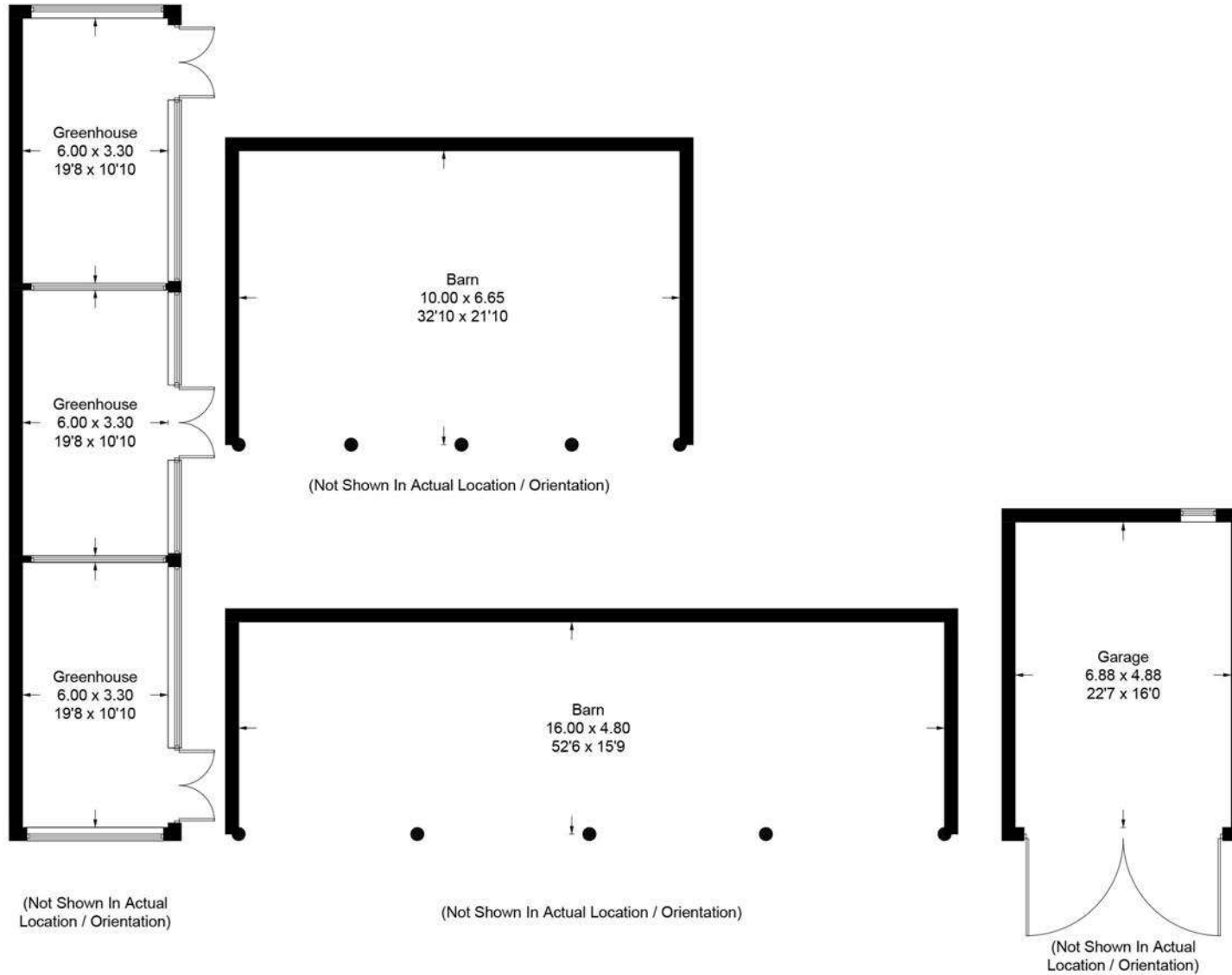
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# Outbuildings, Elms Farm

Outbuildings - Approximate Area = 1029 sq ft / 95.6



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