



Andrew Grant  
PRESTIGE & COUNTRY

# Elms Farm

Lower Broadheath WR2 6QU





# Elms Farm

Frenchlands Lane, Lower Broadheath, Worcester WR2 6QU

**8 Bedrooms   5 Bathrooms   12 Receptions   2.3 Acres**

“This impressive country home features expansive grounds and combines modern luxury with period charm...”

Scott Richardson Brown CEO



- An exceptional, eight bedroom country home that benefits from an abundance of versatile and expansive reception rooms and living areas.
- Well maintained and thoughtfully designed gardens and grounds, span over 2 acres and a wonderful variety of spaces from which to relax, entertain and enjoy al fresco dining.
- The property is accessed via a half mile long, gated driveway that wraps around the estate providing secure and private access to the main house
- Situated in an idyllic and highly sought after rural location within close proximity to Worcester and Malvern, this property enjoys breathtaking, uninterrupted views of the surrounding countryside.
- Additional outbuildings, a modern 2 bedroom bungalow and a further 61 acres of land are available via separate negotiation.

7,478 sq ft (694.7 sq m)





## The entrance hall

The entrance hall is full of traditional charm and features exposed wooden beams and classic stone flooring. A striking exposed brick fireplace complete with a wood burner creates a warm and welcoming focal point. An oak staircase leads to the upper-level bedrooms and family bathroom, whilst a large window offers delightful views of the courtyard.







## The kitchen

At the rear of the property lies the show piece 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 is 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 a floor-to-ceiling sash window and arched 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 and ample space for laundry and extra storage.





## The formal sitting room

This large formal sitting room opens on to the orangery and provides an ideal setting for year-round 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 orangery

A standout feature of this property is the exceptional orangery, offering beautiful views of the gardens and surrounding countryside. 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 with an exposed brick fireplace containing a wood-burning stove. Large triple-aspect sash windows bath the room in natural light whilst providing delightful views of the courtyard. This truly exceptional dining room, perfect for formal dinners and special occasions, also provides access to a spacious cellar.







## The billiard room

A highlight of the property is the impressive billiard room that showcases a full-sized snooker table, set beneath vaulted ceilings with beautifully exposed wooden beams. This large space is full of timeless character and providing the perfect setting for recreation and entertaining house guests in style.





## The bar

The well-appointed bar area features a beautiful built-in bar and dual-aspect windows that flood the space with natural light. Conveniently located adjacent to a downstairs WC and seamlessly connected to both the billiard and piano room, this open-plan layout is the ideal entertaining space.





## The piano room

The piano room features vaulted ceilings and exposed beams whilst large windows provide views of the courtyard and a beautiful oak staircase leads up to the eighth bedroom.







## The entertainment room

The dual aspect entertainment room, currently used as an additional dining space, sits adjacent to the piano room and features striking half-round windows that perfectly frame views of 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 & home office

This stone-floored garden corridor with its exposed brick wall and wooden beams provide both warmth and character. Natural light pours in through dual access points, with doors leading to both the courtyard and the front of the property. A home office adjoins this bright and airy space.







## The principal suite

This remarkable suite is an exceptional 450 sq. ft. space featuring exposed wooden beams and trusses, while sash windows frame lovely garden views. A Palladian-style window extending from the ground to the first floor adds architectural drama and a private staircase enhances the sense of luxury and privacy. The suite also benefits from a well appointed en suite with a walk-in shower, WC and washbasin.









## The second bedroom & en suite

This bright and spacious bedroom radiates warmth and character with a large sash window that frames picturesque views of the courtyard and the surrounding countryside, stretching to the Malvern Hills in the distance. Enhancing this exceptional space is a well-appointed en suite that features a walk-in shower cubicle, WC and washbasin.





## The third bedroom

This bedroom provides another large welcoming space with oversized sash windows that frame lovely views over the front gardens. This bedroom also features a washbasin for added convenience.





## The fourth bedroom

This bright and spacious fourth bedroom features a large window that overlooks the front of the property providing views of the garden pond and surrounding countryside.





## The family bathroom

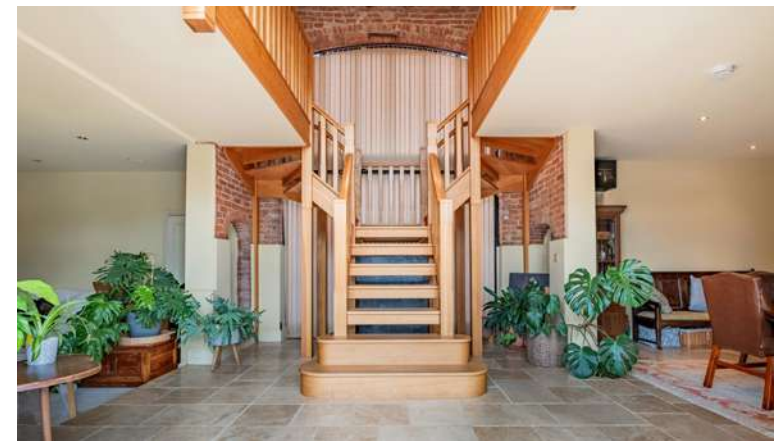
Completing the first floor is this magnificent bathroom, distinguished by its vaulted ceilings with striking wooden trusses that create a rustic character and charm. Beautifully appointed with a large mosaic-tiled walk-in shower, a free standing roll-top bath, a WC, integrated dual washbasins and a large arched window that elegantly illuminates the room in natural light.





## The west wing

A grand oak bifurcated staircase at its centre creates an elegant and impressive entrance. Adjacent to the staircase lies a generously sized triple aspect sitting room with charming views of the courtyard. This bright and inviting space is perfect for entertaining and offers great flexibility. Whether retained as part of the main residence or used as a self-contained living area, it significantly adds to the unique appeal of this property.







## The dining room

The impressive west wing dining room is perfect for family gatherings or entertaining guests in style. The room features natural stone flooring and enjoys direct access to the adjoining drawing room, creating an ideal setting for both intimate dinners and larger gatherings.





## The drawing room

The drawing room is an exquisite space with timeless character and charm. Vaulted ceilings with exposed wooden trusses, create a sense of grandeur and large sash windows frame delightful views of the courtyard. Three large Velux windows ensure the room is bright and airy whilst a wood burner set on a stone hearth adds warmth.







## The secondary kitchen

The secondary kitchen, accessed from the drawing room, features exposed wooden beams, oak counter tops, integrated cabinetry, a Belfast sink and plumbing for appliances. A large window provides ample natural light and views of the surrounding countryside. This secondary kitchen enhances the potential for the wing to become a self-contained living area, suitable for multi-generational living or rental income.





## The sixth bedroom & en suite

This bright and spacious bedroom with two Velux windows features vaulted ceilings and exposed wooden beams. This room also enjoys direct access to a well appointed en suite shower room, complete with a walk-in shower, WC and washbasin.





## The seventh bedroom & en suite

The large seventh bedroom benefits from high ceilings and Velux windows that create a bright, airy atmosphere. This bedroom also enjoys direct access to an en suite shower room with a walk-in shower, WC and washbasin.









## The courtyard

The beautifully landscaped courtyard with mature apple and pear trees, provides a tranquil and idyllic retreat. This outdoor space is perfect for relaxation and social gatherings. Adjacent to the courtyard, the greenhouses provide an ideal space for year-round gardening and plant cultivation that will appeal to both casual and more serious gardening enthusiasts.





## The gardens

Spanning over 2 acres, the gardens are a beautifully designed feature. The grounds have a large stone pond, expansive patios and gravel pathways lined with mature trees, creating an idyllic setting that perfectly complements the character of this property.











The generously sized and well-manicured lawned gardens provides wonderful views of the surrounding countryside and Malvern Hills.





Featuring mature fruit trees and a charming stone pond the gardens enjoy direct access to the courtyard and greenhouse. This beautifully landscaped outdoor space complements the accommodation with a blend of elegance and natural beauty.





## The driveway

Accessed through electric gates the driveway leads to the main residence, a garage and parking area with ample space for multiple vehicles. A large outbuilding, available by separate negotiation, would provide potential for additional storage, workshops or car ports.



## Location

Lower Broadheath is a charming village just a few miles north west 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 for those who love the outdoors and nature, the surrounding countryside is perfect for walking, cycling, and exploring.

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.

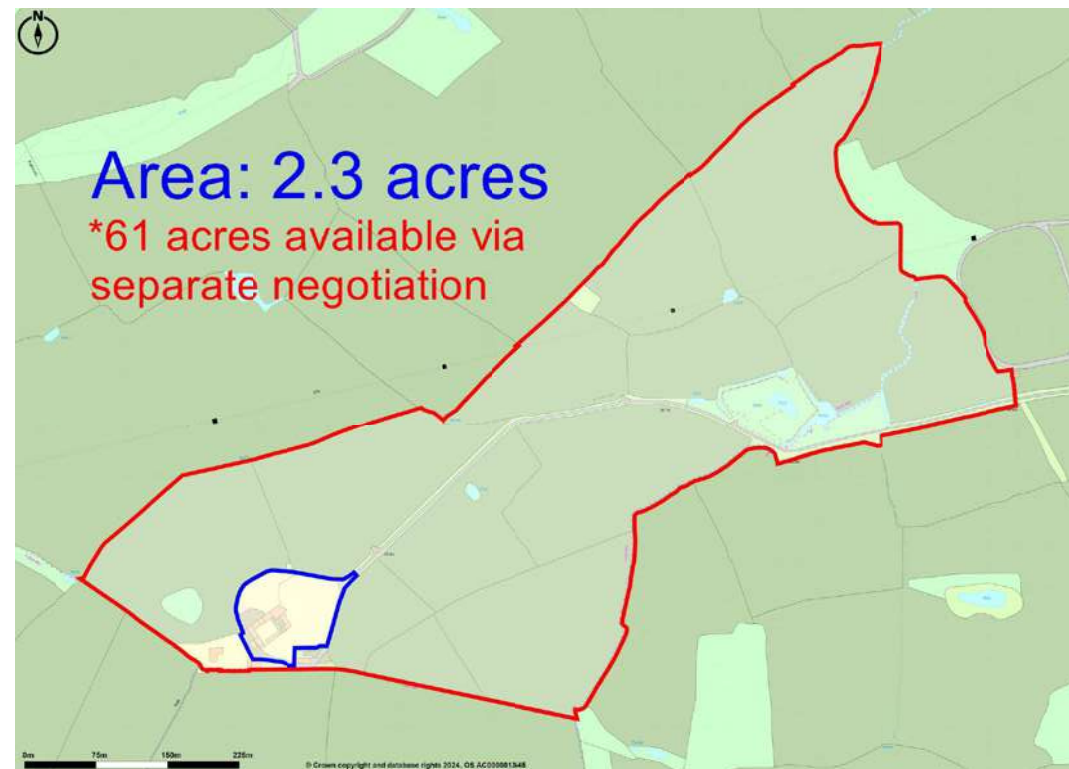
Lower Broadheath enjoys excellent transport links, with frequent bus services to Worcester and easy road access to Malvern and Hereford. Worcester itself has two train stations with direct connections to Birmingham and London, making commuting or travel effortless.

## 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



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://cuttly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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## WEST WING

## ELMS FARM



## FIRST FLOOR

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Available by separate negotiation



## The bungalow

The bungalow is a modern, self-contained property ideal for family, guests or staff. It features its own gated entrance, a spacious living area and two well-appointed bedrooms that both benefit from views of the private gardens and surrounding countryside.

## Additional land

A further 61 acres of agricultural grassland surrounding the property is available by separate negotiation with the vendor.



