



Andrew Grant  
PRESTIGE & COUNTRY

# Mutton Hall

Ombersley, WR9 0HT





# Mutton Hall

Boreley Lane, Ombersley, WR9 0HT

4 Bedrooms    3 Bathrooms    4 Reception Rooms

“A historic riverside residence with picturesque views, mature gardens and versatile living space, nestled in a peaceful rural setting just outside Ombersley...”

Scott Richardson Brown CEO

- A four-bedroom riverside home with elegant proportions and fascinating heritage.
- Expansive principal bedroom with impressive en suite bathroom and tranquil outlook.
- Light-filled main sitting room with exposed timbers and inglenook fireplace.
- Characterful kitchen and dining areas with heritage features throughout.
- Mature garden with riverside terrace, vibrant borders and lush lawns.
- Large gravel driveway with ample space for multiple vehicles, with access to attached double garage.
- Situated on Boreley Lane, with excellent access to Ombersley, Worcester and surrounding countryside.



3092 sq ft (287.3 sq m)





## The approach

Mutton Hall is approached via a shared lane that winds alongside the riverbank. A gate in the front garden hedge opens to a brick pathway that climbs through beautifully planted borders towards the house. Framed by mature shrubs and ornamental trees, the path leads directly to the timber-framed porch and original front door, setting a warm and picturesque first impression.











## The reception hall

A welcoming hallway with flagstone flooring, painted panelling and exposed beams sets the tone for the home's period character. This wide central hallway connects the ground floor spaces and includes a charming corner staircase and ample display areas. Traditional internal doors lead to the reception rooms and kitchen, with useful cloakroom facilities located adjacent.





## The kitchen and breakfast room

The kitchen sits at the heart of the home and is steeped in traditional farmhouse character. Timber cabinetry with solid wood worktops, a Belfast sink and an Aga set into a brick chimney breast all contribute to its period charm. Vaulted ceilings with exposed oak trusses and flagstone flooring complete this welcoming and practical space.







Just off the kitchen is a casual dining area, well suited to everyday use. The room features bespoke cabinetry and ample space for a table and chairs. Bright and functional, it maintains the home's traditional style while offering a relaxed family environment.







## The utility

Accessed from the kitchen and breakfast room the utility is well-equipped for household needs. A run of worktops with Belfast sink, practical tiled flooring, cabinetry above and below and space for laundry appliances make this a functional and efficient space.





## The dining room

Set just off the kitchen, the dining room is bright and spacious with a garden-facing bay window. Original beams and exposed brick detail to the chimney breast add character, while the layout comfortably accommodates formal entertaining or everyday family meals.







## The sitting room

The main sitting room is a stunning space, full of natural light and period charm. A large brick inglenook fireplace houses a woodburning stove, while exposed ceiling beams and French doors opening onto the garden complete the atmosphere. This generous room is ideal for relaxing or hosting guests.











## The study

A peaceful room tucked to the side of the house, with French doors opening onto the garden and exposed timbers. Currently used as a snug or library, it offers a flexible working or reading space away from the main living areas.





## The cloakrooms

There are two cloakrooms on the ground floor. One is adjacent to the kitchen and features a traditional high-level WC and basin, while the second is situated off the reception hall and includes WC and basin, both styled in keeping with the home's heritage.







## The principal bedroom

This is a striking principal bedroom features generous proportions with garden and river views. Sloped ceilings and exposed beams add charm, while a built-in storage area ensures practicality and leads to the impressive en suite.





## The principal en suite

A particularly spacious en suite bathroom, featuring a freestanding roll-top bath, large basin, bidet and a separate shower and WC. The room has excellent natural light and stylish detailing throughout.







## The second bedroom

A generous double bedroom with dual-aspect dormer windows, both with garden and riverside views. This room retains the property's character features with exposed beams. Built-in storage provides added convenience.





## The second bedroom en suite

The en suite to the second bedroom features a bath with shower over, basin and WC. Traditional fittings and natural light make this a comfortable private space.







## The third bedroom

Located at the rear of the house, the third bedroom is a double room with views of the upper garden. Sloping ceilings lend a cosy feel, while convenient storage is built into the eaves.





## The shower room

Serving the third bedroom and the rest of the first floor, this shower room includes a curved glass enclosure with traditional fittings, basin and WC.







## The fourth bedroom

Positioned above the garage and accessed via its own staircase, the fourth bedroom is an ideal guest suite or home office/studio. With dual aspect windows, useful storage and privacy from the rest of the house, this flexible room enhances the overall accommodation.



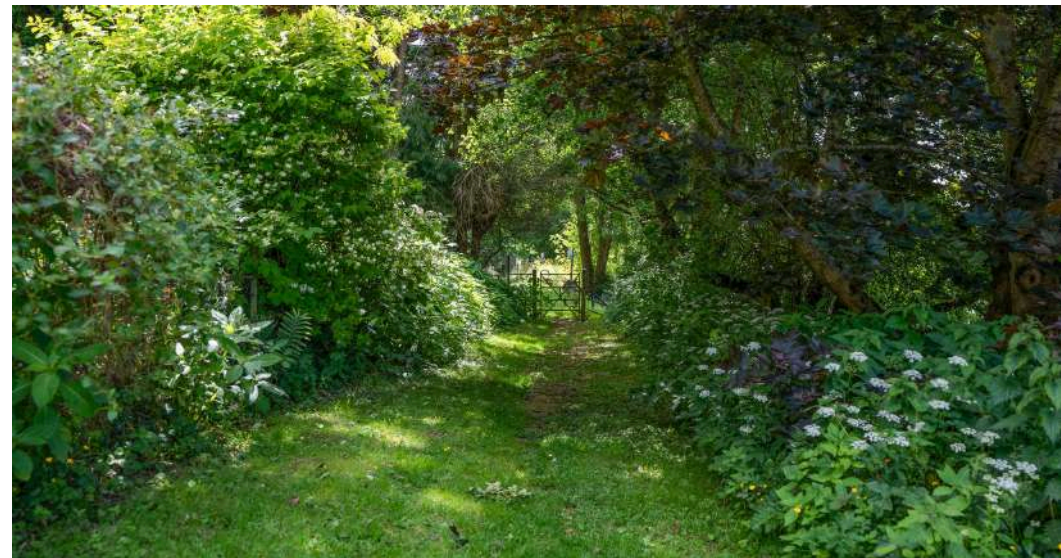




## The grounds

The mature gardens at Mutton Hall are a real highlight. From the front door, a brick path guides you through richly planted borders to a gate leading directly to the River Sever. A floating jetty offers easy access to the water, while a riverside terrace provides a peaceful spot to enjoy far-reaching countryside views.





Vibrant acers and clipped evergreens give colour and structure, while expansive lawns surround the house on multiple sides. Informal wild areas, meandering grassy paths and secluded corners offer scope for both peaceful retreat and outdoor activity. Towards the rear, a raised entertaining deck nestles into the hillside, with ample room for dining and built-in brick barbecue. Shaded by mature trees, this space is ideal for hosting friends and family.









## The driveway and parking

A gated gravel driveway leads to a large turning circle in front of the garage. There is ample parking space for multiple vehicles, with direct access to the house and garden. The attached garage includes power, lighting and is a generous space that could be adapted for storage, workshop use or potentially integrated further into the main house if desired, subject to permissions.



# History of Mutton Hall

Mutton Hall, originally known as Mutton House, was built in the early 1800s and served as the centre of a 130-acre mixed-use farm for over a century. Set in the heart of rural Worcestershire, the property was first associated with the Jenkins family, who owned and operated the farm from at least 1871. William Jenkins managed the estate alongside his sons, Thomas and James, both of whom remained unmarried and continued living and working on the land until the early 20th century.

Census records from the period show the family employing multiple live-in and local workers, indicating the farm's significance within the area. By the time of the 1921 census, both sons were still in residence, but as the decades passed, the property began its gradual transformation. By 1939, Mutton Hall was no longer in the Jenkins family and had been reclassified for residential use. It was then occupied by Arthur and Margaret Lloyd, who were listed as single individuals with no connection to farming.

Throughout the mid-20th century, the original estate was subdivided and much of the surrounding farmland sold off. However, the principal house endured, retaining its period character and rural charm. Its elevated position above the River Severn helped protect it from flooding, and the mature grounds continued to reflect its agricultural heritage.

Today, Mutton Hall stands as a beautifully preserved reminder of Worcestershire's rural past. Its historic fabric, combined with sensitive modernisation, offers buyers the opportunity to enjoy a peaceful riverside lifestyle within a home rich in provenance and character.





## Location

Mutton Hall is set in a peaceful riverside location on Boreley Lane, a no-through country lane between Holt Fleet and Ombersley. This sought-after part of Worcestershire offers a blend of scenic beauty and excellent connections. Ombersley is less than ten minutes away and is widely regarded as one of the county's most attractive villages, with a strong community, excellent dining and good day-to-day amenities.

Wider transport links are also excellent. Worcester, Droitwich and Kidderminster are all within easy reach, offering rail links to Birmingham and London. The M5 motorway is accessible via Junction 5 or 6, connecting to the wider motorway network. Despite the secluded feel, the property is not isolated.

The home's riverside setting is both beautiful and practical, with the house itself slightly elevated above the flood plain. From here, uninterrupted views stretch across the Severn to open countryside beyond, making this a truly special location for those seeking rural living with heritage character.

## Services

The property benefits from oil-fired central heating, mains electricity and water. Drainage is supplied via a septic tank drainage system.

## Council Tax

The Council Tax for this property is Band G.

## Agent Note

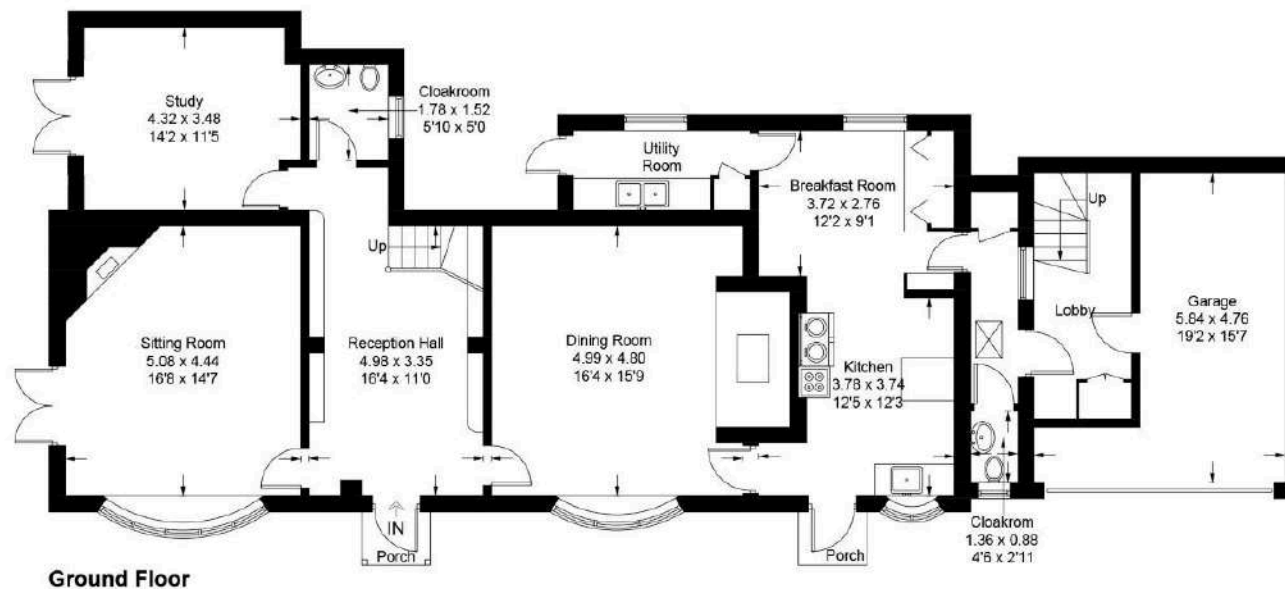
Buyers should note that there is a small seasonal over-55s caravan site situated along the access lane, with restrictions on permanent residence, pets and children. This has minimal impact on the home's privacy or outlook.





# Mutton Hall

Approximate Gross Internal Area = 287.3 sq m / 3092 sq ft  
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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





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