



Moorlands Farm

Waresley, DY11 7XN

Andrew Grant

Moorlands Farm

Manor Lane, Waresley, DY11 7XN

4 Bedrooms 2 Bathrooms 4 Reception Rooms 5.3 Acres

An individually designed home in a private village setting with spacious interiors, formal gardens and paddocks, enjoying far-reaching countryside views to the Clent Hills.

- Substantial detached home of around 2,500 sq ft with versatile layout.
- Generous reception rooms including living room, snug and conservatory.
- Mature wraparound gardens with raised deck, patio and paddocks beyond.
- Sweeping driveway with ample parking and integral garage.
- Sought-after village location close to schools, amenities and transport.

Moorlands Farm is a substantial standalone country home set within over five acres of grounds on the edge of Hartlebury village. The property offers generous accommodation extending to around 2,500 square feet, with spacious and versatile rooms across both floors. The ground floor provides a balance of formal and informal living. A welcoming hallway leads to a large living room with Inglenook style fireplace, a cosy bay-fronted snug and a bright dining room that connects through to the conservatory. The kitchen is well-proportioned for dining and is complemented by a useful utility and cloakroom. On the first floor, four bedrooms are accessed from a wide gallery landing. The primary bedroom includes fitted storage and an en suite, while the remaining rooms are served by a family bathroom. The grounds are a highlight, with formal gardens wrapping around the property and over five acres of paddocks flowing beyond. The gardens include extensive lawns, mature trees and entertaining spaces such as a raised deck and enclosed patio. The paddocks are ideal for equestrian use or smallholding, with the whole enjoying wonderful countryside views. A sweeping in-and-out driveway provides ample parking and leads to a single garage with power and lighting. The location combines rural outlooks with convenience, close to village amenities, schools and transport links.

2576 sq ft (239.3 sq m)





The kitchen

At the rear of the ground floor is a dining kitchen which has plenty of room to accommodate a good sized table and chairs. The kitchen is well-equipped with a comprehensive range of modern style wall and units along with a built-in oven, fridge freezer and space for other appliances.





The living room

The impressive main living room at the front of the ground floor is a fantastic size and is centred around an Inglenook style fireplace which provides a great focal point and touch of character to the room.







The sitting room

To the right of the hallway is a second sitting room which is a cosy space ideal for relaxing in the evening. This bay fronted room has a brick fireplace and flows nicely via glazed double doors in to a formal dining room at the rear of the ground floor.





The dining room

The light and airy dining room floods with light from multi-aspect windows and doors and is conveniently positioned next to the kitchen making it ideal for those who wish to knock through. French doors from here lead to a spacious conservatory beyond.





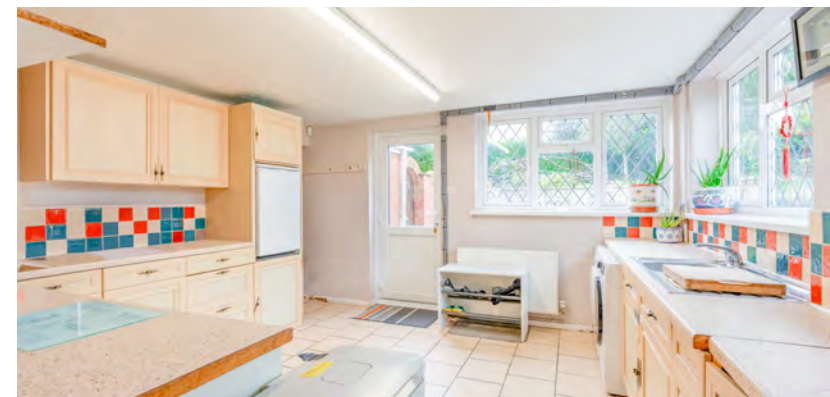
The conservatory

The spacious and light conservatory is a good addition to the living accommodation, providing useful space for relaxing and entertaining. The conservatory has great views of the gardens and countryside beyond, with French doors from here leading out to a raised decking area which is ideal for al fresco dining.



The utility

Adjoining the kitchen is a large utility room which is a real asset to the ground floor accommodation and offers space and plumbing for white goods along with a good range of cupboards and also houses the floor-mounted 'Worcester' oil fired boiler. Doors from here provide access to the garage and rear garden.





The hallway and cloakroom

The hallway is generous in size with a useful space under the stairs ideal for a bureau or desk. A downstairs cloakroom off the hallway completes the ground floor accommodation, featuring a vanity unit and low level WC.





The primary bedroom

The excellent master bedroom features great rural views to the rear and benefits from fitted wardrobes and storage along with an en suite shower room.





The primary en suite

The en suite is extraordinarily spacious and floods with light from dual aspects windows which also provide great countryside views. This well-equipped room features a walk-in shower enclosure, dual sink vanity unit and low level WC.





The second bedroom

The second bedroom is a generously sized double with a pleasant outlook to the rear, overlooking the gardens and paddocks beyond. It also features a fitted wardrobe, providing useful storage and enhancing the practicality of the room. Its proportions and views make it an ideal space for family or guests.





The third and fourth bedrooms

The third bedroom is a generous sized double bedroom with views out to the lane at the front, benefiting from fitted wardrobes. Meanwhile, fourth bedroom is a single bedroom currently being utilised as an office, offering a versatile space.



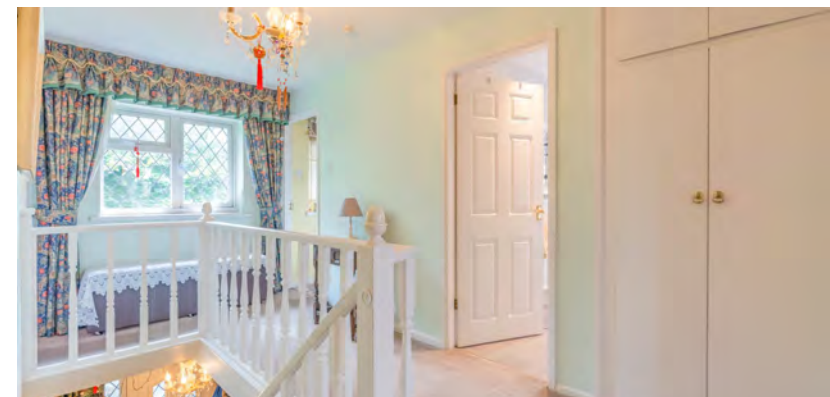
The family bathroom

The family bathroom is fitted with a panelled bath with shower above, wash basin and low level WC. Fully tiled walls create a smart and practical finish, while downlighters add a modern touch. A window brings in natural light and ventilation, enhancing the overall sense of space. A radiator completes the room, ensuring comfort throughout the year.



The landing

The excellent first floor accommodation features some excellent room sizes and great views of the grounds and paddocks beyond. The four bedrooms, en suite and family bathroom are all accessed via a roomy gallery landing.





The gardens

The gardens wrap around the property, offering wide lawns interspersed with mature trees and well-tended borders. These generous green spaces create a sense of privacy and openness, making them ideal for families and those who enjoy spending time outdoors. With views extending towards the surrounding countryside, the gardens form a wonderful backdrop to the home and provide ample room for recreation.







The patio and decking

Two distinct outdoor terraces enhance the gardens and offer inviting spaces for relaxation or entertaining. A raised deck extends from the conservatory, perfectly positioned for al fresco dining while enjoying open views across the grounds. A further walled patio lies conveniently beside the kitchen and utility, creating a more sheltered area that can be enjoyed throughout the year.





The paddocks

Moorlands Farm extends to around 5.3 acres in total, with a significant portion laid to gently rolling paddocks. Flowing directly from the formal gardens, these grassland areas are enclosed by post and rail fencing, offering both security and a traditional rural character. The paddocks provide excellent scope for equestrian use or for those wishing to keep livestock such as sheep or goats.





Their arrangement allows for easy access from the main garden as well as a separate rear entrance from a lane at the far end of the land. With wide open views across surrounding fields towards the Clent Hills, the paddocks enhance the sense of space and seclusion, making them a valuable and versatile part of the property.





The driveway and approach

The property is nicely set back from the land and is approached by a sweeping in and around driveway which can accommodate a large number of vehicles. There is an attached single garage to the left hand side of the property, accessed via an up and over door and benefiting from power, lighting and a door from the utility room. From the driveway a double glazed porch provides access to the entrance hall.





Location

Moorlands Farm is set on the outskirts of Hartlebury, a sought-after Worcestershire village. The location offers an excellent balance of rural living with accessibility to local services. Hartlebury provides day-to-day amenities including a convenience store, village hall and public house, along with a well-regarded primary school.

Further facilities can be found in nearby Stourport-on-Severn, Kidderminster and Worcester which provide a wide range of shopping, leisure and cultural opportunities. The property is also well placed for access to schools of good repute at both primary and secondary level, with independent schooling available in Worcester, Stourbridge and beyond.

For the commuter, the transport links are excellent with Hartlebury railway station close by and regular services from Kidderminster to Birmingham and London. The motorway network is also within easy reach via the M5, connecting to the M42 and wider road network. Birmingham Airport is around 45 minutes away by car.

The surrounding countryside offers extensive opportunities for walking, riding and outdoor pursuits, while the Malvern Hills and Clent Hills provide scenic landscapes within easy reach.

Services

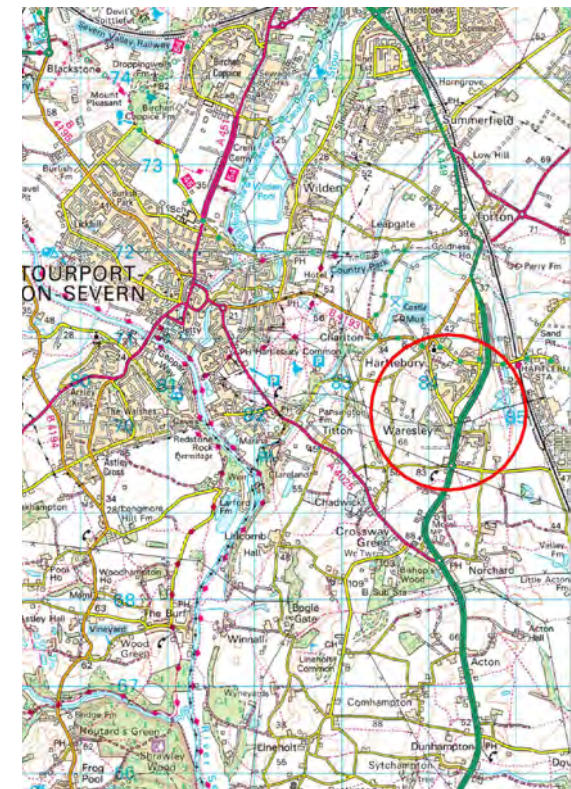
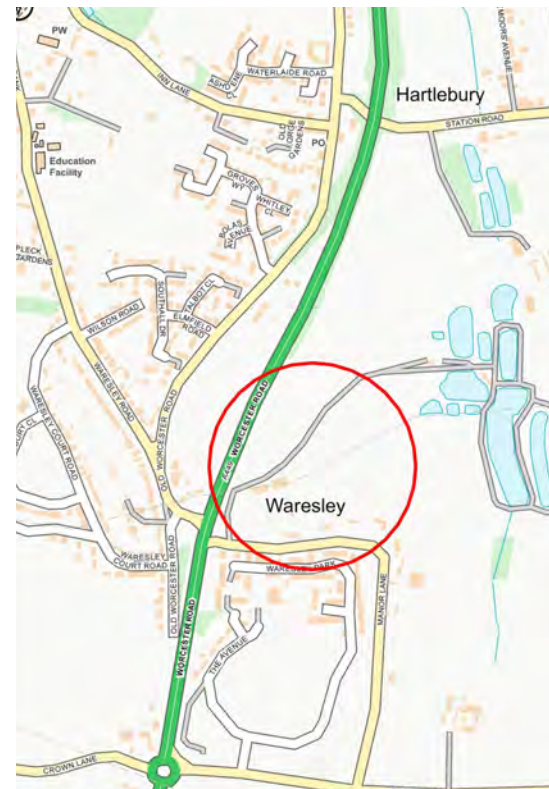
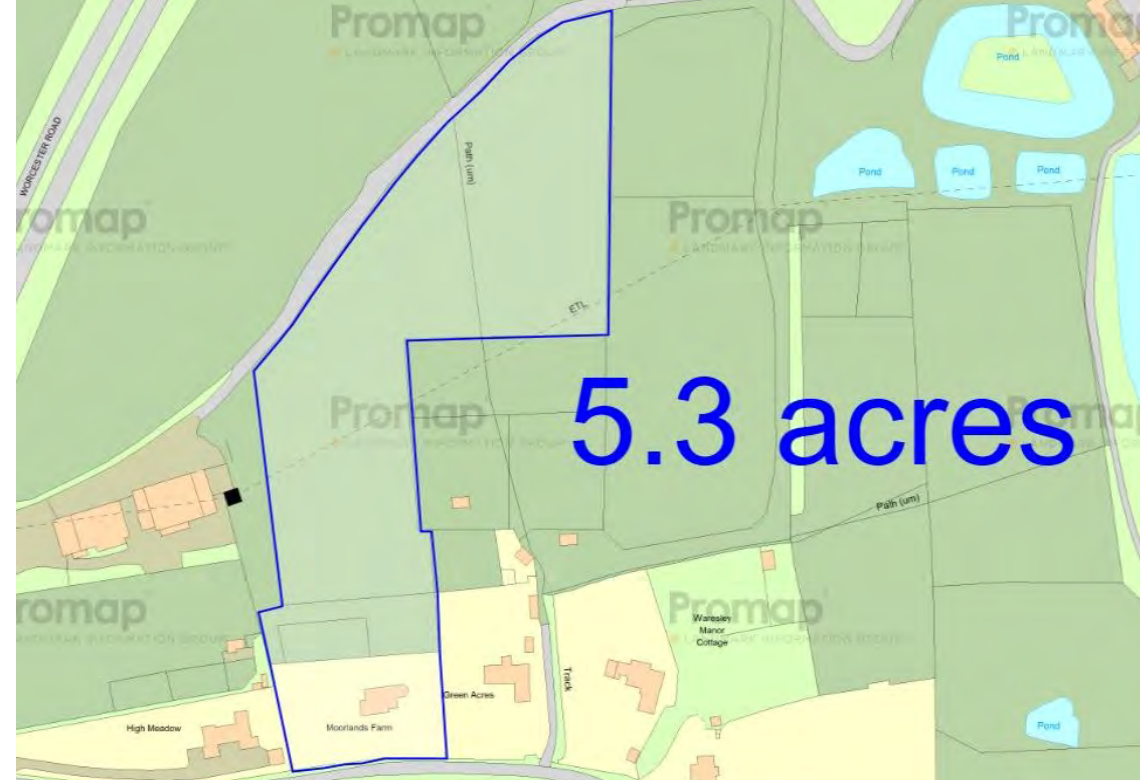
The property benefits from oil-fired central heating, mains water and electricity. Drainage is supplied by a private septic tank.

Council Tax

The Council Tax for this property is Band G.

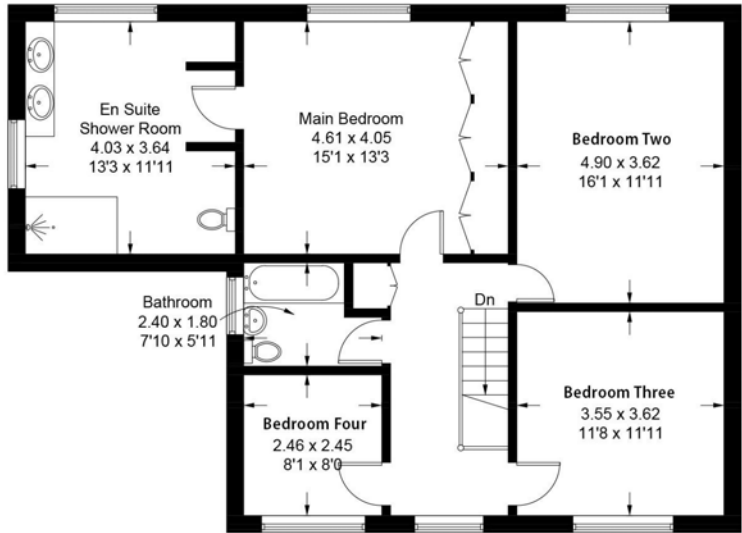
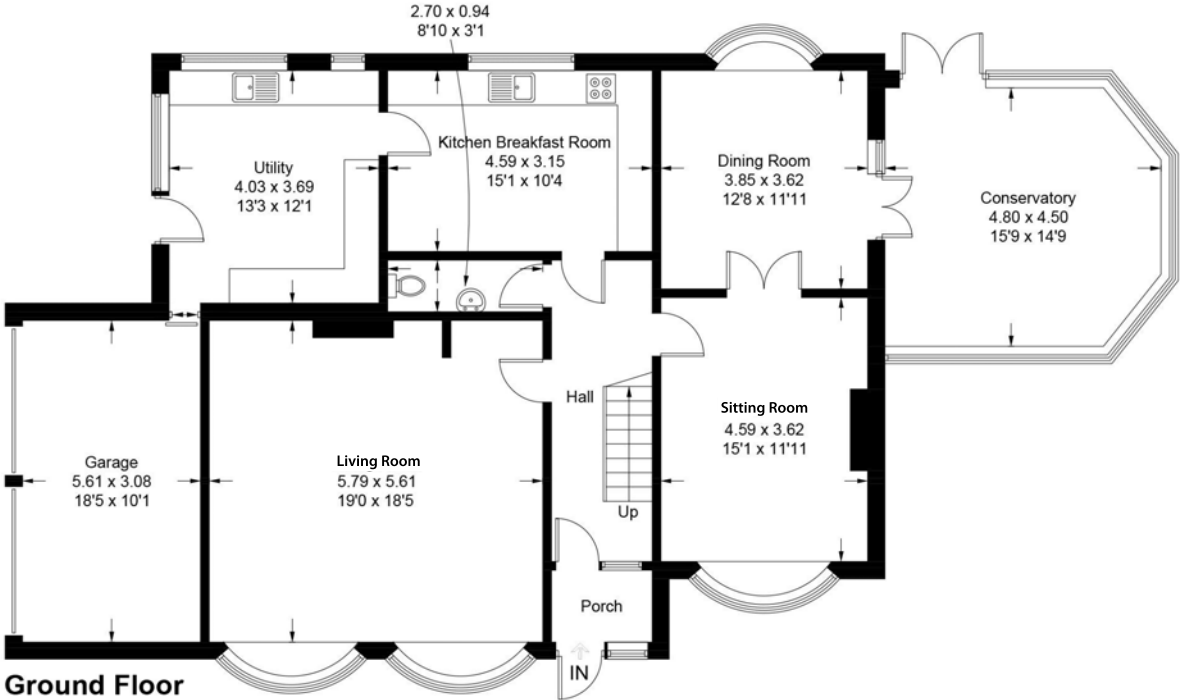
Agent Note

A small parcel of land to the North-East is to be sold separately by the vendor and does not form part of this sale, visible on the pro-map.



Moorlands Farm, Manor Lane, Waresley

Approximate Gross Internal Area = 239.3 sq m / 2576 sq ft
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

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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