



Andrew Grant  
PRESTIGE & COUNTRY

# New Haseland Farm

Abberley WR6 6BS





# New Haseland Farm

Abberley, Worcester WR6 6BS

**4 Bedrooms    2 Bathrooms    1 Reception    40.6 Acres**

“An extraordinary farmhouse set within 40 acres of stunning countryside near the village of Abberley, offering unparalleled space, equestrian facilities and modern rural living...”

Scott Richardson Brown CEO

- Set within over 40 acres of picturesque gardens and grounds, providing a rare opportunity for privacy and expansive outdoor living.
- An impressive 15,000 sq ft of versatile outbuildings, offering endless possibilities for equestrian facilities, a smallholding or additional storage.
- Three well-appointed stables, perfect for horse enthusiasts, with ample land for riding and grazing.
- Four spacious double bedrooms, with the principal bedroom enjoying the luxury of an en suite.
- Expansive living and dining room with panoramic views of the surrounding countryside, ideal for open-plan family living and entertaining.
- Private, gated driveway with ample off-road parking and a spacious double garage.
- Nestled in a tranquil rural setting with unspoilt countryside views, yet conveniently close to local amenities.

1,636 sq ft / 152 sq m





## The entrance hall

As you enter the front door through the porch, you are met by a welcoming entrance hall which provides access to the ground floor accommodation. The space is equipped with wooden laminate flooring which continues into the living and dining room, as well as providing access to the kitchen and the bedrooms.







## The kitchen

The kitchen is a spacious area that offers panoramic views of the wraparound garden and surrounding countryside through multiple windows. It is well-equipped with an integrated oven, an induction hob with an extractor fan, a sink and ample wooden cabinets paired with butcher block countertops. The room's generous size allows for the addition of a dining table, making it a warm and welcoming space perfect for family meals or entertaining guests.







## The utility

Adjacent to the kitchen is a convenient utility room which currently houses the boiler. The cabinets and countertops match the kitchen creating a sleek and sophisticated style to the home and a convenient WC is positioned opposite.





## The living room

The spacious, triple-aspect living room is a standout space within the home, centred around an open fireplace with a log-burning stove set on a tiled and exposed brick hearth. This inviting room is bathed in natural light from dual-aspect windows and French doors that open onto the garden and patio, offering seamless indoor-outdoor living.





Furthermore, the open-plan layout between the living and dining area enhances the flow between the reception rooms, creating a cohesive and versatile space for both relaxation and entertaining.





## The landing

The expansive landing serves as the central hub, connecting all the bedrooms and bathrooms in the property. Enhanced by high ceilings, this area exudes a sense of openness and spaciousness, adding to the home's overall grandeur.





## Bedroom one

Bedroom one is a generously sized double room with high ceilings and a large window overlooking the surrounding countryside. This room offers an excellent opportunity to create an impressive principal bedroom suite, adding to the farmhouse's luxurious and spacious accommodations.







## Bedroom one en suite

Bedroom one also benefits from its own luxurious en suite. The space is equipped with a walk-in shower cubicle with sliding doors, a WC and a washbasin, providing ultimate privacy and relaxation.



## Bedroom two

Bedroom two is a cosy double room situated next to bedroom one. This versatile space offers potential to be used as a walk-in wardrobe, a study or a children's bedroom or nursery, catering to a variety of needs.





## Bedroom three

Adjacent to the family bathroom is bedroom three, a spacious double bedroom with dual aspect windows. These provide ample natural light, creating a warm and inviting space perfect for a family bedroom.





## Bedroom four

Completing the accommodation is bedroom four, a well-proportioned double room with a view overlooking the front of the property. The space is bathed in natural light from a large double-glazed window, making it a bright and welcoming family bedroom.





## The bathroom

The spacious family bathroom is conveniently located along the landing, offering easy access from all bedrooms. It features a bath with a showerhead, a WC, a washbasin and a storage cupboard, combining practicality with sophistication to create a functional main bathroom.







## The grounds

What truly sets this property apart are its expansive grounds, spanning over forty acres of pristine countryside. Enclosed by mature shrubs and a small woodland area to hack within, this land offers endless possibilities, whether for pastureland, paddocks or simply savouring your own piece of untouched countryside. Directly outside the property, a generously sized wraparound, lawned garden provides the perfect setting for outdoor entertaining and soaking up the summer sunshine providing this property with endless green space.











## The outbuildings

Opposite the property is a separate yard with extensive range of fully enclosed, modern agricultural outbuildings. The space features a pole barn with storage space, as well as two farm stores for crops or farm vehicles all extending to over 15,000 sq ft of covered space, creating an ideal space for a farm, equine facility or smallholding.







## The stables

Within the yard there is also a wooden block of three stables to accommodate any equine enthusiast. The space benefits from direct access to the land behind, ensuring ample space for paddocks, grazing and hacking in the woodland area.





## The driveway and garage

The property is further enhanced by a gated entrance off a tranquil country lane, offering a peaceful setting with minimal neighbours. The gravelled driveway, accessed through the gated entrance, provides ample parking space for multiple vehicles and leads to a double garage, offering additional parking or convenient storage space.





## Location

Abberley is a picturesque village that exudes charm and tranquility. Surrounded by rolling hills and lush countryside, this idyllic location offers a peaceful retreat from the hustle and bustle of modern life. The village is renowned for its stunning natural beauty, including the iconic Abberley Clock Tower, which provides panoramic views of the surrounding landscape.

Abberley boasts a strong sense of community with its quaint local pubs, historic churches and the well-regarded Abberley primary school, which sits within catchment of the popular Chantry secondary school in the nearby village of Martley, making it an ideal setting for families.

Outdoor enthusiasts will find plenty to explore, with numerous walking trails, nature reserves and the nearby Wyre Forest offering endless opportunities for adventure.

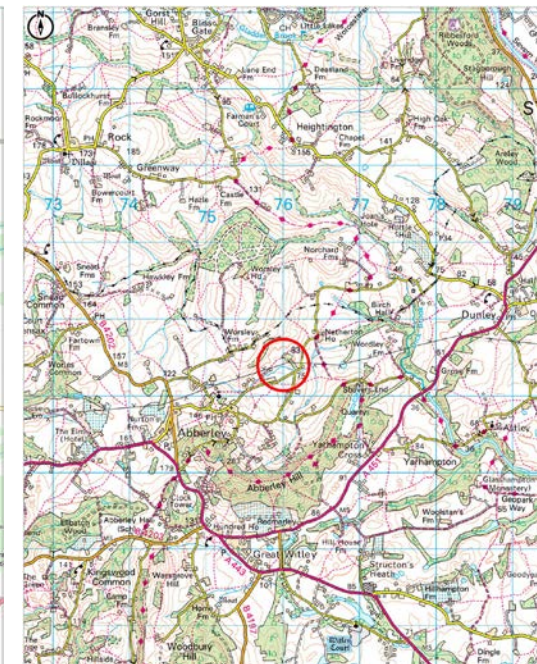
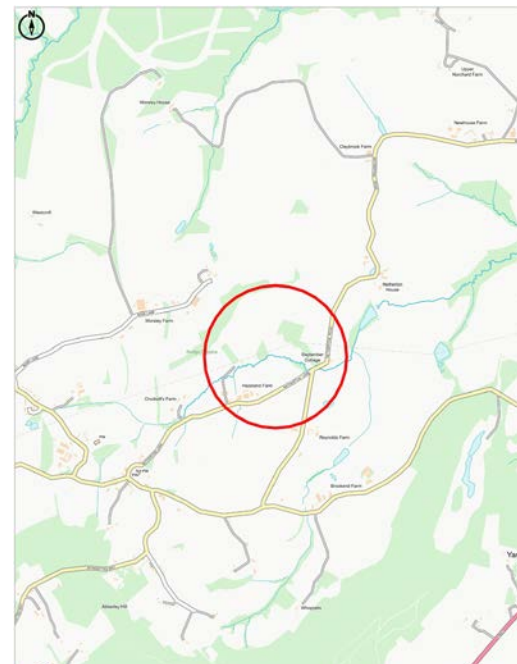
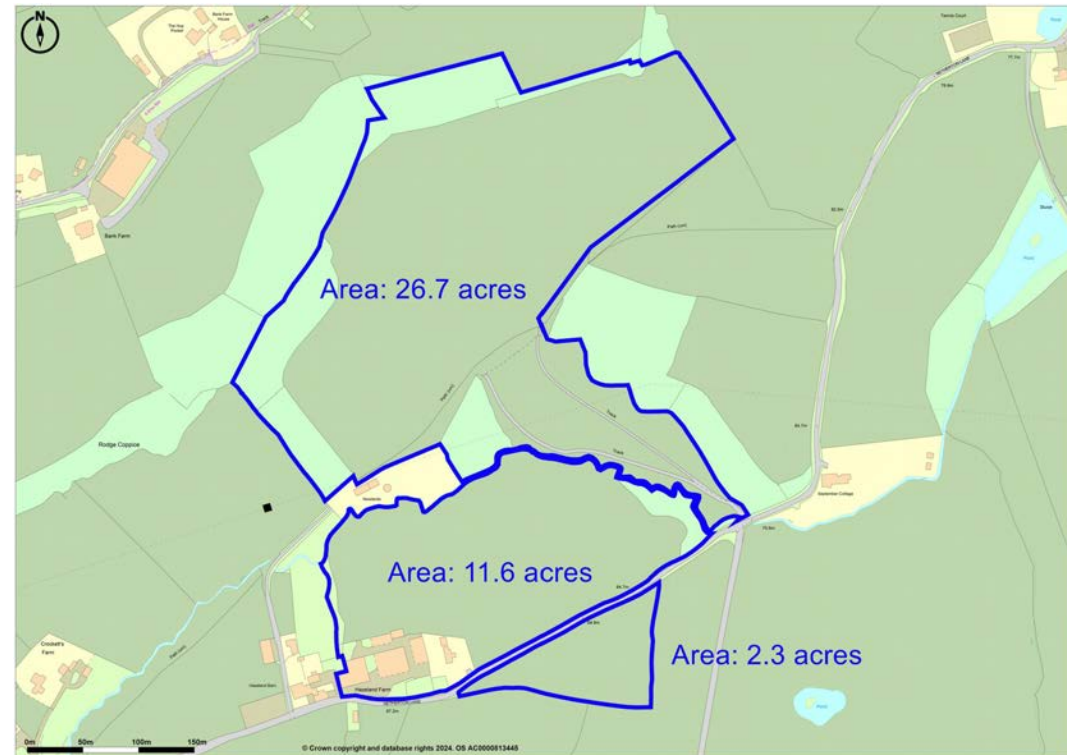
Despite its rural setting, Abberley is well-connected, with easy access to nearby Worcester, Tenbury and Ludlow. This balance of serene countryside living with convenient amenities and transport links makes Abberley a highly desirable location for those seeking both peace and practicality.

## Services

The property benefits from Mains water and electricity, private drainage and oil fired central heating.

## Council Tax

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



# New Haseland Farm, Abberley

Approximate Gross Internal Area = 1636 sq ft / 152 sq m

Double Garage = 439 sq ft / 40.8 sq m

Total = 2075 sq ft / 192.8 sq m



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

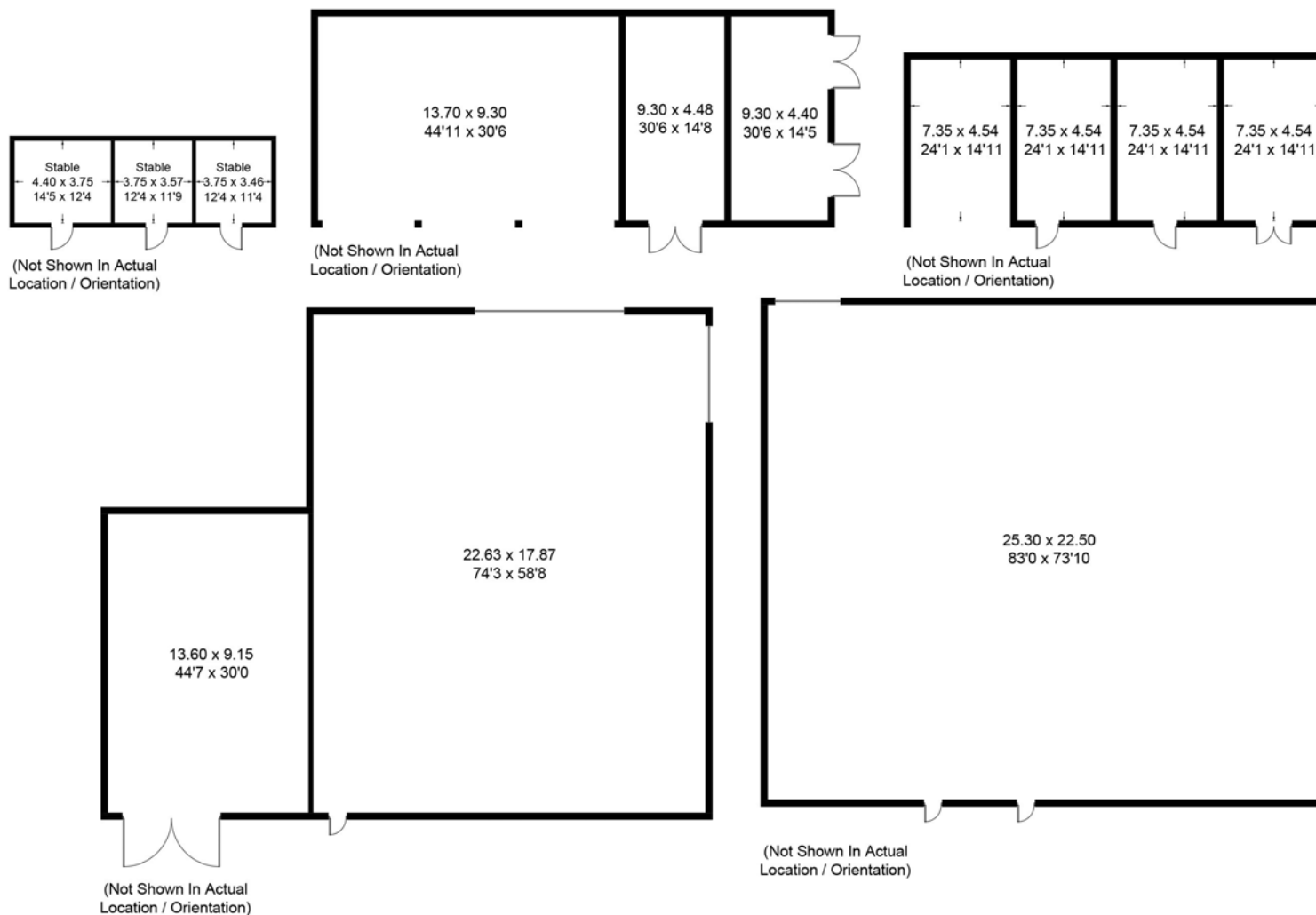


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# New Haseland Farm Outbuildings

Approximate Gross Internal Area = 16160 sq ft / 1501.3 sq m



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