



Merepool Cottage, Ombersley, Worcestershire

G HERBERT
BANKS

EST. 1898

Merepool Cottage
Lineholt Lane
Ombersley
Droitwich Spa
Worcestershire
WR9 0JX

A beautifully situated country house ideally suited for multi generational living.

Highly desirable rural location just outside of Ombersley.

- Reception halls, 3 reception rooms, 2 breakfast kitchens, utility, conservatory, cloakrooms.
- 5 bedrooms, 2 bathrooms, ensuite cloakroom.
- In all about 3,147sqft (excl garage)
- Detached double garage, timber stabling, attractive good sized gardens, two paddocks, one with pool
- In all about 2.79 acres.

Situation

Merepool Cottage lies in an incredibly nice position close to Ombersley and is very well placed for commuting. From its elevated setting it commands stunning views over surrounding Worcestershire countryside extending right across to the Clent Hills in the north.

Ombersley is a charming historic village with many beautiful half-timbered buildings. It provides an extensive range of amenities. These include a primary school, coffee shop, three public houses, doctors and dental surgeries, an active village hall, cricket club, the Venture In restaurant and the splendid large St Andrew Church. It is described in the Pevsner Buildings of England Worcestershire book as being a particularly rewarding village.

The Cathedral city of Worcester is about 7 miles distance which has an extensive range of amenities including public and preparatory schools, two rail station together with the separate Worcester Parkway.

There is also good M5 motorway access via 5 at Wychbold.

Description

The property provides well presented character double glazed accommodation and there are many wonderful views. It is a wonderful opportunity for those with multi-generational requirements.

The property has excellent 5 bedroom accommodation with two reception halls, good sized reception rooms and well fitted kitchen/breakfast rooms. At one end of the property is a utility room and conservatory.

The first floor provides 5 good bedrooms, two bathrooms together with an ensuite cloakroom.

Outside

Merepool Cottage is approached via timber bar gate and expansive gravel driveway. This leads to the detached garage with store.

A most attractive feature of this lovely country home are the expansive gardens and grounds.

Fronting the property is a large lawn with timber pergola/pavilion providing good entertaining area. Further lawned garden to the rear. Vegetable garden and greenhouse.

Two paddocks, one with timber stabling, divided into three loose rooms with hay store. One of the paddocks has a pond.

GENERAL INFORMATION

Energy Performance

Current Rating: 18 G
Potential Rating: 68 D
Carried out: 7 June 2025

Services

Mains electricity and water. Oil and LPG fired central heating. Private drainage.

Local Authority

Wychaven District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words [///official.clocking.curiosity](https://www.what3words.com/official.clocking.curiosity)

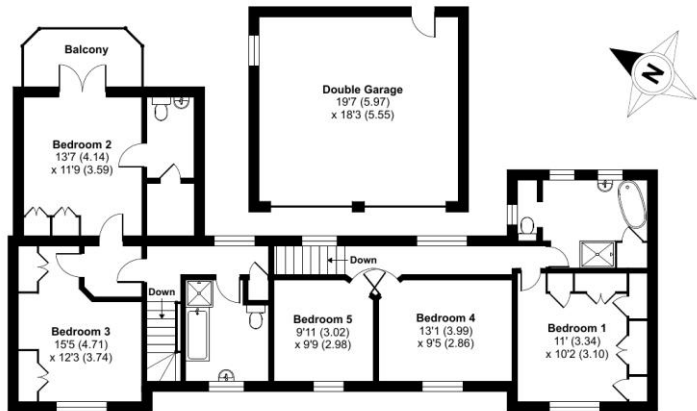




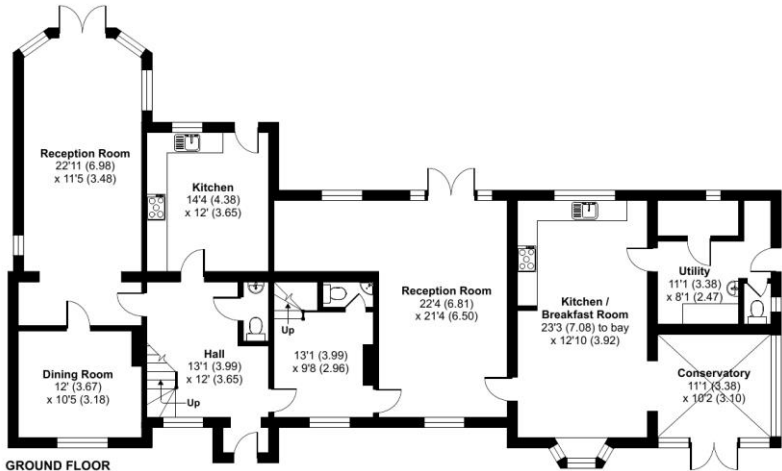


Lineholt Lane, Ombersley, Droitwich, WR9

Approximate Area = 3147 sq ft / 292.3 sq m
Garage = 357 sq ft / 33.2 sq m
Total = 3504 sq ft / 325.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1300287

Energy rating and score

This property’s energy rating is G. It has the potential to be D.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	18 G	

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