



The
LEE, SHAW
Partnership

FERNDALE
Hillpool, Chaddesley Corbett



UNIQUE LIFESTYLE HOME

Located in the heart of the
Worcestershire countryside

Nestled within Hillpool , a small peaceful, out of the way hamlet just a short distance from Chaddesley Corbett Ferndale is a unique residence that combines period character with contemporary design. Set in beautifully landscaped gardens of approximately 1.09 acres , this substantial home extends to around 3,265 sq ft (303 sq m) plus outbuildings and offers a rare blend of adaptability, comfort, and luxury.

KEY FEATURES

- Five bedrooms, three with en suites, plus a family bathroom
- Bespoke kitchen by IC Furniture with eucalyptus cabinetry and high-end appliances
- First-floor media room with bi-fold doors to terrace and garden
- Heated outdoor swimming pool with 10-seater pool house, fitted kitchen, BBQ, and sound system
- Air-conditioned, glass-fronted wine cellar
- Period features including inglenook fireplace, log burners, and exposed timbers
- Underfloor heating to principal living areas with individual controls
- Generous driveway, newly built carport with storage, and contemporary office/gym pod
- South-facing landscaped gardens with lighting, summer house, water features, and scenic views







ACCOMMODATION

GROUND FLOOR

The welcoming entrance lobby opens to a cosy snug with inglenook fireplace, log burner, and original exposed timbers – an intimate retreat for mornings or evening gatherings.

From here, double doors lead into the stunning open-plan kitchen and living space, designed by IC Furniture of Warwick. Highlights include bespoke cabinetry with dove-tail joints and gold leaf detailing, marble worktops, central island breakfast bar, and an impressive range of integrated Gaggenau and Siemens appliances.

A spacious dining area comfortably accommodates ten guests, with French doors opening to a private courtyard garden complete with water feature.

An inner corridor reveals the showpiece wine cellar — glass-fronted, temperature and humidity controlled — perfect for the connoisseur. A striking guest cloakroom and useful storage complete this level.



WE DON'T SELL HOUSES,
WE SELL **HOMES**.





FIRST FLOOR

The master suite is located in the original cottage and offers a beautiful feature fireplace, walk-in wardrobe, and a luxury en-suite with underfloor heating, double vanity, walk-in shower, and automatic mood lighting.

There are four further bedrooms, two with vaulted ceilings and stylish en-suites, while the others are currently arranged as a ladies dressing room complete with chandelier and a gentleman's study/dressing room with Amtico flooring. A large family bathroom and additional utility/second kitchen provide practicality and flexibility.

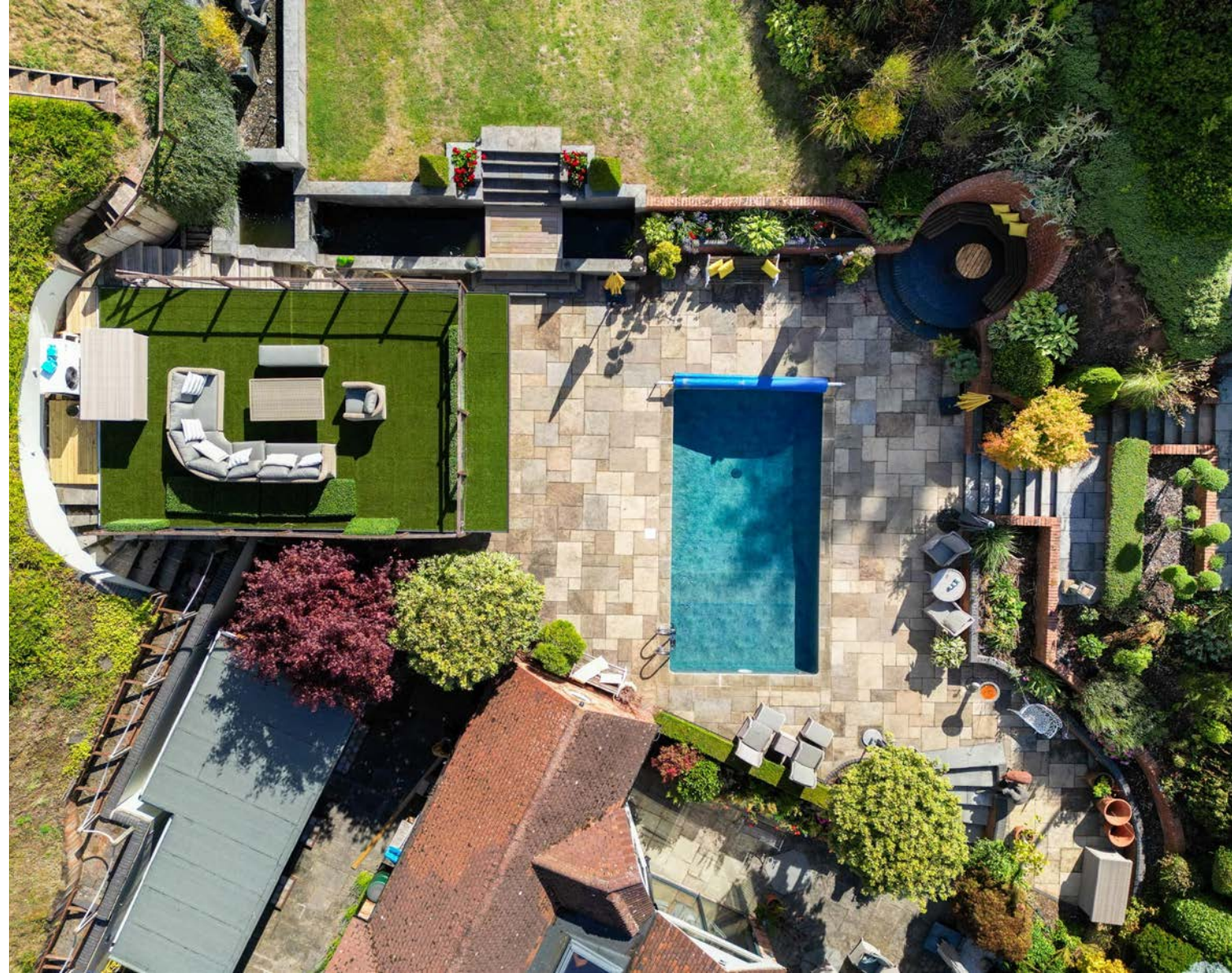
The principal living/media room is an impressive contemporary space with vaulted ceiling, oak flooring with underfloor heating, concealed oak panel doors, and two sets of bi-fold doors opening onto the terrace.



GARDEN & GROUNDS

Ferndale's gardens are a delight, designed for both relaxation and entertaining.

- Outdoor swimming pool heated by an air-source pump, with retractable cover
- Pool house with dining area, kitchen, sound system and overhead heating for year-round use
- Roof terrace with spectacular rural views
- Octagonal summer house, ideal for relaxing away from it all
- Landscaped lawns with water features, garden lighting, and seating areas
- Kadai corner bbq feature with overhead heating.
- A recent addition includes a generous detached carport with built in storage and adjacent log store. The contemporary garden pod offers an ideal home office or gym, complete with WC and workshop.









LOCATION

Hillpool offers an idyllic rural setting while being conveniently located in the 'golden triangle' It is located within the rural and peaceful location of Hillpool.

A quintessential English Hamlet with brook running through it, close to Chaddesley Corbett, Belbroughton, and Hagley, which provides everyday amenities and a mainline railway station with services to Worcester, Birmingham then onto London Marylebone and Euston.

Excellent motorway links (M5 J4 and M42) place Birmingham International Airport and the NEC within easy reach.





ADDITIONAL INFORMATION

Services: Mains water and electricity, LPG central heating (underfloor to principal spaces), drainage via septic tank

Broadband:
Fibre to the premises -
<https://checker.ofcom.org.uk>

Security: Burglar alarm with shock sensors, highresolution security cameras, fire alarm system

New external double glazed windows and doors throughout with security locking

Tenure: Freehold

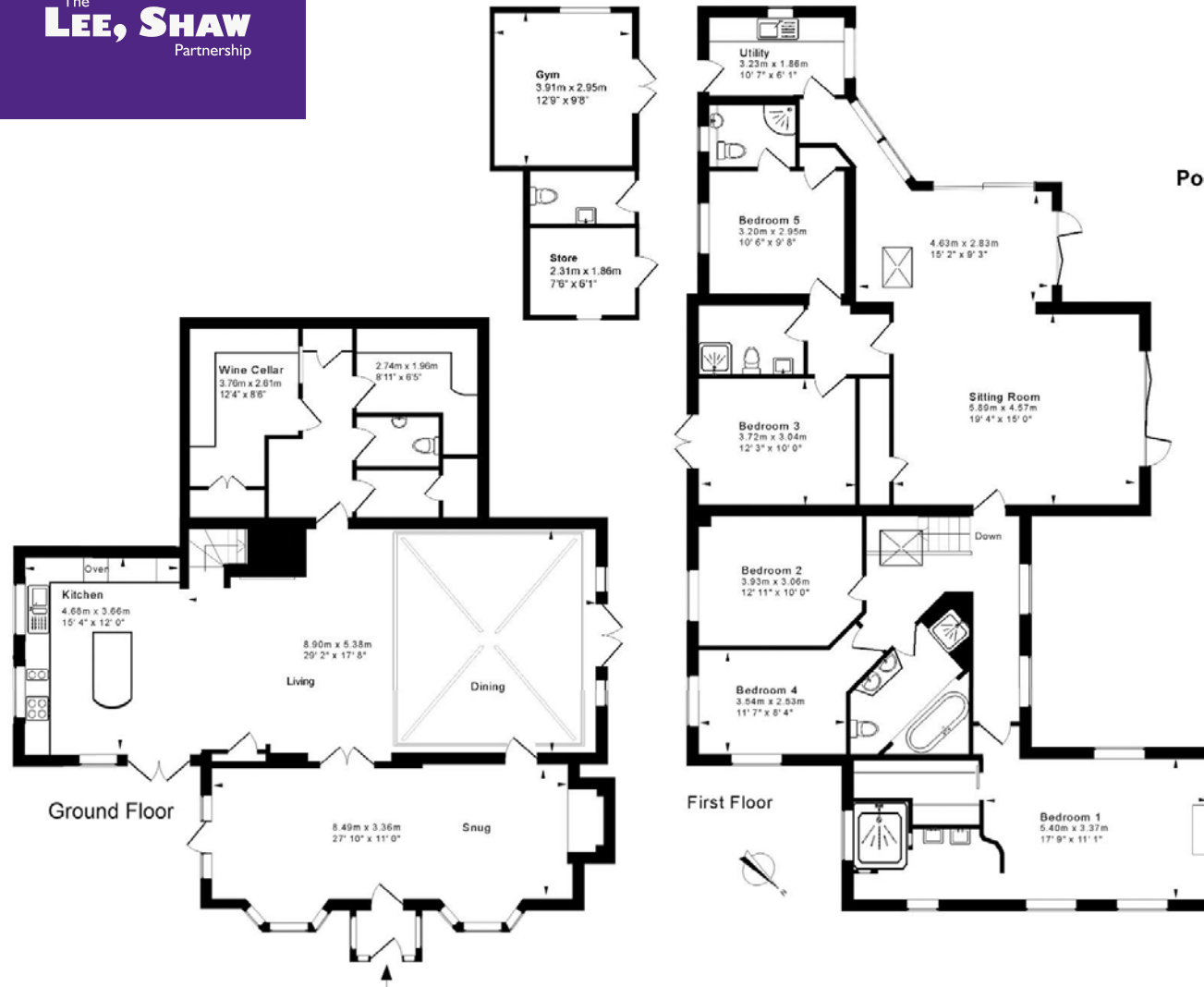
Construction: Rendered brickwork with majority pitched tiled roofs.

A pedestrian footpath runs across the driveway.



The
LEE, SHAW
Partnership

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Ferndale

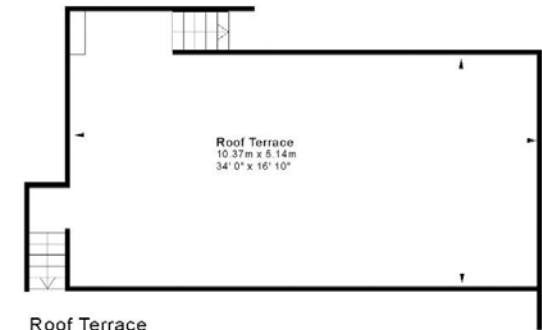
Approx. Gross Internal Floor Area

House: 3265 Sq Ft/ 303 Sq M

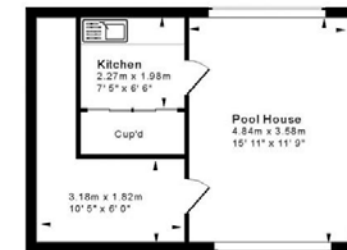
Pool house & Terrace: 995 Sq. Ft/ 93 Sq M

Gym Building: 182 Sq Ft/ 17 Sq M

Total: 4442 Sq Ft/ 413 Sq M



Roof Terrace
(above Pool House)



Pool House

Approx. Gross Internal Floor Area Pool House & Terrace: 995 Sq. Ft. / 93 Sq. M

**FLOOR
PLANS**

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

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road West Hagley,
Worcestershire DY9 0NG

Sales: (01562) 888111
hagley@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.