



Broomy Hill  
Areley Lane | Stourport-on-Severn | Worcestershire | DY13 0TD

FINE & COUNTRY

# BROOMY HILL

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Broomy Hill is a very secluded, detached property sitting in approximately 3.3 acres of flat gardens on top of a hill featuring a two-bedroom annex, an indoor leisure suite and a substantial private driveway. The property itself has been significantly upgraded and finished to an exceptional standard and has a wealth of accommodation including six large bedrooms. The gardens have been beautifully maintained boasting a large south facing entertaining terrace and views across the Worcestershire countryside.



This is now a modern and economical home with PV solar panels and solar water heating installed, air source heat pump, new commercial grade boiler and cylinder, radiators, air conditioning to principal bedroom and leisure suite, underfloor heating in the bathrooms, commercial grade Wi-Fi network, HD CCTV with night vision plus a state-of-the-art soundproof Dolby Atmos cinema room and separate themed bar.

The property also benefits from approved planning to add a new quadruple garage, a second storey to the annex and a complete remodelling/extension at the rear of the house which will increase the square footage to approximately 10,000 sq ft.

#### GROUND FLOOR

Walking through the front door of Broomy Hill takes you into an imposing entrance hallway. To the left is the very colourful sitting room with large floor-ceiling windows with electric blinds that flows through into the spacious and newly decorated open plan kitchen diner. The kitchen features integrated appliances, a breakfast bar and dining area. There is a utility room to left of the kitchen with an exterior access door leading to a parking area at the rear of the property. The kitchen has double glazed doors leading into the fantastic, modernised indoor leisure suite boasting an indoor swimming pool heated by a brand new air source heat pump, a hot tub, gymnasium and bi-fold doors onto a south-facing entertaining terrace.

Flowing from the kitchen is a wide hallway with an access door into the newly converted two room cellar. At the end of the hallway is an exterior access door, a downstairs WC and large cloakroom and a storeroom. There is a large south facing lounge featuring a log burner and double doors leading to a covered porch. Original doors dating back to the 1750's take you into the formal dining room which has dual aspect windows and further double doors leading to the front door.



















#### FIRST FLOOR

The first floor is configured of four large double bedrooms and family bathroom. The main bedroom has fitted wardrobes, an en-suite shower room and a dressing room next door. Bedroom two is currently being used as an office with the other two bedrooms serving purpose as a nurse and spare bedroom/playroom.

#### SECOND FLOOR

The second floor is configured of a further two large bedrooms, a library/reading area on the landing and another brand new full bathroom suite.

















## OUTSIDE

Broomy Hill is approached along a 200m private driveway with electric gates at the end. The driveway wraps around the property leading to an ample parking area at the rear where there is a new double garage. 3.3 acres of beautifully maintained gardens, fabulous views across the countryside, a south facing entertaining terrace, privacy and just the noise of the birds are some of Broomy Hill's wonderful features.

## ANNEX

The annex has a private front door however it is also attached to the main house and accessed through the utility room. The sitting room features a log burner and double glazed doors looking out over it's own private fenced garden with wonderful views of the surrounding countryside. There is a spacious kitchen diner, two double bedrooms one of which has an en-suite and a family shower room.





# LOCATION

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Broomy Hill is located on Areley Lane which is 2 miles from Stouport-On-Seven, 3 miles from Bewdley and 13 miles from Worcester. The M5 motorway (J5) is approximately 12 miles away giving easy access to both Birmingham and London (via M42/M40).

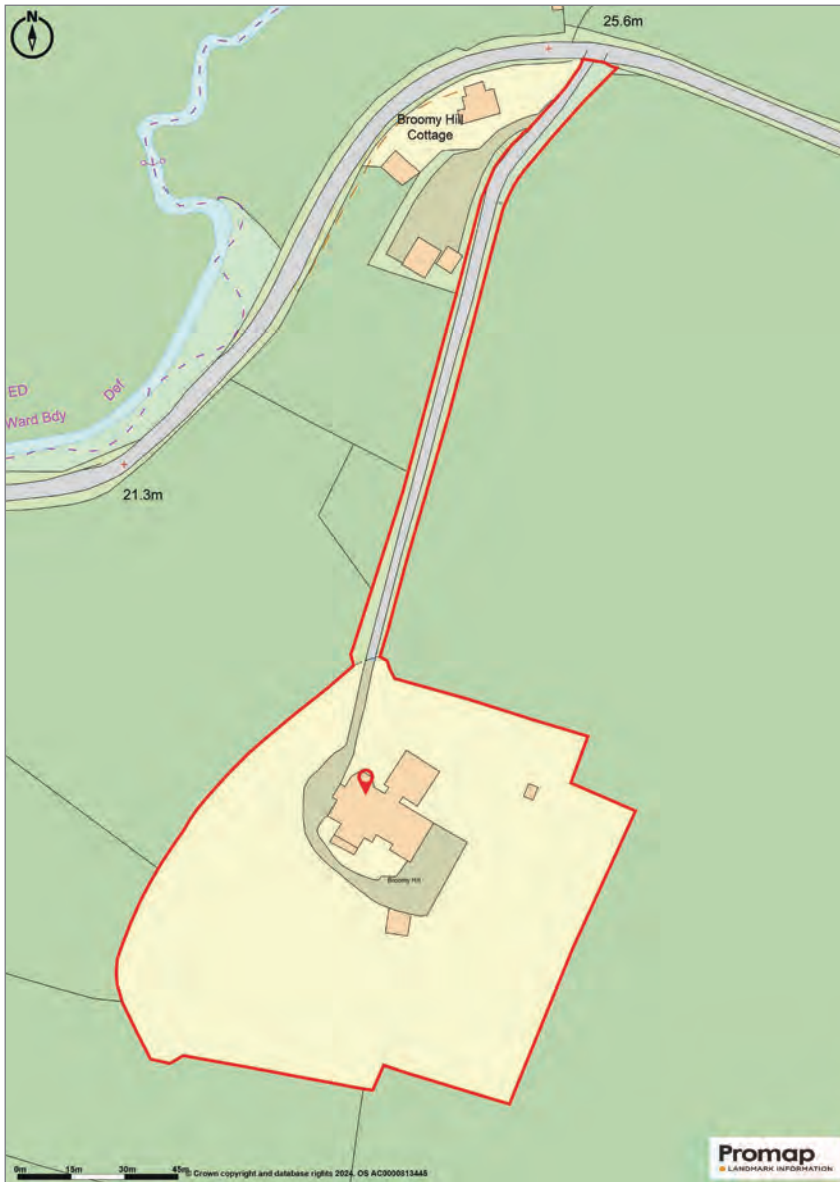
There are direct train lines to London from Birmingham, Kidderminster, and Worcester. The new Worcestershire Parkway Railway Station is located 18 miles away and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

Cathedral City and county Town of Worcester lies 13 miles South. Increasingly recognised as a University Town, Worcester is a thriving regional centre, straddling the River Severn, and offering a wealth of recreational amenities with its picturesque County Cricket Ground, Racecourse, Premiership Rugby Club and Rowing.

The nearby town of Bewdley is recognised for its Georgian architecture and recreational culture, with a wide range of shopping and professional services including small supermarkets, selection of pubs and restaurants, bakery, butchers and pharmacy.

If education is a priority the area is exceptionally well served in both the maintained and independent sector. The Heathfield School at Wolverley and Winterfold House at Chaddesley Corbett, both fall within The Wyre Forest District. Further South Worcester is recognised for both The King's Schools (junior and senior) and Royal Grammar Schools (junior and senior). Both Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are also readily accessible. In addition, the King Edward Schools are within the Birmingham conurbation.





### Utilities, Services and Property Information

**Utilities:** Mains electricity and water. Oil-fired central heating. Private drainage via a sewage treatment plant. Solar panels.

**Services:** Access to an EV charging point. CCTV or similar security system installed. Fibre broadband (FTTC) available in the area and 4G/5G mobile coverage – please check with your local provider.

**Construction:** Standard (brick and tile).

**Parking:** Double garage and driveway parking for 4+ vehicles.

**Property info:** New mains water pipe comes across neighbours field from Ribbesford Road.

### Local Authority

Wyre Forest District Council

Council Tax Band H

### Viewing Arrangements

Strictly via the vendors sole agent Jayson Maver on 07470097684

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

### Opening Hours

Monday to Friday

9.00 am - 5.30 pm

Saturday

9.00 am – 1.00 pm



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Total area: approx. 703.1 sq. metres (7568.0 sq. feet)





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