



Melbury House  
Charlton Lane | Torton | Kidderminster | Worcestershire | DY11 7SD

FINE & COUNTRY

# MELBURY HOUSE

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Melbury House, originally built in 1958, has been extensively extended and renovated by the current owners to create a splendid family home. It offers a perfect blend of modern living and equestrian lifestyle, with 360-degree uninterrupted views of the beautiful countryside. The property is ideal for horse lovers, providing ample space for stables, paddocks, and riding arenas, ensuring a seamless integration of home and equestrian pursuits.



**Ground Floor:** Upon entering, you are greeted by a welcoming entrance hall with an office/study, conveniently located just off to the side. The staircase includes a charming half-landing with a cloaks cupboard, adding a touch of practicality.

The heart of the home is the open-plan kitchen, which flows effortlessly into a beautifully spacious family room. The large, open-plan lounge and offset dining room boast two spacious bay windows, each with glazed double doors - one set opening to the front and the other to the side, offering picturesque views across the paddocks. The lounge is enhanced by a cosy log burner, and both areas showcase the original parquet flooring, which continues seamlessly into the hallway.

For added convenience, there is a guest cloakroom with WC and a utility room off the kitchen, complete with a Belfast sink and elegant wooden work surfaces. This thoughtfully designed space perfectly balances modern comforts with the charm of countryside living.













# Seller Insight

“ We’ve cherished every moment at Melbury House since 2016. It’s a serene rural retreat, offering peace and quiet yet close to Kidderminster, Worcester, Droitwich, and major motorways.

The views of green fields from every window are a joy, especially seeing the horses grazing right in our back garden. Despite the secluded feel, our friendly neighbours create a strong sense of community, always ready to lend a hand. The local farmer even provides hay for the horses, logs for the wood burner, and helps with hedge trimming.

Choosing to make our home here has brought us immense joy. Our fondest memories are the simple ones, like watching the changing seasons and feeling connected to the beautiful landscape.\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





**First Floor:** On the first floor, there are four beautifully appointed bedrooms. The master suite features an ensuite with a WC and hand basin, and the bedroom itself is enhanced by a charming clawfoot bathtub, adding a touch of luxury.

The second bedroom also benefits from an ensuite bathroom, providing privacy and convenience. The third and fourth bedrooms are spacious double rooms, offering ample space for family or guests.

The principal bathroom is a true showstopper, making a bold statement with its clear glazed double doors that open to a Juliet balcony, offering breathtaking views of the paddocks. This spectacular bathroom features a clawfoot bathtub, a spa shower, a WC, a pedestal hand basin, and in-built linen and toiletries closet with sliding mirror-panelled doors, creating a perfect blend of style and functionality.

















**Outside:** The property is centrally positioned within the plot, flanked by two paddocks, totalling approximately 2.25 acres on the left side and a smaller 0.33 acre enclosure on the right.

The stable yard is well-equipped with two brick-built stables, a tack room, a hay store, and an impressive steel-framed open-fronted store. These facilities are thoughtfully positioned away from the house, creating an ideal setup for equestrian enthusiasts. Additionally, a separate vehicular access gate, located approximately 100 yards from the main drive, provides convenient entry for horseboxes.

Furthermore, there is a separate enclosed steel sectional barn, subdivided to offer garaging for several cars and a workshop, ensuring ample space for both equestrian and practical needs.





# LOCATION

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The village and Parish of Hartlebury, Worcestershire is formed from a collection of scattered hamlets with an historic village centre. Hartlebury Castle was built in the mid-13th Century and until 2007 it was the residence of the Bishop of Worcester. With approximately 2,500 inhabitants, it is bordered by the River Severn to the west and Hartlebury Common, which is one of the most important nature reserves and is owned and managed by Worcestershire County Council. One of Worcestershire's most sought-after villages, Hartlebury offers its own railway station with links to Worcester and Birmingham, and good schooling, together with equestrian facilities at Hartlebury and Lincomb Equestrian Centre.

One of the smallest counties in the UK, Worcestershire is a rural area of the midlands, bordering Herefordshire, Shropshire, Staffordshire, West Midlands, Warwickshire and Gloucestershire. The county is known as being the birthplace of composer Edward Elgar and the inspiration for J.R.R. Tolkien's renowned books *The Hobbit* and *The Lord of the Rings*. Places of interest include Croome Court, Hanbury Hall, Broadway Tower, West Midlands Safari Park, Worcester Porcelain Museum and Forge Mill Needle Museum.

Other principal settlements in Worcestershire are Bromsgrove, Stourport-on-Severn, Droitwich, Redditch, Evesham, Kidderminster and Malvern, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton upon Severn.

Within a few minutes' drive of Worcester are some exceptional picturesque walks around Abberley, Great Witley and all along the ridges of the Malvern Hills.





#### Services, Utilities & Property Information

Utilities – Mains electricity and water. Private drainage via a cesspool. Oil-fired central heating.  
Services: CCTV or similar security system. Fibre broadband (FTTC / ADSL2+) and 4G/5G mobile phone coverage – please check with your local provider.  
Construction: Standard (brick & tile).

Parking: Garage parking for 2 vehicles & driveway parking for 4+ vehicles.

Property Information: Purchasers are advised that the house was purchased by the present owners on 15th December 2016 subject to an overage agreement, whereby within 15 years of that sale, in the event of any part of the land or outbuildings being used, or gaining planning permission to be used for any other purpose than agricultural or equestrian, or ancillary to the use of Melbury House as a single dwelling, then the original seller will be entitled to receive a payment equivalent to 50% of any uplift (gain) in value of the land in question. The terms of this agreement will apply to any future owners of the property until its expiry in 2031.

Tenure  
Freehold

Directions  
Postcode: DY11 7SD  
what3words: Noises.Live.Mount

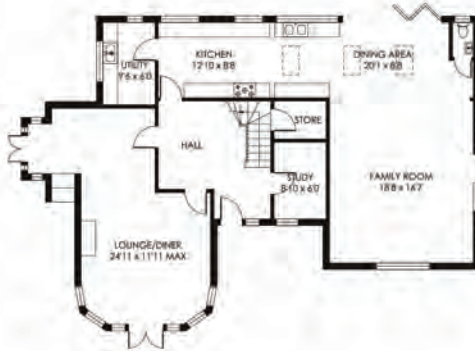
Local Authority  
Wychavon District Council  
Council Tax Band F

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website  
For more information visit [www.fineandcountry.co.uk/droitwich-spa-estate-agents](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

Opening Hours  
Monday to Friday - 9.00am - 5.30pm  
Saturday - 9.00am – 1.00pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 MAIN HOUSE : 2356 SQ FT  
 OUTBUILDINGS : 3550 SQ FT  
 TOTAL AREA : 5906 SQ FT

MELBURY HOUSE, CHARLTON LANE,  
 TORTON, KIDDERMINSTER, DY11 7SD





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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