



The Crabmill
Button Oak | Kinlet | Bewdley | Worcestershire | DY12 3AL

THE CRABMILL

Set within circa 1.5 acres, including a designated paddock with stabling, The Crabmill is a beautifully appointed five-bedroom dormer bungalow, offering versatile and luxurious rural living. Nestled behind a private gated access, this unique home effortlessly blends contemporary elegance with traditional country charm. At the heart of the property is a stunning open-plan kitchen, finished to a high standard, with the original lounge dating back to circa 1700 showcasing period features. The Crabmill features a stylish outdoor kitchen and entertaining area and garaging with a large office above. There is ancillary accommodation providing a one-bedroom annexe, perfect for multigenerational living or guest accommodation. A truly special home, quietly positioned in a sought-after rural setting, The Crabmill offers a rare blend of character, space, and quality.



Accommodation Summary

Ground Floor

Upon entering the property, you are welcomed by a spacious hallway featuring elegant travertine flooring, solid oak doors, and a striking bespoke oak staircase that sets the tone for the quality and craftsmanship throughout. From here, two well-proportioned bedrooms, a contemporary shower room, and a separate guest WC are conveniently accessed, along with a versatile study/playroom.

The lounge, located in the oldest part of the property—believed to date back to circa 1700 as part of the original Crabmill—exudes charm and character. With exposed beams, a feature fireplace housing a wood-burning stove, and rich wooden flooring, this room combines cosy ambiance with generous proportions.

At the heart of the home is the stunning open-plan kitchen, dining, and living area—truly the jewel in the crown. This impressive space boasts a central island, stylish and well-equipped kitchen units, and a large sky lantern overhead, flooding the room with natural light. Twin patio doors open onto the garden, creating a seamless flow between indoor and outdoor living.

A practical inner hallway, also serving as a boot room, offers additional front access and leads to a large home office situated above the garage. There is also access to a small walk-in drying/airing room which houses the oil boiler and underfloor heating controls. This link hall also opens into a generous reception room currently used as a formal dining space, cleverly designed to function as an annexe lounge, if required. Beyond this, a large fully fitted utility room—ideal as an annexe kitchen—enhances the property's flexibility. A further spacious lounge/reception room, which could easily serve as an annexe bedroom, benefits from an adjoining WC and steps through to the garage. This space has been prepped for conversion into a bathroom and dressing area, though it is currently used as a practical boot room/utility space.

The integrated Sonos sound system and intelligent lighting combine seamlessly to elevate the contemporary feel of the home, creating a stylish and immersive living experience. The new extension has wet underfloor heating throughout as does the boot room and part of the kitchen.









Seller Insight

“From the moment we first set eyes on The Crabmill, it was love at first sight. The charm and character of the property took our breath away – a feeling that has never faded.

Our favourite part of living here has been the balance of cosiness and grandeur. The beamed lounge, complete with a glowing log burner, is our go-to haven for winter movie nights. In contrast, summer brings life to the garden, where alfresco dining in the covered entertainment area – complete with a BBQ and pizza oven – creates unforgettable moments with family and friends.

Upstairs, mornings begin with serene views over the Wyre Forest and the gentle melody of birdsong. Deer, including rare white ones and the smaller Muntjac, are often seen grazing in the paddock beyond, adding to the unique rural charm.

What makes this home truly special is its seamless blend of heritage and modern living. As its name suggests, The Crabmill was once a working mill where crab apples were pressed for cider – a story still etched into its very fabric, with original beams and remnants of the apple press preserved in the lounge. Key features include; a large open-plan kitchen-diner with newly installed sliding doors that open onto the patio. New oak staircase which has provided additional storage underneath. Direct access to the stunning Wyre Forest. A versatile annexe created from two former garages, ideal for multi-generational living or independent use. A dedicated home office in the converted space above another garage. South-facing garden with year-round colour and minimal upkeep. Planning permission for future additions including a dressing room, dormer bedroom, and oak-framed carport.

This home has supported and enhanced our lifestyle in so many ways. The converted garage room is perfect for working from home, and its location offers effortless commuting to Kidderminster, Worcester, Birmingham, and beyond. The surrounding countryside promotes a healthy lifestyle with easy access to walking trails, bike routes, and bridle paths.

The garden and surrounding grounds are truly an extension of the home. Whether it's enjoying a morning coffee on the terrace, letting the dogs run free in the paddock, or gathering with friends in the entertainment area, this space is made for living. Memorable events fill our time here – from summer barbecues under the stars to candlelit Christmas feasts followed by bracing forest walks. The home shifts beautifully with the seasons, always offering something magical.

The village has been wonderfully welcoming. The Button Oak Inn serves as a friendly social hub, hosting everything from pub quizzes to food and music festivals. The community is respectful and inclusive, with neighbours who are both kind and helpful. A local village magazine ensures we're always connected and informed.

Just minutes away are top local amenities including: rowing, tennis, and golf clubs. Schools, churches, shops, and a medical centre. The vibrant riverside town of Bewdley with its cafes, restaurants, and nightlife and regular bus services and good road links for stress-free travel.

This is more than just a house – it's a sanctuary. Whether you seek peaceful solitude or love to host and entertain, The Crabmill adapts effortlessly. Take time to pause, listen to the wildlife, savour the forest views, and make the most of the beautiful space around you. Our advice is to bring your binoculars – the deer are worth watching!*

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









First Floor

The first floor offers two generously sized double bedrooms and a beautifully finished contemporary bathroom, complete with a stylish freestanding bath. The master bedroom enjoys dual-aspect windows, offering spectacular views into the Wyre Forest with amazing wildlife including rare white Roe deer and muntjacs.

Planning consent is already in place for the addition of a large dormer window to the second bedroom, presenting an exciting opportunity to enhance the space further and maximise natural light and views.















Outside

Set within approximately 1.5 acres, the south-facing grounds of this exceptional property are as impressive as the interior. A large gravel driveway, accessed via electric gates, creates a grand entrance and is bordered by mature landscaping and established planting, offering both beauty and privacy. An original millstone feature on the front lawn adds a charming nod to the property's heritage.

The driveway leads to a double garage with a spacious office above - ideal for home working or a creative studio. To the rear, a beautifully maintained lawn stretches out from a generous patio area accessed directly from the kitchen. This space is thoughtfully designed to include three distinct seating areas, one of which is shaded by a stylish pergola, perfect for outdoor entertaining.

A standout feature is the outdoor kitchen, complete with a built-in BBQ and pizza oven, fully equipped with power—ideal for alfresco dining and summer gatherings.

A further enclosed area, well-fenced and private, includes a large stable with a hard floor – ideal for storage or potential equestrian use. There is also a separate orchard including two apple, two pear and a plum tree in front of the paddock area offering an abundance of fresh produce. Beyond the rear gate lies direct access to the surrounding Wyre Forest, offering incredible footpaths, bridle ways and bicycle trails in a truly peaceful and secluded setting. The grounds are immaculately maintained with stunning views





LOCATION

The Crabmill is perfectly situated in the heart of the Worcestershire countryside, offering an idyllic rural setting with easy access to a wide array of amenities, excellent schools, and strong transport links. Just 4 miles away lies the charming riverside town of Stourport-on-Severn, where a mix of independent shops, supermarkets, cafés, and traditional pubs complement the picturesque canal and river walks. Only 3 miles west of the Georgian market town of Bewdley, renowned for its quaint streets, riverside restaurants, and the heritage Severn Valley Railway— the location offers a delightful blend of history and leisure.

The cathedral city of Worcester, approximately 15 miles away, provides a broader selection of retail outlets, cultural attractions, and dining options, alongside renowned sports facilities and green spaces. Droitwich Spa, around 12 miles from The Crabmill, is another attractive town known for its historic charm, community atmosphere, and convenient links for commuters.

Despite its peaceful, countryside feel, the property is well connected. Kidderminster Train Station, about eight miles away, offers regular services to Worcester and Birmingham, with the latter reached in under 40 minutes. Worcester Parkway, located roughly 19 miles from the property, provides direct trains to London Paddington in less than 2 hours. For international travel, Birmingham Airport is within easy reach at approximately 40 miles away. The local area is rich in natural beauty, with the nearby Wyre Forest National Nature Reserve offering miles of walking and cycling trails, perfect for outdoor enthusiasts, dog walkers, and nature lovers. The surrounding villages and hamlets boast several well-regarded pubs and eateries, including The Plough Inn at Far Forest, The Button Oak Inn, and The Mug House in Bewdley, each offering hearty fare and warm hospitality. Stourport and Bewdley also offer a range of riverside restaurants, family-run tea rooms, and independent dining spots, ideal for casual lunches or relaxed evening meals.

Families are well catered for with a selection of respected schools in the area. Maintained options include The Bewdley School and St Bartholomew's CE Primary School, while a number of prestigious independent schools are within easy reach, such as RGS Worcester, King's School Worcester, and Winterfold House, part of Bromsgrove School.

The Crabmill combines the serenity of country living with the convenience of nearby towns, excellent schools, and reliable transport connections, making it a truly desirable location for both families and professionals seeking a peaceful retreat within easy reach of the city and beyond.





Services, Utilities & Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank.

Services: Solar panels installed in 2011 (owned outright) with a 25-year FIT contract - 11 years to run. This would be transferred to the new property owner and has generated £2,134 payment over the past 12-month period. Hikvision access control system on the front gates, giving full 2-way intercom and camera viewing. Cat 5 cabling to several rooms including the study over the garage. Sonos music system with multi room speakers around the house and outside. Rako wireless lighting system throughout the main house. The undercover entertainment area comes alive with music, lighting, pizza and BBQ ovens. FTTC broadband and 4G mobile coverage in the area – please check with your local provider.

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

Construction: Standard.

Property Information: Radon testing has been carried out at the property. Access to the rear of the garage was part of sale covenant when land was sold to the neighbouring property. Rights of light.

Planning Information: Approved planning secured as part of a larger planning application for which there is no expiry date as the project has already commenced. This includes the following:

1. Planning granted for double oak framed garage.
2. Planning granted for dressing room and bathroom for the annexe/ new extension into the attached garage.
3. Separate planning is granted for replacement of the Velux window in upstairs bedroom with large dormer to square off the room.

Tenure: Freehold.

Local Authority: Shropshire – council tax band G.

EPC: Rating C.

Directions

Postcode: DY12 3AL

what3words: ///cars.scary.butchers

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01384 958811.

Website

For more information visit Fine & Country Stourbridge & Kidderminster at <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

The Crabmill Button Oak, Kinlet, Bewdley

Approximate Gross Internal Area

Main House = 1955 Sq Ft/182 Sq M

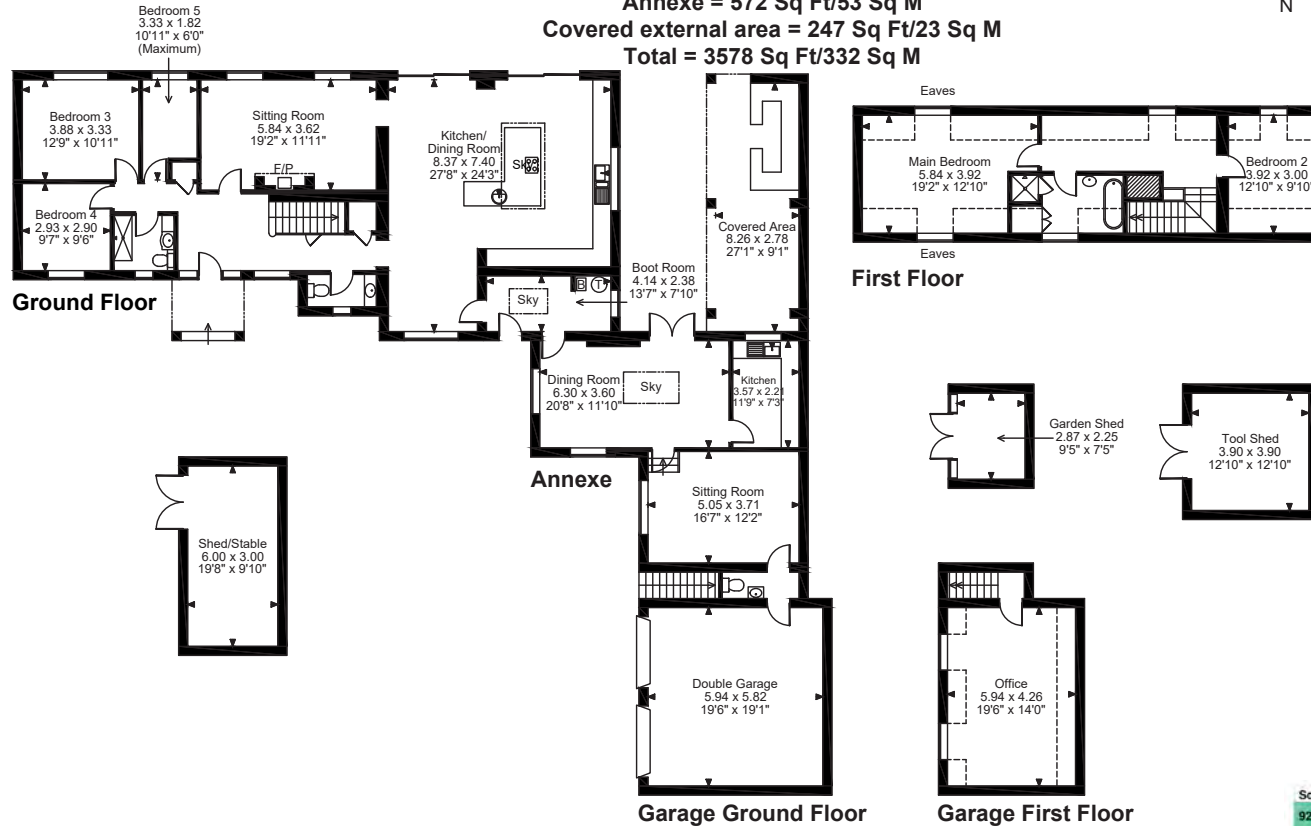
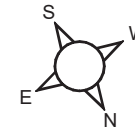
Double Garage = 619 Sq Ft/57 Sq M

Outbuilding = 428 Sq Ft/40 Sq M

Annexe = 572 Sq Ft/53 Sq M

Covered external area = 247 Sq Ft/23 Sq M

Total = 3578 Sq Ft/332 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Property
Redress



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.. Printed 09.05.2025

FINE & COUNTRY





MARIE KIMBERLEY

Fine & Country Stourbridge and Kidderminster
T: 01384 958811 | M: 07814 735607
marie.kimberley@fineandcountry.com



HALINA DAY

Fine & Country Stourbridge and Kidderminster
T: 01384 958811 | M: 07920 857 582
email: halina.day@fineandcountry.com

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Fine & Country
Tel: +44 (0)1384 958811
stourbridge@fineandcountry.com
The Old Custom House 1 Church Street, Stourbridge, West Midlands, DY8 1LT

