



Whitehouse Farm, Ribbesford Road
Areley Kings | Stourport-on-Severn | Worcestershire | DY13 0TH

FINE & COUNTRY

WHITEHOUSE FARM

A beautifully presented farmhouse, dating back to 1850, offering spacious and versatile accommodation, set within approximately 5 acres, in a stunning countryside setting. Whitehouse Farm includes six bedrooms in total, with two situated in the attached secondary accommodation complete with its own kitchen and bathroom. The property has been tastefully updated by the current owners to combine period character with modern comfort. It benefits from a modern new kitchen with an Aga, log burners and a cabin/home office. Outside, there are two double garages with electric opening doors and a fantastic entertaining area with a bar overlooking the paddocks. Perfectly located just 10 miles north of Worcester, the farmhouse enjoys easy access to both the countryside and local amenities.



Ground Floor

Walking through the front door of Whitehouse Farm, you are greeted by a charming entrance hallway featuring solid oak flooring and exposed beams. While showcasing these traditional features, the space remains light and airy, setting the tone for the rest of this beautifully presented home.

To the right of the hallway is a guest WC and access to the annexe. Straight ahead, double French doors lead into an impressive dining room, a generous space ideal for entertaining, with an oil stove and stylish decor. From the dining room, a rear hallway provides access to a cosy yet spacious living room, boasting exposed beams and a large log burner; perfect for relaxing evenings. This flows into the bright conservatory that offers lovely views across the garden. A further reception room, currently used as a sitting room, features an original fireplace with exquisite decorative tiling and a large window. To the rear of the property is the newly fitted modern kitchen, open plan to a delightful breakfast area and complemented by a separate utility room. Designed to be the heart of the home, this inviting space features a traditional Aga, feature lighting, dual-aspect windows, corner bench seating, and a beautifully crafted fitted dresser. There is a cellar for storage.









Seller Insight

“When we first stepped into this farmhouse, we were struck by its warmth and sense of home. Over time, we’ve grown to truly appreciate how beautifully it blends historic character with modern comfort. We’ve made thoughtful updates — including new bathrooms, a new kitchen, and an ensuite — always mindful to preserve the original features that make the house so distinctive.

The kitchen, with its wonderfully welcoming Aga, has been the heart of family life. It’s where conversations flow, meals are shared, and everyone naturally gathers.

Some of our happiest memories have been outdoors. The courtyard, with its tranquil water feature, is our favourite spot on a sunny afternoon — a glass of champagne in hand, listening to the gentle trickle of water. The garden has been alive with visiting wildlife, which has brought us endless joy.

The bar has set the scene for many unforgettable evenings with friends, while the paddocks and gardens have given us both space and privacy. One particularly special moment was hosting our daughter’s engagement party in a marquee on the grounds — a celebration we’ll never forget.

Working from home here has also been a pleasure, with the office offering what we truly believe is the best working environment imaginable. The house has a natural flair for entertaining, from cosy Christmas gatherings by the fire to summer barbecues and garden parties — it’s a home made for creating memories with loved ones.

We also enjoy a warm relationship with our nearest neighbours, with a friendly WhatsApp group keeping everyone connected and sharing local updates.

Beyond the house itself, the lifestyle here has been something we’ve cherished. Surrounded by beautiful countryside and riverside walks, yet still close to all the essentials, it offers the perfect balance: stylish yet welcoming, spacious yet comforting, private yet connected.

This farmhouse has been a truly special place for us, and we hope its next owners will love it every bit as much as we have.”*

*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

The first floor offers four generously sized bedrooms and an office along with a brand new, beautifully designed family bathroom featuring floor-to-ceiling tiling, a luxurious freestanding bath and underfloor heating. The main bedroom features a new contemporary ensuite shower room, complete with twin basin sinks and underfloor heating. The staircase and landing are finished with elegant panelling detail.







Ancillary Accommodation

The annexe benefits from its own entrance and offers a spacious open-plan kitchen and living area, complete with a contemporary log burner and underfloor heating. A private staircase leads to two generously sized double bedrooms and bathroom. With its own independent meter, this self-contained space offers a wealth of versatility including multigenerational living and guest accommodation.





Outside

Whitehouse Farm is approached through impressive iron gates and a long, tree-lined driveway, leading to generous gravel parking at the front of the property. The home benefits from two double garages with electric doors, a rear workshop, and an EV charging point.

Set within approximately 5 acres, the grounds include two well-maintained paddocks and extensive, flat lawned gardens. A front patio provides an ideal spot to enjoy the peaceful surroundings. The current owners have thoughtfully enhanced the outdoor space, planting vines and creating a superb entertainment area. This includes a stylish bar, covered seating, a spacious contemporary cabin/home office equipped with Wi-Fi, and a striking water feature, creating the perfect space for hosting guests or relaxing in a private retreat.







LOCATION

Whitehouse Farm is situated on a country lane running between Bewdley and Stourport-on-Severn. This picturesque part of England is crisscrossed with public footpaths and bridleways, offering easy access to the countryside. The area is also home to a selection of traditional pubs and acclaimed “gastro” establishments, including The Manor Arms in Abberley, The Old Beams in Stourport and The Crown and Sandys in Ombersley.

The nearby town of Bewdley (3.3 miles away) is well known for its charming Georgian architecture and vibrant leisure scene. It offers a variety of shops and professional services, including small supermarkets, a bakery, butcher, pharmacy, and a selection of pubs and restaurants. Hopley Farm Shop, located just outside the town, provides fresh local produce.

Stourport-on-Severn (2.1 miles) is a historic Georgian town in Worcestershire, renowned for its distinctive canal basins. The town offers a comprehensive range of local amenities, including supermarkets, a leisure centre, a large riverside park with amusements, as well as a variety of pubs, cafés, and restaurants.

Kidderminster (6.5 miles) boasts all local amenities along with newly developed canal side restaurants. The recently renovated Kidderminster train station offers direct services to Birmingham, Worcester and surrounding towns/villages.

The county town and cathedral city of Worcester (14 miles), lying on the banks of the River Severn, is characterised by one of England’s great cathedrals, its racecourse, county cricket ground, rugby club and university.

The M5 motorway accessed via J5 or J4 and provides for ready access to Birmingham (25 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (34 miles) and the M40 for onward travel to London (130 miles).

Worcestershire Parkway railway station, situated to the east of Worcester 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.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children’s needs. These include Bromsgrove School, The Kings Schools and Royal Grammar School at Worcester and The King Edwards Schools in Birmingham. Local senior and primary schools can be found in both Bewdley and Stourport.





Utilities, Services and Property Information

Tenure - Freehold.

Council Tax Band - G.

Local Authority - Wyre Forest.

EPC - Rating C.

Property Construction - Standard (brick and tile).

Electricity Supply - Mains.

Water Supply - Mains.

Drainage and Sewerage - Private drainage via a septic tank located outside the boundary of the property.

Heating - Oil-fired central heating. Newly fitted boiler.

Broadband - FTTC / full fibre superfast broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Two double garages, driveway parking for 4+ vehicles and access to an EV charging point.

Additional Information - CCTV or similar security system in operation via Ring security cameras, Nest thermostat, underfloor heating and Praetorian Guard electric gates.

Viewing Arrangements

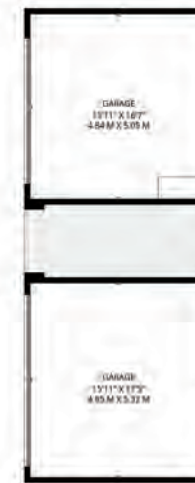
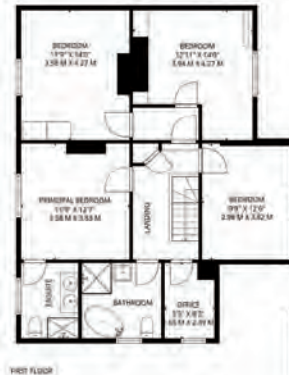
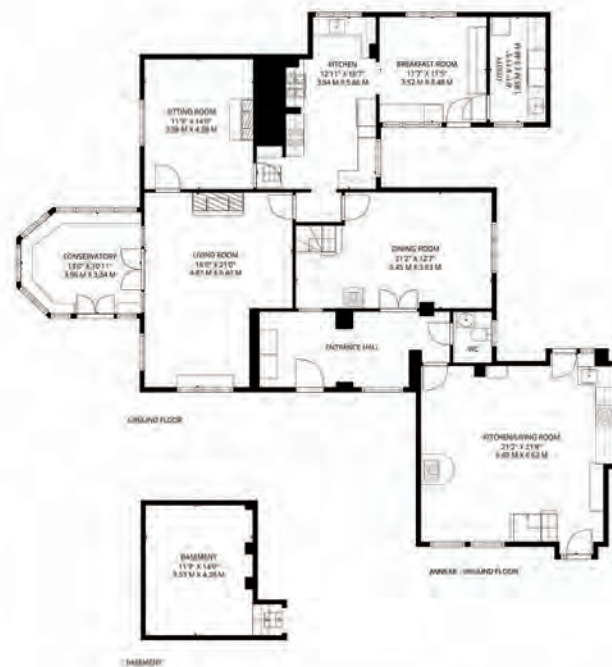
Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on 01384 958811.

Website

For more information visit <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 - 1.00 pm



GARDEN OFFICE: 110 sq ft, 11 m²
OUTDOOR BAR: 123 sq ft, 11 m²
GARAGE: 342 sq ft, 31 m²

OVERALL TOTALS OF OUTBUILDINGS: 784 sq ft, 73 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

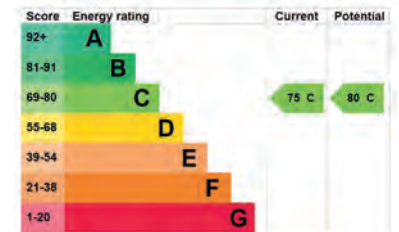
GROSS INTERNAL AREA: 3123 sq ft, 290 m²
LOW CEILINGS: 90 sq ft, 9 m²
BASEMENT: 173 sq ft, 16 m²

OVERALL TOTALS: 3455 sq ft, 321 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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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 20.10.2025

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