



THE OLD VICARAGE  
STOULTON | WORCESTERSHIRE



## HERITAGE CHARACTER AND CHARM

Radiating heritage character and charm, The Old Vicarage is an impressively large and supremely elegant family home set within nearly three acres of the prettiest gardens possible.

The current owners have lived here happily in the small village of Stoulton, nestled within the conservation countryside of South Worcestershire, for 35 years and have proudly maintained the Grade II Listed status and style of this handsome former vicarage. It is idyllically located in a peaceful no through lane with the 900-year-old parish church of St Edmund opposite and the village hall at the other end.

With 16th-century origins, this genteel country house has evolved structurally over the centuries with most of the extensions and improvements made in Georgian times.

The result is more than 5,000 sq ft of endlessly versatile space which includes three spacious reception rooms, a convivial kitchen/breakfast room and five lovely bedrooms. Additionally, there's a large usable cellar and, in the grounds, outbuildings that include workshops, shed, greenhouse, triple timber garage and double car port.

The heating system is oil and there are solar panels between two sloping roofs, to comply with Listed building regulations, fitted 14 years ago. There's also superfast fibre broadband.

The traditional style of the house is true to its period origins and offers a wonderfully comfortable and welcoming base for any family looking for an idyllic country home. There is no chain, so it's ready to move into straight away.





The Old Vicarage also has a covetable extra – the former two-storey coach-house has been converted into a pair of one-bedroom holiday apartments which are earning a good rental income in this picturesque location midway between Pershore and Worcester, criss-crossed by footpaths. Some, including the Millennium Way, are directly accessible from the front gate!

The apartments could, of course, be repurposed if desired, perhaps for multi-generational use or as a home office.

Let's expand on the delights of this fabulous country house.

## A COUNTRY HOME IN THE FINEST TRADITION

The tranquil private location of The Old Vicarage is just perfect - set within its multiple acreage of manicured gardens and paddock, it combines a sought-after village setting with easy road and rail commutability.

Approached via a gravelled drive and parking area in front of the coach-house apartments and double car port, the main house is tucked away behind a wall with an archway to a door at the side.

The arched and glazed front door sits centrally within the symmetrical Georgian façade and opens into the grand entrance hall with its period features such as high ceilings with cornicing and picture rails, deep

skirting boards and a pair of statuette niches on either side.

Basking in an abundance of natural light via the pair of very deep sash windows, the 22x17ft drawing room is a picture of Georgian refinement and the perfect place to relax with a good book, overlooking the exquisite gardens, or to entertain guests for pre-dinner aperitifs. There's an attractive fireplace with an open fire to add warmth in the winter months. The sitting room across the hall is a slightly smaller replica, also with a fireplace.

Formal entertaining is a breeze in the grand 18x13ft dining room with its impressive red-brick inglenook fireplace with mighty oak lintel.



At the heart of the home is the limed oak fitted kitchen which flows open-plan into the adjoining flag-stoned breakfast room where another impressive oak-framed inglenook fireplace is a stand-out feature, now fitted with a woodburner. Warm and welcoming, this generous space is sure to be at the hub of family life, gathered round a nice big farmhouse table for everything from breakfast to casual suppers or for the children to do their homework while the cook of the house keeps an eye on them from the kitchen!

A four-oven AGA warms the kitchen which is fitted with a great range of cabinetry under granite worktops and has an integrated Bosch fridge and freezer, Miele dishwasher and Panasonic combi-microwave.





A covered walkway from the breakfast room, with door to the garden terrace, leads to a utility room, with plumbing for washing machine and tumble dryer, and then into a pantry – perfect for storing kitchen equipment and dry goods. There’s a further store, accessed from outside, next to this too. A large cloakroom with separate WC completes the ground-floor line-up.

## BEDTIME STORY

At the top of the elegant staircase, The Old Vicarage is blessed with five really large and inviting double bedrooms, so there shouldn't be any bickering between youngsters about who "gets the biggest"! With such extensive gardens and farmland beyond, the views from every single one are simply beautiful, creating havens of relaxation and restful sleep.

The classic double-aspect principal bedroom is particularly delightful and shares, in Jack and Jill style, an en-suite shower room with the bedroom across the landing. Another bedroom has an en-suite WC while the two remaining ones have washbasins.

A bright and modern family bathroom, refitted eight years ago, and an adjacent separate shower room with WC complete the layout on the first floor.







## A GARDEN OF MANY DELIGHTS

Clearly the work of keen gardeners, expanses of picture-perfect lawn surrounded by curvaceously colourful flower-filled borders define a large part of the extensive gardens – and everything is simply beautiful, especially when the sun shines and all that can be heard is the chirrup of birds and buzz of bees in search of pollen.

A charming chevron-bricked entertaining terrace runs across the back of the house and it's pretty as a picture bordered by raised planters that are a sea of fragrant lavender in the summer. It's the perfect place for relaxing in the sunshine or warmed by a fire-pit in the evening, family barbecues and al fresco entertaining. To the side of the house, the drawing room overlooks an absolutely stunning rose garden with pond and fountain.

Other features of this outdoor haven include a kitchen garden with greenhouse and orchard plus a fenced paddock complete with donkey shed. This expanse of wildlife pasture might also fulfil the dreams of pony-mad children!

With so much on offer, the great outdoors presents endless options for relaxation, entertaining and leisure at The Old Vicarage.





## ROUND AND ABOUT

Enjoying all that this wonderful location offers comes high on the tick list of everyday life at The Old Vicarage. The array of footpaths cater for every level of walker, from a stroll with the dog to a full-on hike. This is also a scenic treat for cyclists and riders.

Stoulton village hall is at the hub of the community with an agenda of classes, clubs and get-togethers – the monthly coffee morning is ideal for getting to know other local residents. A great local place to eat is Feli's Bar & Restaurant which also runs cookery classes and is renowned for its Sunday roast platters.

The nearest schools are Norton Juxta Kempsey CE Primary School and St Barnabas CE First & Middle School, while secondary schools are Pershore High School, Worcester Sixth Form College and Nunnery Wood High School. They're all Ofsted-rated 'good'. There's an excellent choice of independent schools including Bowbrook House, The King's School, Royal Grammar, The River School, Malvern St James, Malvern College and Bredon School.

It's about 3.5 miles equidistant from Stoulton to

Pershore and Worcester, where there's a great choice of supermarkets and high street shopping. An hourly bus service runs between both. Commuters can access junction 7 of the M5 within minutes and mainline trains run from Worcestershire Parkway station.

Located in the fertile Vale of Evesham, the pretty riverside town of Pershore is renowned for its plums and celebrates the juicy harvest every August, culminating in a fun-filled Plum Fayre on August bank holiday Monday.

In the summer, messing about on or beside the River Avon is a relaxing way to spend an afternoon. Maybe hire a boat and watch the water folk go by. . .

This area of Worcestershire has so much to offer the visitor, and the city of Worcester itself is steeped in history and heritage. It has one of England's loveliest cathedrals, a racecourse and one of the UK's most picturesque cricket grounds. A family day out might take in the Severn Valley railway, West Midlands Safari Park, the National Trust's Croome Court or All Things Wild, at Evesham.



## WHERE TO GO WHEN YOU NEED:



**Milk:** Simply Fresh in Drakes Broughton is approximately five minutes' drive away and open seven days a week until 8pm and is also the Drakes Broughton Post Office.



**Golf:** The Worcester Golf and Country Club is located at Boughton Park with the beautiful Malvern Hills as its backdrop. At Pershore there is The Vale Golf and Country Club. There are many other outstanding courses a short drive away at Broadway and the Gaudet Luce Golf and Leisure Club at Droitwich.



**Weekly Shop:** There are several large supermarkets in Worcester, a 10-minute drive, including Waitrose on the London Road, Tesco (St Peters), Sainsburys (St Johns) and M&S in the city centre.



**Schools:** Primary schools include St Barnabas C of E First & Middle School at Drakes Broughton (rated Good) and Norton Juxta Kempsey C of E Primary School (rated Good). Secondary schools nearby include Nunnery Wood High School (rated Good), Christopher Whitehead Language School Worcester (rated Good) and Pershore High (rated Good). Local independent preparatory schools include Kings Hawford and Bowbrook House. The independent secondary day schools are Kings School Worcester and The Royal Grammar School.



**Dinner/Drinks:** You will find several good local pubs in the vicinity, particularly the Crophorne Bell Inn only 3 miles away. In Pershore there is Benvenuti – Belle House for Italian and Mediterranean cuisine. Not far away is Michelin starred Eckington Manor with Bredon Hill as its backdrop. In Worcester we would recommend the Globe on Friar Street for the Best Sunday lunch ever.



**Walks:** There are many walks through the Worcestershire countryside around Stoulton. Of particular note is a walk around Stoulton. This gentle 7 ½ mile circular walk starts in Hawbridge, just south of Stoulton, and includes delightful woodland and quiet open countryside. Part of the walk includes a section of the Millennium Way. There are many other public footpaths criss-crossing through the fields, orchards and woodlands of Worcestershire, well known as inspiration to the great English composer Sir Edward Elgar.



**Gym/Fitness/Tennis:** There are several gyms and leisure clubs in the surrounding area. David Lloyd Worcester is a ten minute drive at junction 6 of the M5 offering Gym facilities, swimming and tennis. Worcester Golf & Country Club is also home to the Boughton Tennis Club for Tennis, Squash and Racketball.

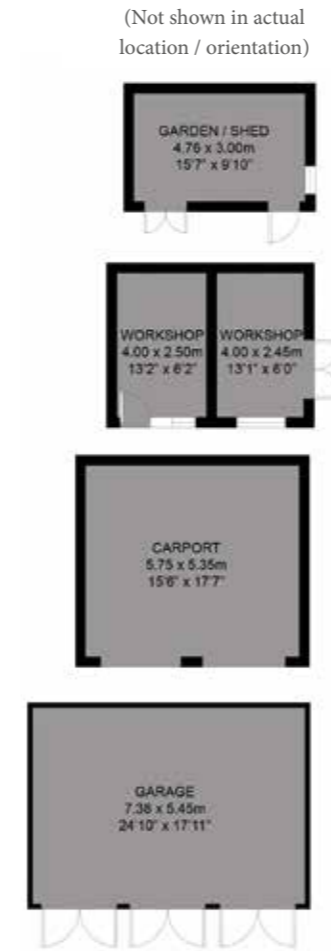




Cellar

Ground Floor

First Floor



Outbuildings

(Not shown in actual location / orientation)

# THE FINER DETAILS

Local Authority:  
Wychavon District Council

Council Tax Band: G

Heating: Oil

Drainage: Septic Tank

Distances:

Worcester – 5 Miles

Pershore – 3.5 Miles

Malvern – 10 Miles

M5 Junction 7 – 2.5 Miles

Worcestershire Parkway Train Station – 1 Mile

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Approx. Gross Internal Area: 5034 sq.ft / 467 sq.m

Cellar: 322 sq.ft / 29.9 sq.m

Outbuildings (Excluding Carport): 826 sq.ft / 76.7 sq.m

Total: 6182 sq.ft / 574.3 sq.m



**Scan me** to book a viewing  
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STOWHILL ESTATES

**What Three Words:** [///treating.nest.dancer](https://www.threewords.co.uk/words/treating.nest.dancer)