



May Tree Farm
Ladywood | Droitwich | Worcestershire | WR9 0AL

 FINE & COUNTRY

MAY TREE FARM

Tucked away within the Worcestershire countryside and coming to the market for the first time in over sixty years, May Tree Farm presents a rare opportunity to acquire a charming farmhouse set alongside approximately 22 acres of pasture, woodland and riverside land.

Combining a beautifully maintained family home with extensive outbuildings and land extending to the banks of the River Salwarpe, the property offers an increasingly difficult combination to find. Lovingly cared for throughout its long ownership, the farmhouse has been thoughtfully modernised and exceptionally well maintained, allowing the next owners to move straight in and enjoy everything it has to offer.

Offered to the market with no onward chain, whether seeking an equestrian property, lifestyle home, smallholding or a countryside retreat with extensive outbuildings and future potential, May Tree Farm offers a unique opportunity to create a truly special way of life.



Extending to approximately 2,851 sq ft, the farmhouse offers spacious and flexible accommodation arranged over two floors. Whilst many rural properties that have remained in the same ownership for such a long period often require extensive modernisation, May Tree Farm is quite the opposite. Thoughtfully improved and well maintained throughout, the property successfully combines the character and warmth of a traditional farmhouse with the practicality and comfort expected of modern family living. The accommodation provides a balance of formal and informal reception rooms, four bedrooms and four bath/shower rooms, whilst enjoying wonderful views across the gardens and surrounding countryside.

Ground Floor: A sheltered oak-framed entrance porch provides a welcoming arrival, with a solid oak front door opening into the heart of the home. The principal reception room is a charming dining/family room, rich in character with exposed ceiling beams and a feature log-burning stove creating a warm focal point. This welcoming space provides access to both the kitchen and sunroom, making it ideal for everyday family life as well as entertaining.

The kitchen has been thoughtfully updated in recent years and features a contemporary range of cabinetry complemented by quartz work surfaces. High-quality integrated appliances include a Neff induction hob with downdraft extractor fan, Miele double ovens, microwave oven, coffee machine, fridge freezer, wine cooler and integrated dishwasher. A sink positioned beneath the front-facing window enjoys views across the gardens, whilst a breakfast bar provides an informal dining area. Dual-aspect windows flood the room with natural light, creating a bright and sociable space for everyday living and entertaining. Adjoining the kitchen is a generously proportioned utility room fitted with matching cabinetry, incorporating an integrated washing machine and tumble dryer, a further sink and useful under-stairs storage.

Extending across much of the rear elevation is an impressive sunroom, creating a wonderful connection between the house and its surroundings. Featuring two large bay windows, bi-folding doors and a separate external door leading directly onto the gardens, this light-filled space enjoys attractive views across the formal gardens and surrounding countryside. Underfloor heating ensures year-round comfort.

A useful cloaks cupboard provides practical storage, whilst the ground floor shower room has been finished to a high standard, comprising a walk-in wet-room style shower, wall-hung vanity basin, concealed cistern WC, full-height tiling and chrome heated towel rail.

The sitting room offers a warm and inviting retreat with exposed ceiling beams and a decorative stone fireplace, creating the perfect space to relax during the winter months.

A substantial ground floor bedroom suite offers excellent flexibility for multi-generational living or those seeking single-level accommodation. The bedroom enjoys a triple-aspect outlook with direct access to the gardens via patio doors and benefits from a fitted walk-in wardrobe. The accompanying ensuite shower room features a large walk-in shower, concealed cistern WC and wall-hung vanity basin.

Underfloor heating serves the majority of the ground floor accommodation.



















First Floor: An enclosed staircase rises to the first-floor landing with dormer window to the front elevation. The principal bedroom is a generous room featuring fitted wardrobes and a spacious ensuite shower room comprising a walk-in shower, vanity basin, concealed cistern WC, heated towel rail and useful storage.

A second substantial double bedroom enjoys vaulted ceilings and an attractive dual-aspect outlook. The accompanying ensuite shower room has been beautifully appointed with a large walk-in shower, vanity basin, concealed cistern WC and quality fittings throughout.

The fourth bedroom is currently arranged as a twin room but is comfortably proportioned as a double bedroom and includes fitted wardrobes with attractive countryside views to the rear.



Gardens and Grounds: Approached through wrought iron entrance gates, the property enjoys beautifully maintained formal gardens extending to approximately half an acre. Expanses of lawn are framed by mature trees, established rose borders and fruit trees, whilst sandstone terraces provide ideal spaces for outdoor dining and entertaining. The gardens have a quintessential English country garden feel and have clearly been lovingly cared for over many decades.

A network of pathways leads around the property, allowing the gardens to be enjoyed from every aspect, whilst external lighting enhances both practicality and ambience during the evening hours. Beyond the formal gardens lies approximately 22 acres of pasture and woodland. The land extends to the banks of the River Salwarpe, forming a picturesque backdrop to the land and creating a landscape rich in wildlife and natural beauty. The land is well suited to a variety of uses including equestrian pursuits, smallholding interests and recreational use.





Garage, Workshop and Ancillary Buildings: Adjoining the farmhouse is a substantial detached garage building, finished with attractive timber-clad elevations beneath a vaulted roof. The garage is accessed via a wide electrically operated roller shutter door and provides generous space for vehicle storage, workshop use or garden machinery. A separate personnel door offers additional convenience.

Attached to the garage is a large garden store/workshop, also benefitting from a vaulted ceiling and window to side enjoying views across the surrounding countryside. A separate boiler room houses the Worcester Bosch oil-fired central heating boiler together with the underfloor heating manifold. An external WC provides additional convenience for those working within the gardens or grounds. An extensive gated driveway offers parking for numerous vehicles.



Barns, Stables and Land: One of May Tree Farm's most compelling features is its collection of traditional agricultural buildings and adjoining pastureland. The barns enjoy their own independent gated access directly from the lane, creating excellent separation from the main residence and offering considerable flexibility for a variety of future uses, subject to any necessary consents.

The principal barn is a traditional agricultural barn currently utilised for hay storage and, whilst now requiring renovation, offers significant potential for purchasers seeking workshop, storage, agricultural or possible conversion opportunities. Adjoining the principal barn is a further smaller barn together with traditional former cattle building with partially open elevations, creating useful covered storage and livestock accommodation. A separate ancillary outbuilding incorporating three stable doors provides additional flexibility and further enhances the property's appeal for equestrian, smallholding or countryside pursuits. A large hardstanding yard sits between the buildings and the adjoining pastureland, with gated access allowing easy movement of vehicles, machinery and livestock.

The pastureland benefits from multiple access points, including a secondary entrance further along the lane providing direct access to the rear of the land. Together, the farmhouse, outbuildings and land create an increasingly rare lifestyle opportunity, lending themselves equally well to equestrian, smallholding or countryside pursuits.





LOCATION

May Tree Farm occupies a peaceful rural setting within the Worcestershire countryside whilst remaining conveniently positioned for access to nearby towns and transport links.

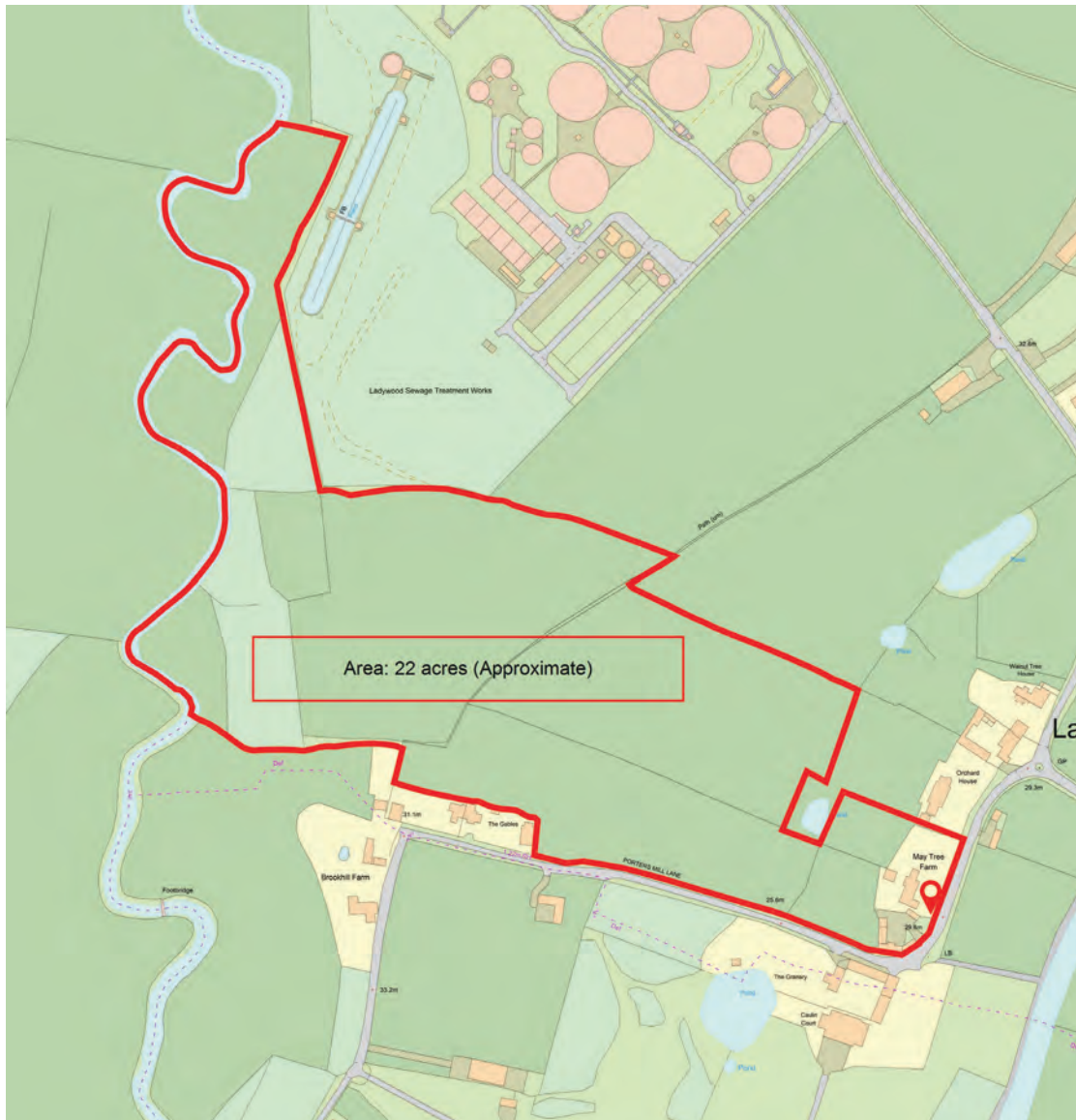
The nearby market town of Droitwich Spa provides a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Worcester city centre offers a wider selection of retail, educational and cultural amenities together with excellent schooling options.

The property enjoys convenient access to the M5 motorway network, providing straightforward connections to Birmingham, Cheltenham and Bristol, whilst rail services from Droitwich Spa and Worcester offer regular services to Birmingham, London and beyond.

The surrounding countryside offers a wealth of walking, riding and outdoor pursuits, making the location particularly attractive for those seeking a rural lifestyle without sacrificing accessibility.







Material Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Wychavon

EPC: Rating D

Property Construction: Standard (brick and tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage: Private drainage via a septic tank

Heating: Oil fired central heating with underfloor heating to the majority of the ground floor and radiators to the first floor

Broadband: FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.

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

Parking: Detached garage and extensive gated driveway parking

Total Internal Floor Area: 2,851 sq ft

Additional Information: The land area is approximate and subject to final confirmation.

Directions

Postcode: WR9 OAL

what3words: ///door.stones.pure

Viewing Arrangement

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

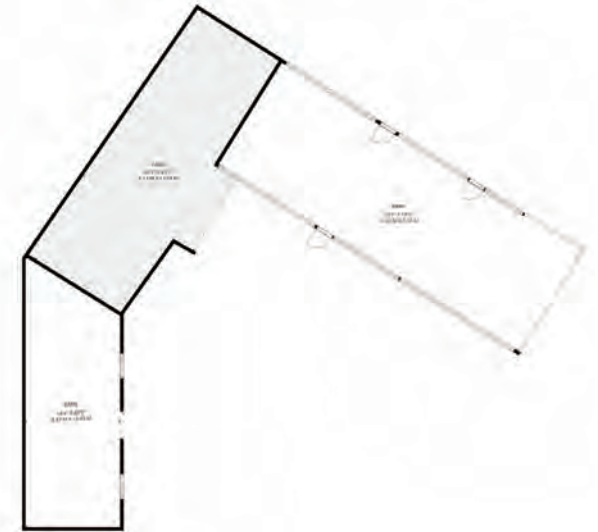
Website

For more information visit: <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday 9.00 am – 5.30 pm

Saturday 9.00 am – 1.00 pm



GROSS INTERNAL AREA: 2851 sq ft, 265 m²
 LOW CEILINGS: 37 sq ft, 4 m²
 GARAGE: 389 sq ft, 36 m²

OVERALL TOTALS: 3277 sq ft, 305 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Sizes And Dimensions Are Approximate, Actual May Vary.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 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. For a free valuation, contact the numbers listed on the brochure. Printed 19.06.2026





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FOUNDATION

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