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**Andrew
Grant**



Burnthorne Farm



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Dunley, Stourport-on-Severn, DY13 0TU

An extensively modernised Georgian country home combining exceptional presentation and retained period character with a contemporary annexe, remodelled gardens and countryside views.

6 Bedrooms | 4 Bathrooms | 3 Receptions | Annexe with lift access

Burnthorne Farm has undergone extensive modernisation, including replacement kitchens and bathrooms, with almost all windows renewed during the current ownership. Restored period features distinguish the main home, where five bedrooms occupy the upper floors above the sitting room, study and Aga kitchen. A substantial craft room and cellars extend below, while the self contained annexe, completed in 2023, adds a sixth bedroom, its own living spaces and a lift. Remodelled gardens, a wraparound balcony and grassland are complemented by extensive outbuildings, garaging and parking.

5029 sq ft (467.2 sq m)

Freehold

The ground floor

The extensively refurbished kitchen combines traditional cabinetry, Maple work surfaces and a substantial central island beneath an insulated vaulted ceiling. The roof has been completely renewed, while an electric Aga beneath a timber lintel and French doors opening onto the added balcony complete this carefully modernised space.

Concealed within the kitchen cabinetry, a door reveals a separate walk in pantry, keeping provisions and preparation space discreetly tucked away. This useful room also connects directly with the annexe, allowing the two parts of the property to remain linked internally.

A broad brick inglenook with a substantial timber beam and wood burning stove gives the sitting room its warmth and character. The original parquet floor has been professionally lifted, restored and relaid, reflecting the care taken to preserve the home's distinctive period features.

The sitting room enjoys contrasting outlooks through a large window and French doors. Its length creates space for distinct seating arrangements, with direct access onto the balcony overlooking the gardens and countryside.





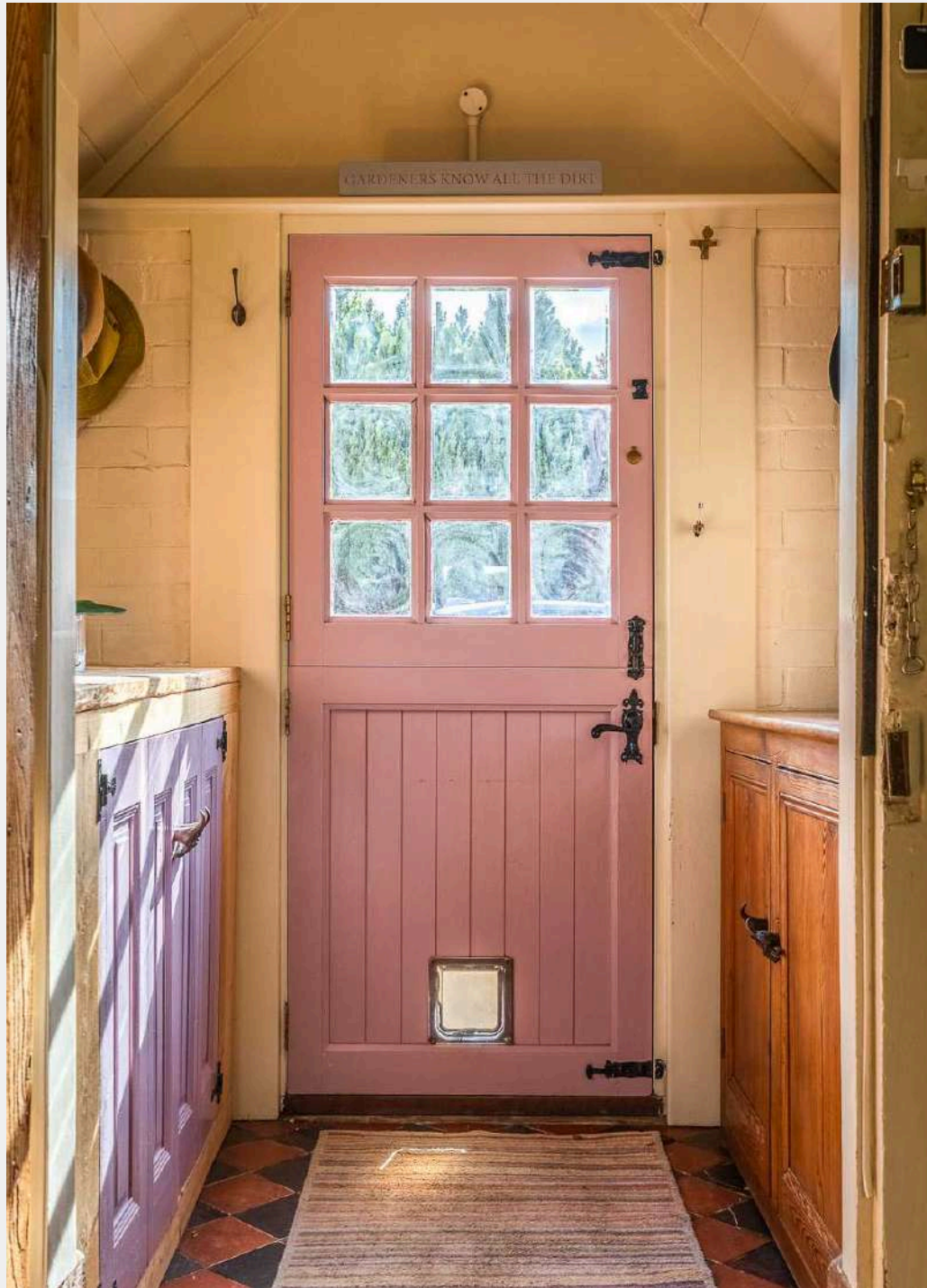


Broad wooden floorboards, exposed ceiling beams and a brick fireplace with a stove give the study a richly traditional character. Separate from the principal sitting room, this former dining room also offers an inviting setting for a snug or more formal dining.

An enclosed entrance porch opens into a hall with a chequered tiled floor, stripped elm doors and an arched opening towards the rear. The elm staircase rises through the centre of the home, preserving an important part of its period character.

The ground floor cloakroom pairs a broad rectangular basin on an open metal stand with brass toned fittings and white tiling. A concealed cistern WC completes the room, positioned just off the kitchen.





The first floor

Windows on three sides distinguish the principal bedroom, bringing together views over the gardens and surrounding countryside. Exposed ceiling beams, a period fireplace and stripped timber doors retain the character of the original home within an interior that has been carefully refurbished.

A separate walk in wardrobe provides hanging space and shelving away from the bedroom. The private en suite combines a glazed shower enclosure with textured Porcelanosa tiling, a basin above drawer storage, WC and an illuminated mirror.

The second bedroom combines wooden flooring, an exposed ceiling beam and a tall window overlooking the approach. Its own en suite extends the depth of the room, with a glazed shower, a basin above drawers, WC and an illuminated mirror.

Replaced during the current ownership, the house bathroom combines contrasting large format tiles with narrow mosaic detailing. A bath with an overhead shower and glass screen sits beneath the window, accompanied by a wall mounted vanity basin, WC and mirrored storage.









The second floor

The third bedroom occupies one end of the upper floor, with a high pitched ceiling, substantial exposed timbers and windows flanking the fireplace.

A tall ceiling and exposed beams give the fourth bedroom a distinctive architectural shape. Extending from the front to the rear of the property, it enjoys dual windows and retains a period fireplace.

Between the two larger bedrooms, the fifth bedroom is currently arranged as a dressing room. A Velux window illuminates the sloping ceiling and exposed timber, with access directly from the landing allowing it to remain separate from either adjoining bedroom.





The lower ground floor

The substantial craft room, previously used as a playroom/den, provides a dedicated workspace beneath the kitchen, with electric underfloor heating and direct access outside. Its ceiling was insulated and replaced in 2022, supporting its established use as a year round room for creative projects.

An external entrance makes the boot and laundry room a useful connection between the gardens and lower ground floor. A deep utility sink and provision for laundry appliances accompany the exposed brickwork, with stairs returning to the main living level.

A series of interconnected cellars extends beneath the original Georgian part of the property. Brick vaulted ceilings and sections of brick flooring retain their working character, with separate areas currently used for a workshop, wine storage and general storage.





The annexe

Completed in 2023, the annexe introduces a carefully considered contemporary addition. Its kitchen combines panelled cabinetry, pale work surfaces and a peninsula with a Butler sink and antique tiled cooker recess beneath a vaulted ceiling.

The dining area forms part of the open kitchen space, with French doors opening onto the wraparound balcony connected to the main home. A staircase and domestic lift connect with the bedroom below, while a separate cloakroom adds convenience on this level.

Beyond the kitchen, the living area rises beneath a pitched ceiling with Velux windows and a circular gable window. Folding glazed doors and a second set of French doors connect it with the front terrace, while an internal doorway leads back through the pantry to the main home.







The annexe bedroom combines dual windows on one wall with its own shower room and separate storage. Both a staircase and lift connect it with the living accommodation above, and water fed underfloor heating extends throughout the annexe.

A broad glazed shower enclosure gives the annexe shower room a spacious feel, complemented by large format wall and floor tiles. A vanity basin, mirrored cabinet, WC and bidet complete the room, with mosaic detailing adding definition around the basin.

The separate utility room continues the annexe's panelled cabinetry, with a wooden work surface, antique tiles, sink and space for stacked laundry appliances. Its external door provides a useful independent connection with the grounds.

The paved annexe terrace is enclosed by low brick walls with stone copings, creating a distinct courtyard beside the accommodation. Several glazed doors open onto it, giving the kitchen, dining and living spaces a close connection with the outside.







The gardens

The gardens have been remodelled into a series of defined areas, combining lawns, raised beds and gravel paths. A long central path draws the eye towards the Georgian elevations, with woven fencing and climbing roses adding texture and colour.

A separate enclosed David Austen rose garden creates a more intimate setting around a curved path and central circular bed. A timber arch and established roses define this area. Another gravelled section with a potting shed completes the sheltered arrangement.

Steps and paved paths follow the changing levels beside the property, linking the upper garden with the lawn beneath the balcony. Clipped hedges give this lower area a clear outline, opening towards the wider rural outlook.

Added during the current ownership, the balcony wraps around the rear of the home, with glazed balustrades preserving views across neighbouring fields towards wooded hills. Access from both the kitchen and sitting room connects the principal living spaces with this elevated outdoor setting.







The grounds

The property extends to 4.14 acres, bringing together the home, gardens, outbuildings and grassland. Beyond the more formal garden areas, open ground and scattered mature trees give the setting a broader rural character.

Views extend westwards across neighbouring farmland towards wooded hills, with the grounds providing a generous separation from the main road. A public footpath runs along the boundary of the lower field.





The outbuildings

A detached timber cabin provides a separate retreat, currently arranged as a bar. Its pitched, timber lined ceiling and glazed entrance give it a character of its own, tucked beside established hedging within the garden.

The timber stable block combines a separate stable with a larger area currently used as a home gym. The gym has a pitched ceiling, timber lined walls and mirrored panels, while individual external doors allow access to the different sections.

The substantial garage and workshop occupies a steel framed building with a broad entrance and a hardstanding forecourt. With ample space for vehicles, it is accompanied by further enclosed storage, adding considerably to the property's provision for vehicles, equipment and practical projects.





The driveway and parking

A long stone driveway approaches from Dunley Road. Electric gates mark the entrance, with established hedges and trees bordering the approach as it descends towards the property.

The driveway opens into a broad gravel forecourt, revealing the Georgian frontage with its tall windows, brick elevations and central gabled porch. The annexe sits alongside, its lower roofline allowing the original building to retain its prominence.

Parking extends across the forecourt and beside the outbuildings, with space for multiple vehicles in addition to the garage. A further access from Burnthorne Lane provides a second approach to the property.





Location

Burnthorne Farm enjoys a rural setting in Dunley, surrounded by the rolling countryside of north Worcestershire. The village is within walking distance, while nearby Stourport-on-Severn provides a contrasting riverside town setting.

Stourport offers independent shops, cafés and restaurants alongside everyday services. Its historic centre provides a useful local focus, with further shopping and leisure facilities available in Bewdley and Kidderminster.

Local education includes Astley CE Primary School and The Stourport High School and Sixth Form College. Independent schooling is available further afield at King's Worcester and RGS Worcester.

The A451 connects Dunley with Stourport and the surrounding road network. Hartlebury railway station offers services towards Worcester and Birmingham, providing rail options for journeys beyond the local area.

The wider Severn Valley offers varied opportunities for days outdoors. Stourport's canal basins and riverside complement the walking, cycling and horse riding trails of Wyre Forest, with countryside extending between the surrounding villages.





Services

The property benefits from mains electricity and water, with oil fired central heating supplied by a replacement boiler and drainage via a septic tank and sewage treatment plant. The oil tank, mains water supply pipe and electrical RCD board were replaced in 2023. Water fed underfloor heating serves the annexe, with electric underfloor heating in the craft room.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

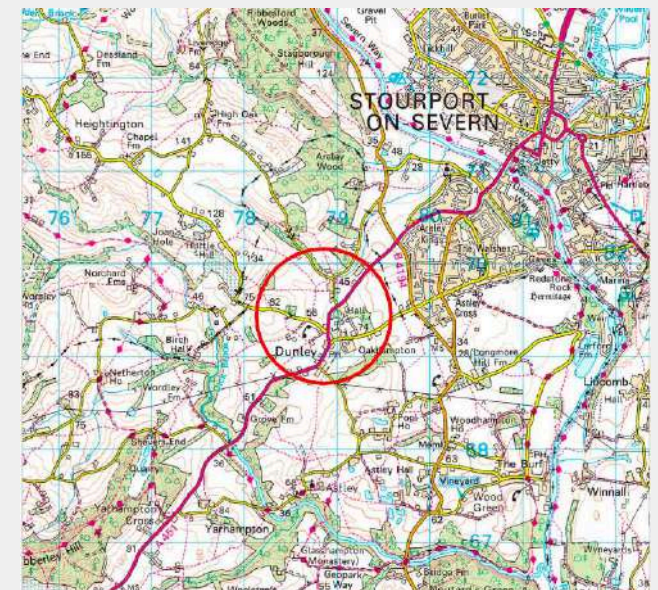
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

EPC

The EPC rating for this property is: E

Council Tax

The Council Tax for this property is Band F

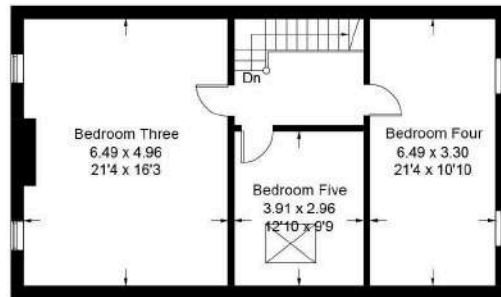


Burnthorne Farm, Dunley, Stourport-on-Severn

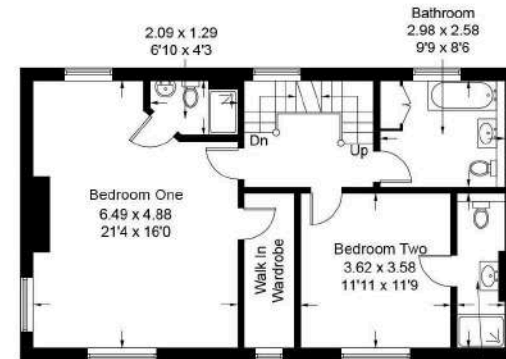
Approximate Gross Internal Area = 467.2 sq m / 5029 sq ft

Outbuilding = 10.2 sq m / 110 sq ft

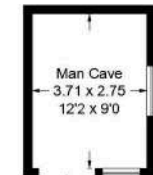
Total = 477.4 sq m / 5139 sq ft



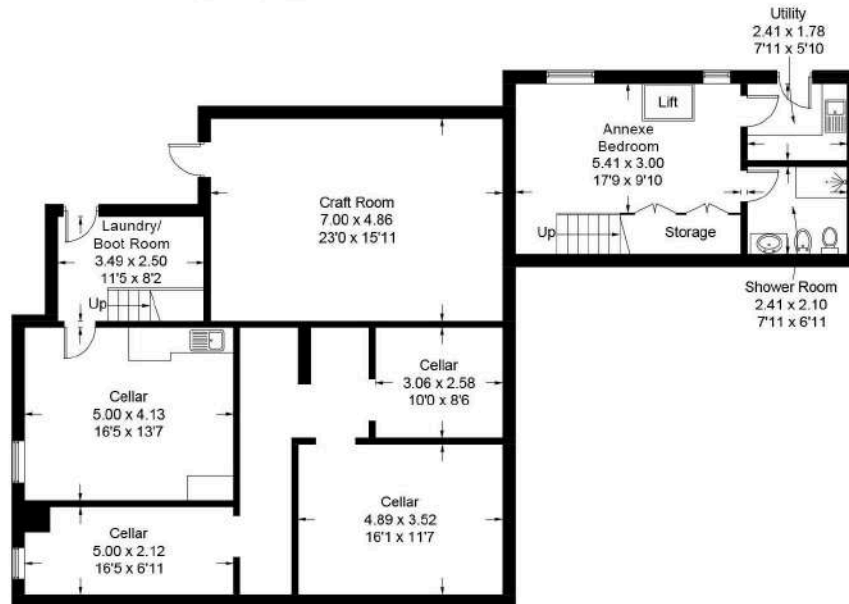
Second Floor



First Floor



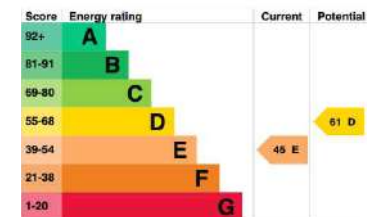
Outbuilding
(Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact.

Outbuildings. Burnthorne Farm

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft

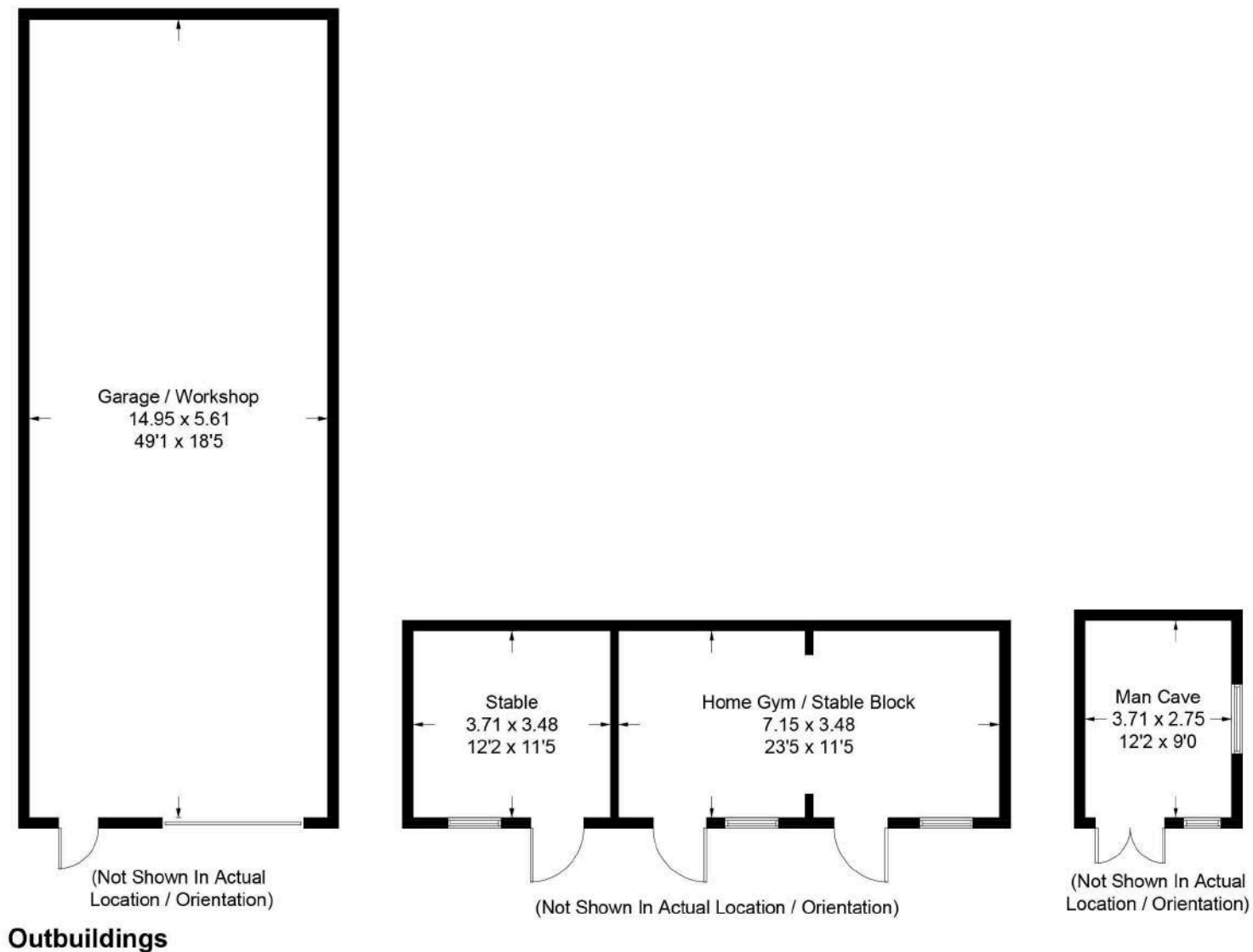


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andrewgrant.com

Andrew Grant
Since 1971

01905 734734 | hello@andrewgrant.com