



## Moorlands Farm

Waresley, DY11 7XN

Andrew Grant

# Moorlands Farm

Manor Lane, Waresley, DY11 7XN

**4 Bedrooms   2 Bathrooms   4 Reception Rooms   1.1 Acres**

An individually designed country home set within approximately one acre of gardens in a private village setting, enjoying far-reaching views towards the Clent Hills, with the option to acquire an additional 4.5 acres of paddock land by separate negotiation.

- Substantial detached home of around 2,500 sq ft with versatile layout.
- Generous reception rooms including living room, snug and conservatory.
- Wraparound gardens extending to approximately one acre with raised deck and patio, with an additional 4.5 acres of paddocks available by separate negotiation.
- Sweeping driveway with ample parking and integral garage.
- Sought-after village location close to schools, amenities and transport.

Moorlands Farm is a substantial standalone country home set within approximately one acre of gardens on the edge of Hartlebury village, offering around 2,500 square feet of versatile accommodation arranged over two floors. The ground floor provides a balance of formal and informal living, including a welcoming hallway, a large living room with Inglenook style fireplace, a bay-fronted snug, a dining room opening into the conservatory, and a well-proportioned kitchen with utility room and cloakroom. Upstairs, four bedrooms are accessed from a wide gallery landing, with the primary bedroom featuring fitted storage and an en suite, complemented by a family bathroom. The wraparound gardens extend to approximately one acre and include lawns, mature trees, a raised deck accessed from the conservatory and a sheltered walled patio beside the kitchen. Beyond the gardens are approximately 4.5 acres of gently rolling paddocks, available by separate negotiation, suitable for equestrian, smallholding or amenity use and benefiting from open views and independent access. A sweeping in-and-out driveway provides ample parking and leads to a single integral garage with power and lighting, while the location combines a rural setting with convenient access to village amenities, schools and transport links.

**2576 sq ft (239.3 sq m)**





## The kitchen

At the rear of the ground floor is a dining kitchen which has plenty of room to accommodate a good sized table and chairs. The kitchen is well-equipped with a comprehensive range of modern style wall and units along with a built-in oven, fridge freezer and space for other appliances.





## The living room

The impressive main living room at the front of the ground floor is a fantastic size and is centred around an Inglenook style fireplace which provides a great focal point and touch of character to the room.







## The sitting room

To the right of the hallway is a second sitting room which is a cosy space ideal for relaxing in the evening. This bay fronted room has a brick fireplace and flows nicely via glazed double doors in to a formal dining room at the rear of the ground floor.



## The dining room

The light and airy dining room floods with light from multi-aspect windows and doors and is conveniently positioned next to the kitchen making it ideal for those who wish to knock through. French doors from here lead to a spacious conservatory beyond.





## The conservatory

The spacious and light conservatory is a good addition to the living accommodation, providing useful space for relaxing and entertaining. The conservatory has great views of the gardens and countryside beyond, with French doors from here leading out to a raised decking area which is ideal for al fresco dining.





## The utility

Adjoining the kitchen is a large utility room which is a real asset to the ground floor accommodation and offers space and plumbing for white goods along with a good range of cupboards and also houses the floor-mounted 'Worcester' oil fired boiler. Doors from here provide access to the garage and rear garden.



## The hallway and cloakroom

The hallway is generous in size with a useful space under the stairs ideal for a bureau or desk. A downstairs cloakroom off the hallway completes the ground floor accommodation, featuring a vanity unit and low level WC.





## The primary bedroom

The excellent master bedroom features great rural views to the rear and benefits from fitted wardrobes and storage along with an en suite shower room.



## The primary en suite

The en suite is extraordinarily spacious and floods with light from dual aspects windows which also provide great countryside views. This well-equipped room features a walk-in shower enclosure, dual sink vanity unit and low level WC.



## The second bedroom

The second bedroom is a generously sized double with a pleasant outlook to the rear, overlooking the gardens and paddocks beyond. It also features a fitted wardrobe, providing useful storage and enhancing the practicality of the room. Its proportions and views make it an ideal space for family or guests.





## The third and fourth bedrooms

The third bedroom is a generous sized double bedroom with views out to the lane at the front, benefiting from fitted wardrobes. Meanwhile, fourth bedroom is a single bedroom currently being utilised as an office, offering a versatile space.



## The family bathroom

The family bathroom is fitted with a panelled bath with shower above, wash basin and low level WC. Fully tiled walls create a smart and practical finish, while downlighters add a modern touch. A window brings in natural light and ventilation, enhancing the overall sense of space. A radiator completes the room, ensuring comfort throughout the year.



## The landing

The excellent first floor accommodation features some excellent room sizes and great views of the grounds and paddocks beyond. The four bedrooms, en suite and family bathroom are all accessed via a roomy gallery landing.



## The gardens

The gardens wrap around the property, offering wide lawns interspersed with mature trees and well-tended borders. These generous green spaces create a sense of privacy and openness, making them ideal for families and those who enjoy spending time outdoors. With views extending towards the surrounding countryside, the gardens form a wonderful backdrop to the home and provide ample room for recreation.







## The patio and decking

Two distinct outdoor terraces enhance the gardens and offer inviting spaces for relaxation or entertaining. A raised deck extends from the conservatory, perfectly positioned for al fresco dining while enjoying open views across the grounds. A further walled patio lies conveniently beside the kitchen and utility, creating a more sheltered area that can be enjoyed throughout the year.





## The land by separate negotiation

Beyond the main gardens lie approximately 4.5 acres of paddocks, which are available by separate negotiation. This additional land is laid to gently rolling grassland and is well suited to equestrian use, smallholding or amenity purposes. The paddocks enjoy open countryside views and benefit from their own access, allowing flexibility for purchasers who may not require the additional land.





There is access from separate rear entrance from a lane at the far end of the land. With wide open views across surrounding fields towards the Clent Hills, the paddocks enhance the sense of space and seclusion.





## The driveway and approach

The property is nicely set back from the land and is approached by a sweeping in and around driveway which can accommodate a large number of vehicles. There is an attached single garage to the left hand side of the property, accessed via an up and over door and benefiting from power, lighting and a door from the utility room. From the driveway a double glazed porch provides access to the entrance hall.



## Location

Moorlands Farm is set on the outskirts of Hartlebury, a sought-after Worcestershire village. The location offers an excellent balance of rural living with accessibility to local services. Hartlebury provides day-to-day amenities including a convenience store, village hall and public house, along with a well-regarded primary school.

Further facilities can be found in nearby Stourport-on-Severn, Kidderminster and Worcester which provide a wide range of shopping, leisure and cultural opportunities. The property is also well placed for access to schools of good repute at both primary and secondary level, with independent schooling available in Worcester, Stourbridge and beyond.

For the commuter, the transport links are excellent with Hartlebury railway station close by and regular services from Kidderminster to Birmingham and London. The motorway network is also within easy reach via the M5, connecting to the M42 and wider road network. Birmingham Airport is around 45 minutes away by car.

The surrounding countryside offers extensive opportunities for walking, riding and outdoor pursuits, while the Malvern Hills and Clent Hills provide scenic landscapes within easy reach.

## Services

The property benefits from oil-fired central heating, mains water and electricity. Drainage is supplied by a private septic tank.

## Council Tax

The Council Tax for this property is Band G.

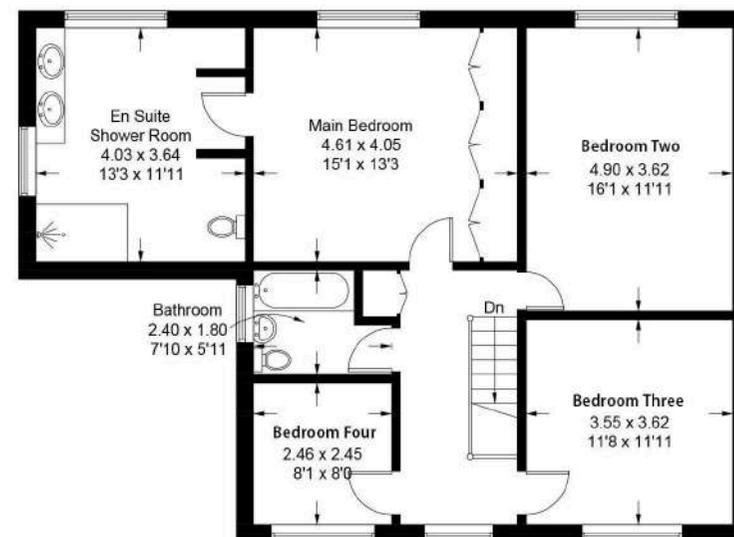
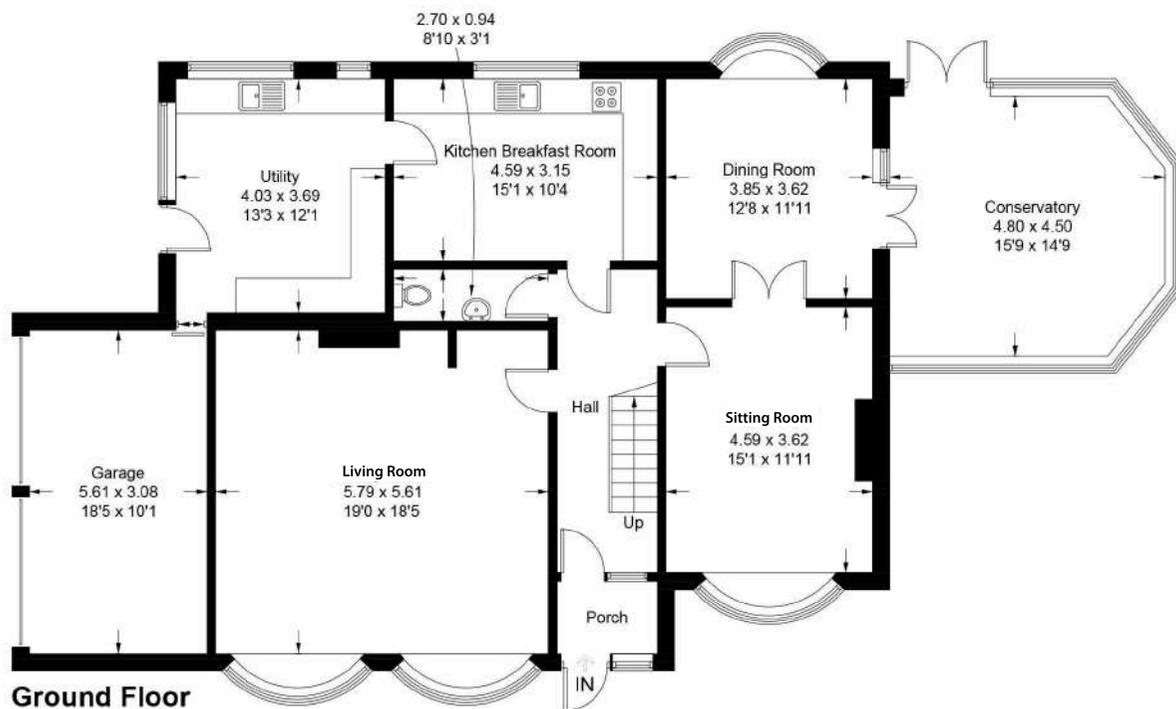
## Agent Note

An additional 4.5 acres of land is available by separate negotiation.



# Moorlands Farm, Manor Lane, Waresley

Approximate Gross Internal Area = 239.3 sq m / 2576 sq ft  
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

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



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