

Andrew Grant  
PRESTIGE & COUNTRY



# The Lower House

Stourport-on-Severn, DY130TA



# The Lower House

Areley Lane, Stourport-on-Severn, DY13 0TA

**6 Bedrooms   3 Bathrooms   3 Reception Rooms**

“A Grade II listed Georgian home with six bedrooms, orangery and set within almost three acres in Areley Kings...”

Scott Richardson Brown CEO

- Handsome Grade II listed Georgian residence set within the Areley Kings Conservation Area.
- Three well-proportioned reception rooms featuring exposed beams, fireplaces and period detailing.
- Spacious farmhouse kitchen with central island, range cooker and adjoining orangery.
- Six bedrooms arranged over upper floors with versatile study and dressing room potential.
- Established gardens with expansive lawns, pergola seating areas and productive kitchen garden.
- Extensive outbuildings including double garage, oak framed carport, greenhouses and stores.
- Set in almost three acres of land, including paddocks, orchard areas and generous driveway parking.



**4416 sq ft (410.3 sq m)**



## The kitchen

The kitchen is the heart of the home, combining cooking and casual dining. A run of oak cabinets with granite worktops and a Belfast sink are arranged around a central island. A brick-lined recess houses the range cooker beneath a timber mantel and there is space for a breakfast table. Doors lead through to the large pantry, the dining room, utility and onto the driveway, ensuring good flow for family living.





## The dining room

This elegant room is designed for formal gatherings. An inglenook fireplace with brick surround and a cast-iron burner forms a striking focal point beneath a substantial timber mantel. Exposed ceiling beams add character and the generous proportions easily accommodate a long dining table. The room links to the hall and kitchen, creating a welcoming space for entertaining and day-to-day family meals.





## The drawing room

A refined sitting space intended for relaxed family time. A decorative fireplace with carved surround anchors the room, while a full-height glazed door opens onto the lawned garden for easy summer living. A timber ceiling beam adds character and the room has direct access to the hallway, making it a peaceful retreat within the overall layout.



## The sitting room

Ideal for informal gatherings, this room features a parquet floor and an exposed timber beam across the ceiling. A leaded window overlooks the rear gardens and the layout flows from the hall and offers easy access to the garden via a side door.



## The orangery

Designed for year-round enjoyment, the orangery blends with the garden. Oak framing supports a pitched roof with exposed trusses and terracotta flooring extends across the space. Full-height windows and glazed doors look onto the lawn, while an opening into the office creates a natural connection between indoors and out.





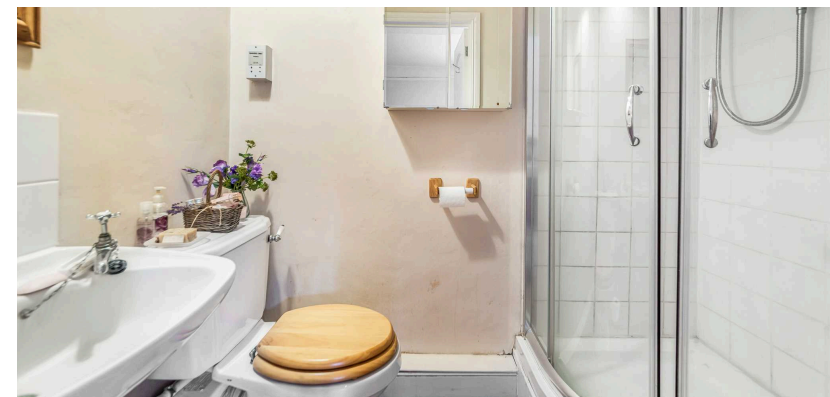
## The utility

This practical room keeps household tasks discreetly organised. There is space for laundry appliances and a door opens to the outside, allowing muddy boots or pets to be dealt with away from the main accommodation. From here there is also access to the kitchen and hallway.



## The principal bedroom and en suite

Positioned on the first floor, the principal bedroom offers a generous sanctuary. A feature beam spans the ceiling and a cast-iron fireplace adds period charm. A sash window frames views over the frontage and a door leads to an en-suite shower room. Serving the principal bedroom, this en-suite includes a corner shower cubicle with glazed doors, a pedestal basin and a low-level WC. A convenient dressing area also connects through to the second bedroom.





## The second bedroom

This large double bedroom features two dual-aspect sash windows, providing outlooks over the grounds and a built-in basin is recessed into a chimney-breast niche. There is ample floor space for furniture and direct access to the landing. There is also access to a dressing area which connects through the the principal bedroom.





## The third bedroom

Another well-proportioned double room featuring a sash window overlooking the side gardens. A built-in wardrobe with sliding doors provides practical storage while leaving space for additional bedroom furnishings.



## The fourth bedroom

Located on the second floor, this spacious bedroom enjoys dual aspects and there is ample room for a full bedroom suite. A sloping ceiling adds character, and the room sits off the landing.



## The fifth bedroom

Another generously sized second-floor bedroom with a cottage-style feel. A window overlooks the frontage and there plenty of floor space for a bed and seating area, making this a versatile room for family or guests.



## The sixth bedroom and study

Currently configured as a twin, this bedroom benefits from windows on two sides and an exposed ceiling beam. Its position at the end of the landing makes it a peaceful retreat or a potential guest room. Accessed from an adjoining room which offers versatility and features its own WC. There is a built-in cupboard and the space could easily serve as a dressing room or nursery to the sixth bedroom.





## The bathroom and shower room

Located on the first floor, the main family bathroom features a panelled bath with telephone-style mixer taps, a pedestal wash basin and period-style tiling. A sash window overlooks the grounds and there is a built-in cupboard for storage. Down the hall a separate WC with wash basin complements the bathroom. Also serving the second floor, the adjacent shower room includes a shower enclosure with curtain, a vanity cabinet with inset basin and a low-level WC.





## The garden

The gardens form a defining feature of the home, extending around the property in a series of well-established and thoughtfully arranged spaces. Broad, level lawns create an immediate sense of scale, bordered by mature trees, flowering shrubs and deep planted beds that provide colour and structure throughout the seasons. A central pergola, framed by climbing plants and surrounding borders, creates a natural focal point and a sheltered seating area, while additional tucked-away benches and pathways offer quieter spots to enjoy different aspects of the garden.

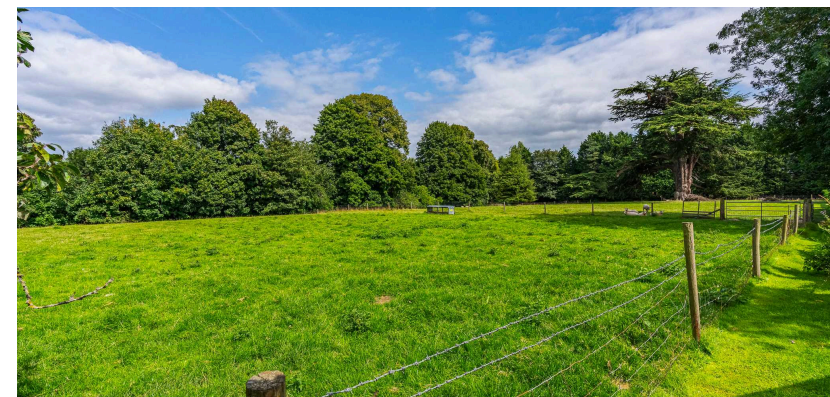


Beyond the formal lawns, the garden transitions into more productive and lifestyle-focused areas, including raised vegetable beds, a greenhouse and working garden space, all neatly defined and integrated within the wider setting. The grounds wrap seamlessly around the house, combining open outlooks with enclosed sections, and connect naturally to the adjoining paddocks. The overall effect is one of a mature, balanced garden that offers both open recreational space and more intimate areas for relaxation and gardening.



## The land and outbuildings

The land extends to 2.8 acres, arranged in a natural and highly usable layout that wraps around the home and stretches out towards the river. Open paddocks provide wide, level grazing areas, enclosed by post and rail fencing and bordered by mature trees, creating both structure and a sense of privacy within the wider setting.





A range of outbuildings supports both practical and lifestyle use. A substantial timber-clad garage and storage building provides secure enclosed space, while additional sheds and smaller structures are positioned within the grounds for further storage and utility. A dedicated working area, currently used for poultry, includes timber housing and enclosed runs, demonstrating the versatility of the space for smallholding or hobby use.





## The driveway and parking

A sweeping gravel driveway leads through timber gates and opens out to a generous turning area. The approach is framed by established planting, including shaped borders, mature shrubs and a central circular bed, creating a strong sense of arrival. The driveway provides extensive parking for multiple vehicles and a two bay oak framed car port is positioned opposite the front of the home, offering additional covered parking.





THE LOWER HOUSE

# Location

Areley Kings is a conservation village on the edge of Stourport-on-Severn, offering a blend of character surroundings and everyday convenience. Local amenities include a range of independent shops, cafés and riverside walks along the Severn, with community facilities serving the immediate area. The wider region provides access to well-regarded schooling, leisure facilities and more extensive retail options, with the towns of Worcester and Kidderminster within easy reach. Birmingham is also accessible via nearby road networks, supporting commuting and wider connectivity. Despite this accessibility, the setting retains a distinctly peaceful atmosphere, with the property positioned within mature grounds that create a sense of seclusion and a rural feel, while remaining close to the amenities of the surrounding area.

# Services

The property benefits from mains gas, electricity, water and drainage.

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

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

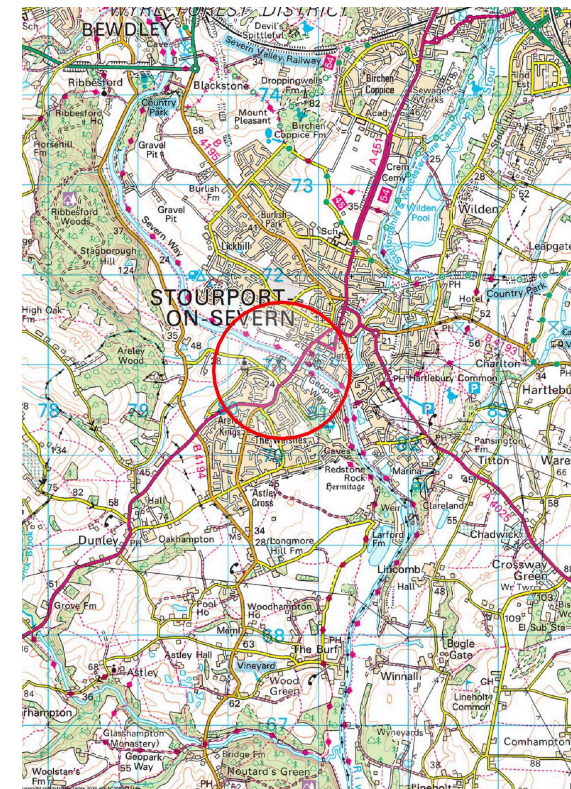
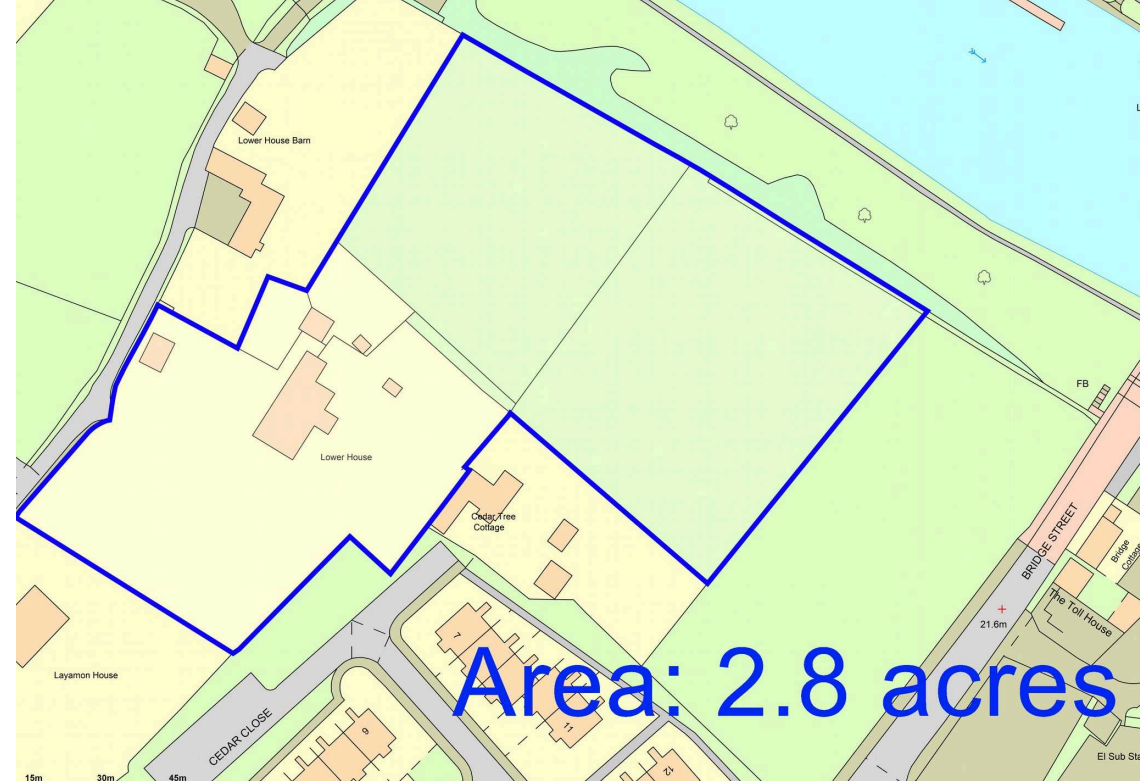
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at low risk for river flooding and very low risk for surface water flooding.

# Council Tax

The Council Tax for this property is Band G

# Agent Note

All sheds and the summerhouse are included within the sale, with the Crown Pavilions gazebo available by separate negotiation.



# Areley Lane

Approximate Gross Internal Area

Lower Ground Floor = 47.4 sq m / 510 sq ft

Ground Floor = 163.6 sq m / 1761 sq ft

First Floor = 106.0 sq m / 1141 sq ft

Second Floor = 93.3 sq m / 1004 sq ft

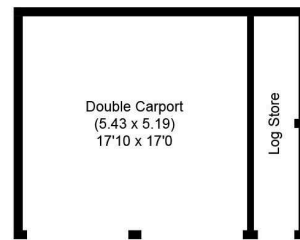
Garage = 29.4 sq m / 316 sq ft

Total = 439.7 sq m / 4732 sq ft

(Including Cellar /

Excluding Double Carport / Log Store)

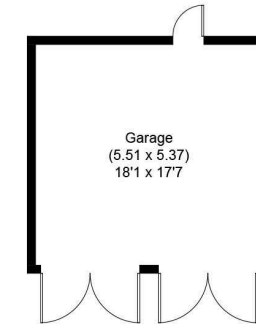
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

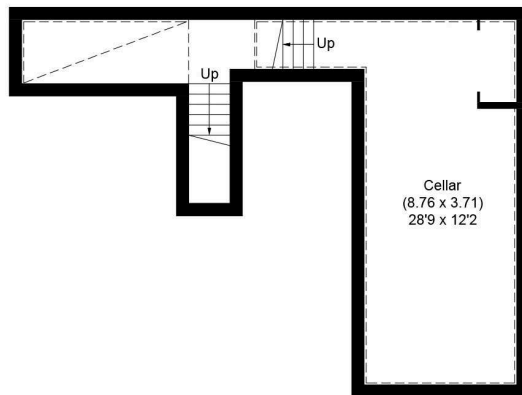


Second Floor

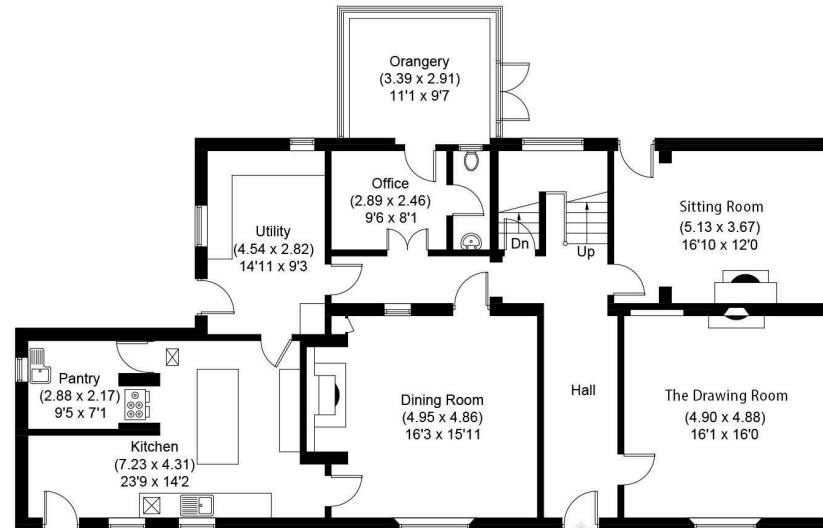


(Not Shown In Actual Location / Orientation)

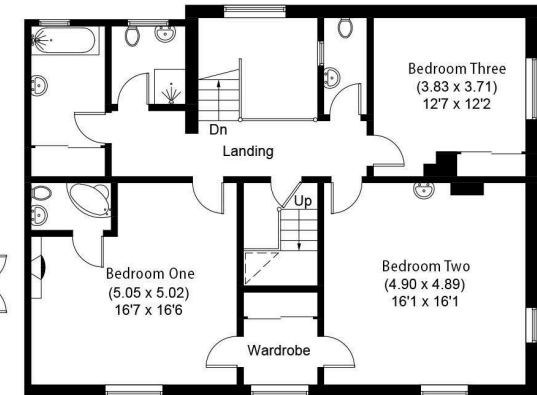
= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



**Andrew Grant**  
PRESTIGE & COUNTRY

T. 01905 734720

E. [prestige@andrewgrant.com](mailto:prestige@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)