



## Trollstua

Upton Warren, B61 7EJ

Andrew Grant

# Trollstua

Rectory Lane, Upton Warren, B61 7EJ

**5 Bedrooms   2 Bathrooms   3 Reception Rooms**

A striking period home surrounded by mature gardens, offering remarkable scope for restoration in an idyllic Worcestershire setting.

- Rarely available period home held within the same ownership for generations
- Beautiful original features including exposed timbers, parquet flooring and inglenook fireplace
- Mature gardens with orchard, sweeping lawns and wisteria-clad elevations
- Off-road parking, garage and additional detached double garage within the grounds
- Peaceful village setting convenient for Bromsgrove, Droitwich and Worcester amenities

Trollstua is a charming period home occupying a private setting along Rectory Lane in Upton Warren. Held within the same ownership for many years, it now offers a rare opportunity to restore a house of genuine character and substance. Extending to approximately 2345 sq ft, the accommodation retains a wealth of original features, including exposed timbers, parquet flooring, leaded windows and an impressive inglenook fireplace. While updating is required throughout, the layout remains practical and adaptable. The mature grounds are a particular highlight, with wisteria-clad elevations, established planting, open lawns and secluded orchard areas.

**2149 sq ft (199.7 sq m)**





## The entrance hall

The entrance hall is full of atmosphere and period detail, with exposed ceiling beams, herringbone parquet flooring and a brick fireplace creating a wonderfully characterful setting. The proportions work particularly well for everyday family life as well as entertaining, while the room connects naturally with both the kitchen and principal reception spaces.





## The living room

The principal reception room spans much of the depth of the house and centres around a magnificent inglenook fireplace with brick surround and hood. Original parquet flooring, deeply aged ceiling timbers and leaded windows overlooking the gardens give the room tremendous warmth and presence. It is an impressive yet comfortable space, filled with natural character and capable of becoming truly exceptional with thoughtful restoration.





## The kitchen

The kitchen is arranged as a long and practical workspace with direct access to the gardens and adjoining utility areas. Although now ready for modernisation, the room offers excellent potential to become a substantial country kitchen, positioned naturally at the heart of the house and connected conveniently to the surrounding reception rooms.





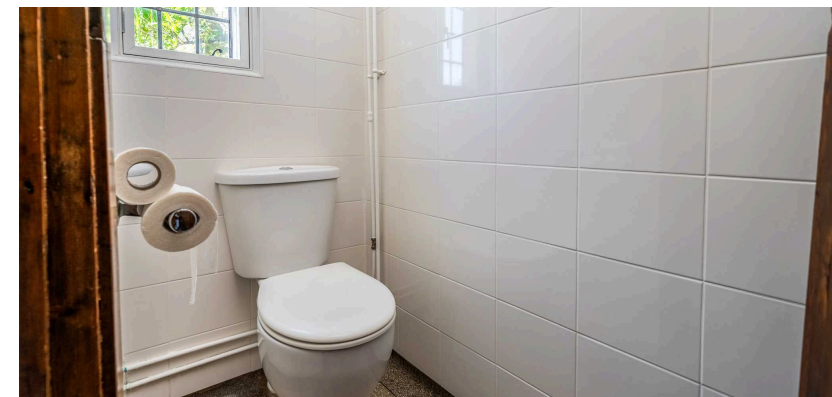
## The dining room

Positioned just off the entrance hall, the dining room provides a quieter and more intimate retreat. Exposed beams and original floorboards contribute to the cottage-like feel.



## The boot room and cloakroom

Serving as a practical transition between the house and gardens, the boot room offers useful ancillary space with direct access outside. Together with the adjoining cloakroom, it provides an excellent foundation for redesign.





## The primary bedroom

The principal bedroom is generous in scale and enjoys a peaceful outlook through leaded windows overlooking the surrounding greenery. A vaulted ceiling and exposed beam add further character, while the shape and proportions of the room allow considerable flexibility.



## The second bedroom

A spacious double bedroom with dual aspect leaded windows and a vaulted, beamed ceiling. The room feels light and airy, while retaining the charm and character expected of a house of this age.



## The third bedroom

The third bedroom features exposed beams, leaded windows and a wall of fitted wardrobes. Its position between the two landings adds flexibility to the overall first-floor arrangement.





## The fourth and fifth bedrooms

The fourth bedroom is a versatile and well-proportioned room with vaulted ceilings and windows to two sides. The fifth bedroom enjoys lovely views over the gardens and surrounding greenery through dual-aspect windows.





## The bathrooms

Both bathrooms are functional in their current arrangement but now offer clear scope for updating and redesign. The spaces are generous enough to support more contemporary layouts while still retaining the character and proportions of the original house.





## The garden

The gardens are undoubtedly one of Trollstua's defining features. Wisteria spills across the brick elevations, while pathways pass through bluebells, mature borders and long-established planting that has developed naturally over many decades. Immediately surrounding the house are more formal garden areas and seating spaces, beyond which the grounds gradually become more open and informal in character.



An orchard area with mature fruit trees sits amongst tall grass and wildflowers, enclosed by mature hedging and evergreen boundaries that create an exceptional sense of privacy. The gardens now require significant management and restoration, but the beauty of the setting and the maturity of the planting are immediately apparent.



## The garage and parking

The property benefits from off-road parking together with both a single timber garage and a detached double garage set discreetly within the grounds. The arrangement provides extensive storage and practical flexibility for future renovation or landscaping works.



## Location

Rectory Lane lies in the small Worcestershire hamlet of Upton Warren, surrounded by rolling countryside yet well placed for day to day amenities in nearby Bromsgrove and Droitwich Spa. The area offers a choice of shops, pubs and eateries along with leisure facilities and golf courses. Families can take advantage of local schools and there are good road links to the M5 and M42 for commuting to Worcester Birmingham and beyond.

## Services

Services are TBC.

**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 Three, EE, 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 very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band G



# Rectory Lane

Approximate Gross Internal Area

Ground Floor = 102.5 sq m / 1103 sq ft

First Floor = 97.2 sq m / 1046 sq ft

Total = 199.7 sq m / 2149 sq ft

Total incl. Garage = 217.9 sq m / 2345 sq ft

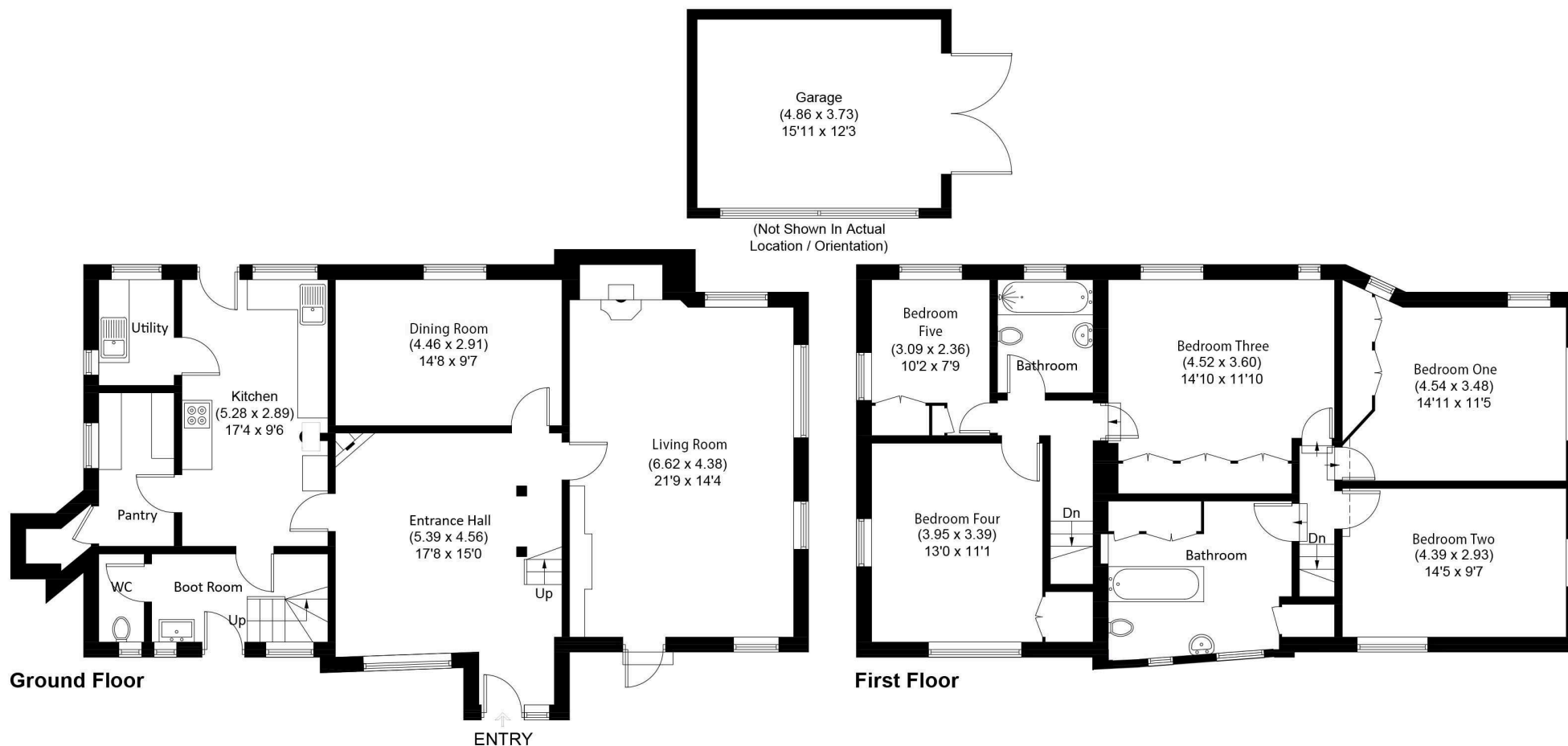


Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

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

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