

Ivy House, Shrawley, Worcester

G HERBERT BANKS

EST. 1898

Ivy House
Noutards Green
Shrawley
Worcester
WR6 6TF

A charming end of terrace country house full of character.

Lovely position adjoining Shrawley Woods.

- Entrance hall, breakfast kitchen, utility room, sitting room with garden room, dining room, cellar.
- Three bedrooms, dressing room/4th bedroom, family bathroom.
- Reconstructed 2 storey barn with ground floor storeroom and first floor home office/hobby room.
- Garage/workshop and further buildings.
- Splendid large gardens in all 0.881 acres.

Situation

Ivy House is situated in the very popular village of Shrawley which has the splendid St Marys Church with Norman Nave and Chancel, an active Village Hall (formerly the village school) and The New Inn public house which is a short walk away from Ivy House.

Shrawley Wood, which is a designated site of Special Scientific Interest forms a most picturesque backdrop to Ivy House. It is owned by Forestry England and provides many rewarding walks which can be accessed directly from the garden at Ivy House.

Ivy House from its elevated position enjoys some glorious views, particularly to the North.

The nearby village of Holt Heath has the highly regarded Broomfield Farm Shop with Café and a public house/Indian restaurant. A wider range of amenities can be found in the prime Worcestershire Village of Ombersley together with the Wyre Forest Towns of Bewdley, Stourport and Kidderminster.

Importantly Ivy House lies within the catchment of the much sought after Chantry School at Martley. There is good M5 motorway access via junctions 5 at Wychbold and 6 and 7 to the north and south of Worcester. Kidderminster, Droitwich Spa and Worcester all have direct rail links to Birmingham and beyond.

Description

This very appealing country house has well presented and flexible double-glazed accommodation. It is approached by a gravel courtyard with paved and brick steps. A stable door leads to an entrance hall/inner hallway with slate tiled floor and shower room off.

The delightful sitting room has a Clearview woodburning stove, timbered ceiling and wonderful views. It leads directly into the garden room with double glazed doors to the exterior.

An excellent feature is the through breakfast kitchen with slate tiled floor, timbered ceiling and marble working surfaces. A range of floor and wall mounted units include; an AEG induction hob with Bosch oven beneath and extractor over and an enclosed china display cabinet with adjoining wine rack and a plate rail. An oil fired Stanley Range cooker supplies that the central heating and hot water as well as providing twin hotplates and twin oven with marble splashback. An archway leads through to the utility room with wall and floor mounted cupboards, a walk-in pantry, plumbing for a washing machine and dishwasher ad space for a dryer and fridge freezer.

The separate good sized dining room is an attractive room with a wind inglenook fireplace with woodburning stove, timbered ceiling, fitted bookshelving, exposed timber floor and door to front porch.

On the first floor are three double bedrooms, all with wonderful views. The large master bedroom is approached by a dressing room with an airing cupboard. The family bathroom is well appointed with a spa bath and separate shower cubicle.

Outside

Adjacent to the house is a most delightful rebuilt period barn with open steps and overhang/timber deck area to the first floor; formerly a home office now a hobby room. Below is a storeroom, toilet washroom and freezer room. Adjacent are a timber potting shed, and an oil tank/bin store. A large garage/workshop has fitted work benches and room for one car. The power supply to all outbuildings has recently been upgraded. Water is supplied by outside taps to the front garden, kitchen garden and driveway.

The gravel driveway has plenty of parking space for family and visitors cars.

Complimenting this lovely house are the splendid large gardens. These include expansive lawns, one with an orchard, well stocked beds, greenhouse and nicely positioned deck with adjoining terrace and fenced kitchen garden. A number of log stores.

An expansive sweeping lawn/grassed area leads up to Shrawley Woods, the whole being enclosed by mixed hedging together with a row of leylandii.



GENERAL INFORMATION

Energy Performance

Current Rating: 44E Potential Rating: 71C
Carried out: 27th October 2026

Services

Mains electricity and water. Septic tank drainage. Oil fired central heating.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///thirsty.circus.proudest

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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.







Noutards Green, Shrawley, Worcester, WR6

Approximate Area = 1824 sq ft / 169.4 sq m
Outbuilding = 655 sq ft / 60.8 sq m
Total = 2479 sq ft / 230.2 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for G Herbert Banks LLP. REF: 1538878









