



South Lodge

Droitwich, WR9 0BL

Andrew Grant

South Lodge

Impney, Droitwich, WR9 0BL

2 Bedrooms 1 Bathroom 2 Reception Rooms

A rare Grade II listed former gatehouse offering remarkable architectural character and an exceptional opportunity for comprehensive restoration.

- A distinctive former gatehouse to Chateau Impney, presenting an increasingly rare opportunity to restore a Grade II listed home of considerable local and architectural interest.
- The ground floor provides a series of individual living spaces, including a kitchen, dining room, living room and conservatory, ready for thoughtful reconfiguration and renewal.
- Two first floor bedrooms are reached by a remarkable spiral staircase contained within the circular tower, one of the lodge's most memorable architectural features.
- Mature gardens surround the lodge, providing an established setting for its red brick elevations, stone detailing, decorative gables and unmistakable conical roof.
- The approximately one acre plot incorporates additional land and an outbuilding, with potential for alternative uses or development subject to all necessary consents.
- Occupying the historic entrance to the Chateau Impney estate, South Lodge combines a prominent setting with convenient access to Droitwich Spa and surrounding areas.

1412 sq ft (131.3 sq m) including outbuilding





The kitchen

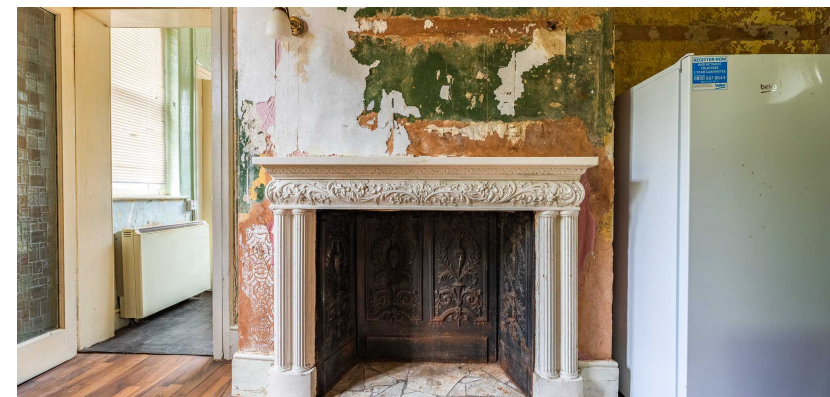
The kitchen forms part of the original ground floor accommodation and offers scope for complete redesign. Its proportions allow space for cooking and informal dining, while windows to two elevations and direct access to the distinctive tower staircase contribute to its unusual character. A separate pantry adjoins the room and the layout connects naturally with the dining room and remaining reception spaces.





The dining room

A generously proportioned room beside the principal entrance, the dining room could become an impressive formal reception space following restoration. A substantial stone fireplace provides a strong architectural focal point, complemented by the room's tall windows and original proportions.





The living room

The living room occupies the later ground floor addition and provides a comfortable alternative to the more formal dining room. Its broad proportions offer flexibility for a variety of seating arrangements, while glazed doors open directly into the conservatory.





The conservatory

Extending from the living room, the conservatory creates a direct transition between the interior and garden. Glazing across multiple elevations and outward opening doors establish a strong visual and physical connection with the grounds.



The staircase

Contained within the circular tower, the spiral staircase is one of South Lodge's most memorable architectural features. Curving around the rounded walls and rising past a series of windows, it creates a wonderfully theatrical route to the first floor bedrooms. Although requiring careful restoration, the staircase and tower embody the fairytale character of the lodge and reflect the French inspired architecture of the neighbouring Chateau Impney.



The bedrooms

Two bedrooms occupy the first floor, reached by the lodge's spiral staircase. The larger bedroom has an appealing dual aspect and balanced proportions, while the second offers comfortable dimensions and windows to two elevations. Both require complete renovation, yet their distinctive arrangement provides an excellent foundation for creating characterful sleeping accommodation within this highly individual historic home.





The bathroom

The bathroom is arranged on the ground floor and requires complete replacement as part of the property's wider programme of works. A large circular window acts as the focal point of the room.



The garden

The gardens provide an established and atmospheric setting for South Lodge, surrounding its richly detailed elevations with mature trees, shrubs and open areas of ground. From within the plot, the lodge's red brickwork, broad stone bands, decorative gables and circular tower can be fully appreciated, with the conical roof and weather vane creating an unmistakable silhouette.



The grounds scale and maturity present an exciting opportunity to reinstate a garden worthy of the building's architectural character. Open areas could accommodate lawns and defined seating spaces, while existing trees and planting provide a valuable framework for a carefully considered landscaping scheme.

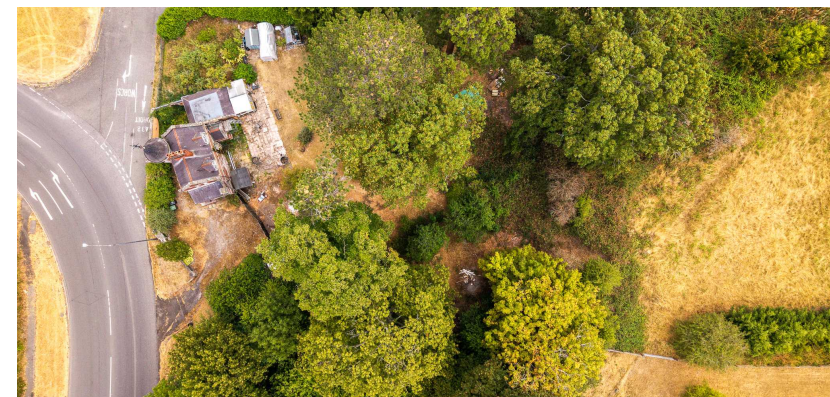






The land

South Lodge occupies a plot extending to approximately one acre. The land stretches away from the lodge and includes open ground interspersed with mature trees and established vegetation. Its size offers considerable scope to enhance the setting of the existing home and explore other possibilities for the site. Any development or alternative use would be subject to planning permission, listed building considerations and all other necessary consents.





The outbuilding

A detached outbuilding stands within the grounds and provides approximately 383 sq ft of additional space, adding another potentially useful element to the property's wider restoration.



The driveway and parking

South Lodge stands beside the historic entrance to the Chateau Impney estate, where its distinctive architecture and associated gatepiers create an impressive arrival. A broad area of hardstanding lies within the plot and provides space multiple parking.



The history of the Chateau Impney

Impney Hall, now widely known as Chateau Impney, was created between 1869 and 1875 for John Corbett, the prominent Worcestershire industrialist known as the Salt King. Designed by Parisian architect Auguste Tronquois and executed by Richard Phené Spiers, the Grade II* listed residence adopted an elaborate French Renaissance style. Its distinctive architecture was conceived for Corbett's wife Anna, who had been raised in Paris, and established an extraordinary French influenced landmark within the Worcestershire countryside.

South Lodge was constructed during the same period as an entrance lodge to the estate. Its red brick elevations, broad stone bands, decorative gables, ball finials and circular turret echo the theatrical architecture of the principal residence. The lodge and its associated gatepiers were Grade II listed in 1971, recognising their special architectural and historic interest and their important relationship with the wider Chateau Impney estate.

Following John Corbett's death in 1901, Impney Hall passed through several occupants before opening as Impney Manor Hotel in 1925. The estate was requisitioned during the Second World War and subsequently restored, reopening under the Chateau Impney name in 1949. It later became a celebrated destination for dining, entertainment and motorsport, including the Chateau Impney Hill Climb, further strengthening its place in the social history of Droitwich Spa.



Location

South Lodge occupies a prominent position at the historic entrance to the Chateau Impney estate on the edge of Droitwich Spa. The town offers a broad range of shops, everyday amenities, leisure facilities and places to eat, together with open spaces and routes beside the canal. Droitwich Spa is well placed for access to Worcester, Bromsgrove and the wider Worcestershire countryside, while established road connections provide onward travel towards Birmingham and the motorway network. The setting combines the convenience of a well connected town with the remarkable architectural surroundings and historic parkland associated with Chateau Impney.

Services

The property benefits from mains electricity and water. Drainage is supplied via a private septic tank.

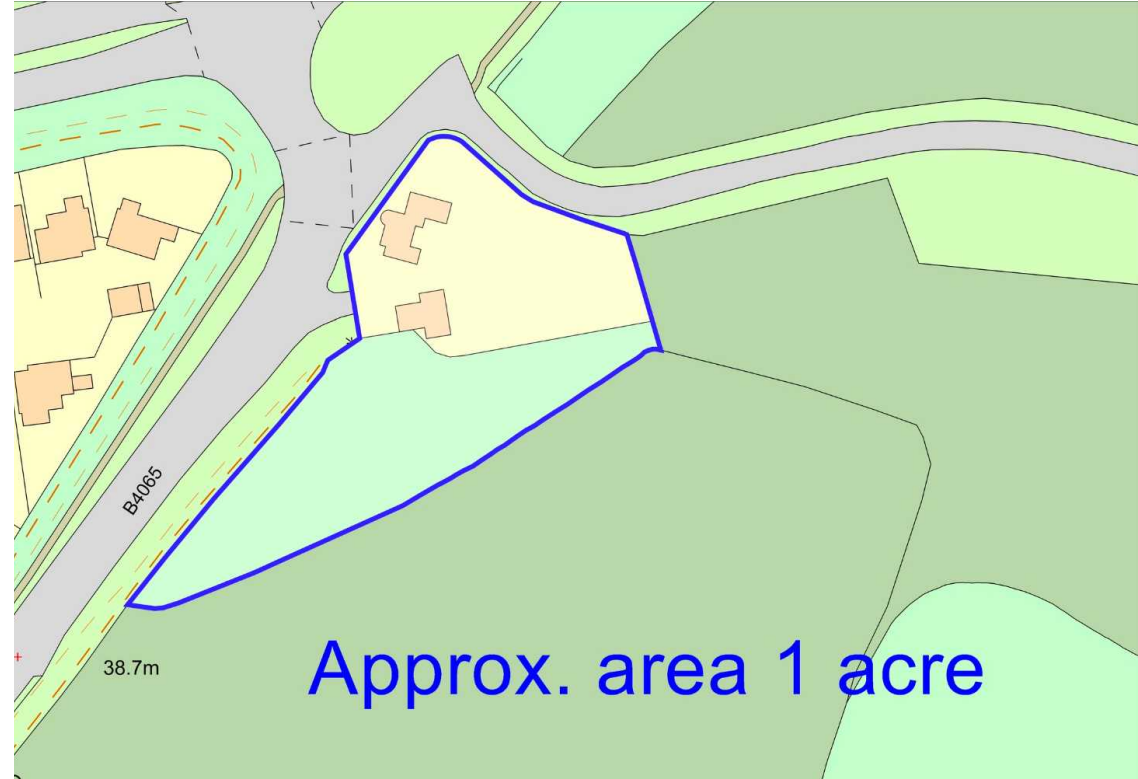
Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

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 very low risk for river flooding and low risk for surface water flooding, staying at a low risk between 2040 and 2060.

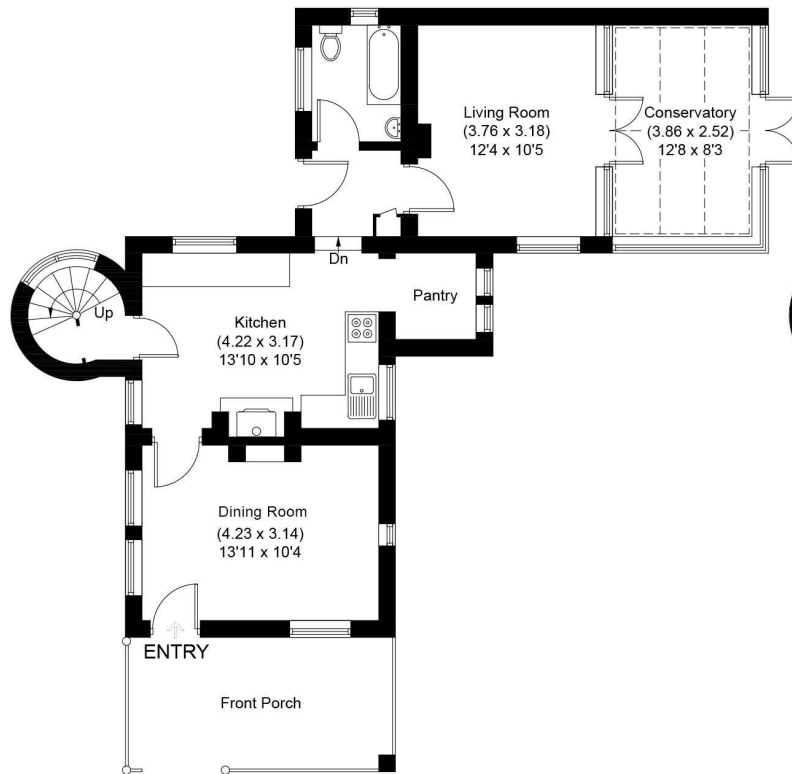
Council Tax

The Council Tax for this property is Band D

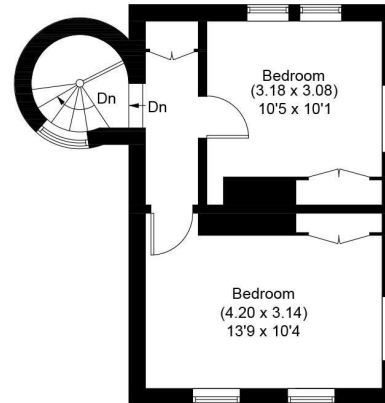


South Lodge, Impney

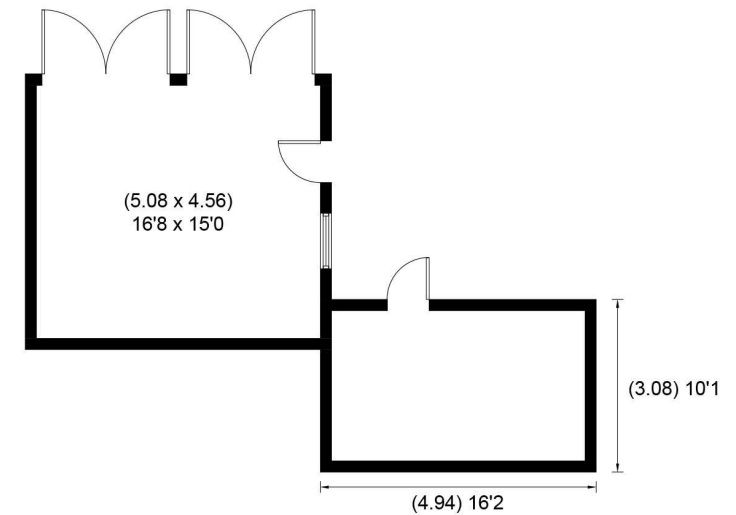
Approximate Gross Internal Area
 Ground Floor = 64.9 sq m / 698 sq ft
 First Floor = 30.8 sq m / 331 sq ft
 Outbuilding = 35.6 sq m / 383 sq ft
 Total = 131.3 sq m / 1412 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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



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