



Owletts

Shatterford, Worcestershire



Welcome to

Owletts

Shatterford, Worcestershire DY12 1RP

A fascinating country house in a lovely setting with exceptional amenities and captivating grounds of about 17.35 acres

- A substantial and beautifully presented principal house of 17th Century origin
- 4 reception rooms, 5 bedrooms, 4 bathrooms. About 4,824 sq ft.
- Self-contained 2-bedroom cottage. About 1,357 sq ft.
- Superb leisure complex with indoor swimming pool, spa, sauna, gym, kitchenette/bar and entertaining areas. About 1,993 sq ft.
- Wonderful party barn with games room. About 1,411 sq ft.
- Extensive garaging, stabling and a useful range of multi-purpose outbuildings. In all about 2,585 sq ft.
- All-weather, floodlit tennis court
- Delightful, landscaped gardens, paddocks, orchard, wildflower meadow, bluebell wood, natural water features
- About 17.35 acres





Owletts

Owletts is a remarkable country house, both in terms of setting, amenities, style and condition. The substantial principal house, guest house and associated buildings have been comprehensively restored, modernised and maintained by the current owners and the entire is presented to the highest standards. The property is not a Listed Building.

Approached via a long private drive from the village, Owletts is discreetly tucked within its grounds, offering privacy and seclusion. The main house has an attractive mix of brick, stone and half-timbered elevations. The interior retains an abundance of original features, including fine open fireplaces, polished wooden floors, exposed timbers and the more recent joinery in many rooms of the house is of exceptional quality.



Accommodation

The accommodation of the main house is very versatile and extends to about 4,824 sq ft. There are four reception rooms offering excellent living and entertaining spaces whilst one of the most striking ground floor rooms is the splendid oak-framed kitchen/breakfast room with Aga cooker. There is bespoke joinery and cabinetry by Smallbone who have also created much of the fitted furniture throughout the house.

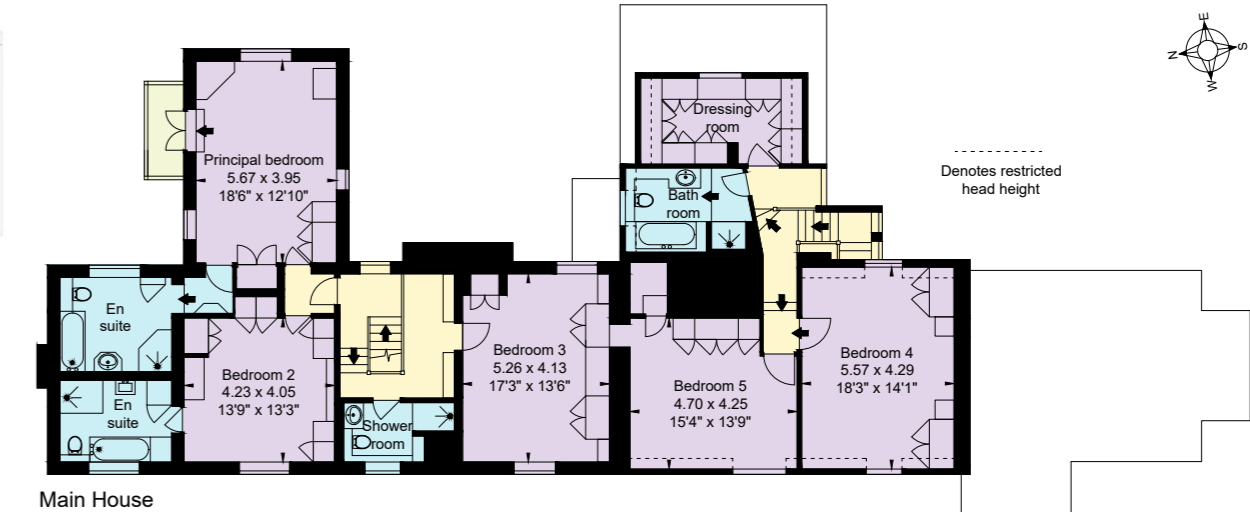
The first floor is accessed by two staircases and comprises five bedrooms, a dressing room and four bath/shower rooms.



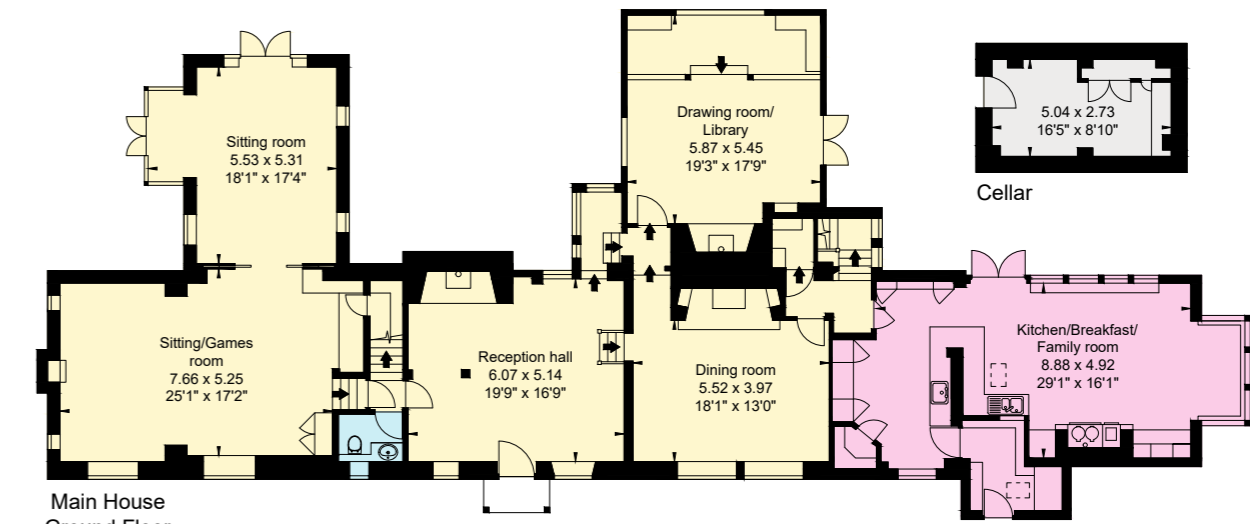


Main house

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Main House
First Floor



Main House
Ground Floor

Leisure facilities

Close to the house is a most impressive, converted barn. Part of the barn has been converted to a dramatic party barn where a vast open plan area opens up to lofty pitched ceilings with wonderful timbers.

Whilst perfect for entertaining, the space would suit a large fitness suite, extensive home office space or other uses. The detached leisure complex is surrounded by outdoor seating areas and overlooks the all-weather tennis court. The interior features some impressive glulam beams and an abundance of natural light provided by numerous sets of French windows and a huge skylight over the pool. There is a sauna, spa, gym, two changing/shower rooms and a bar/kitchenette in addition to the swimming pool.



Cottage

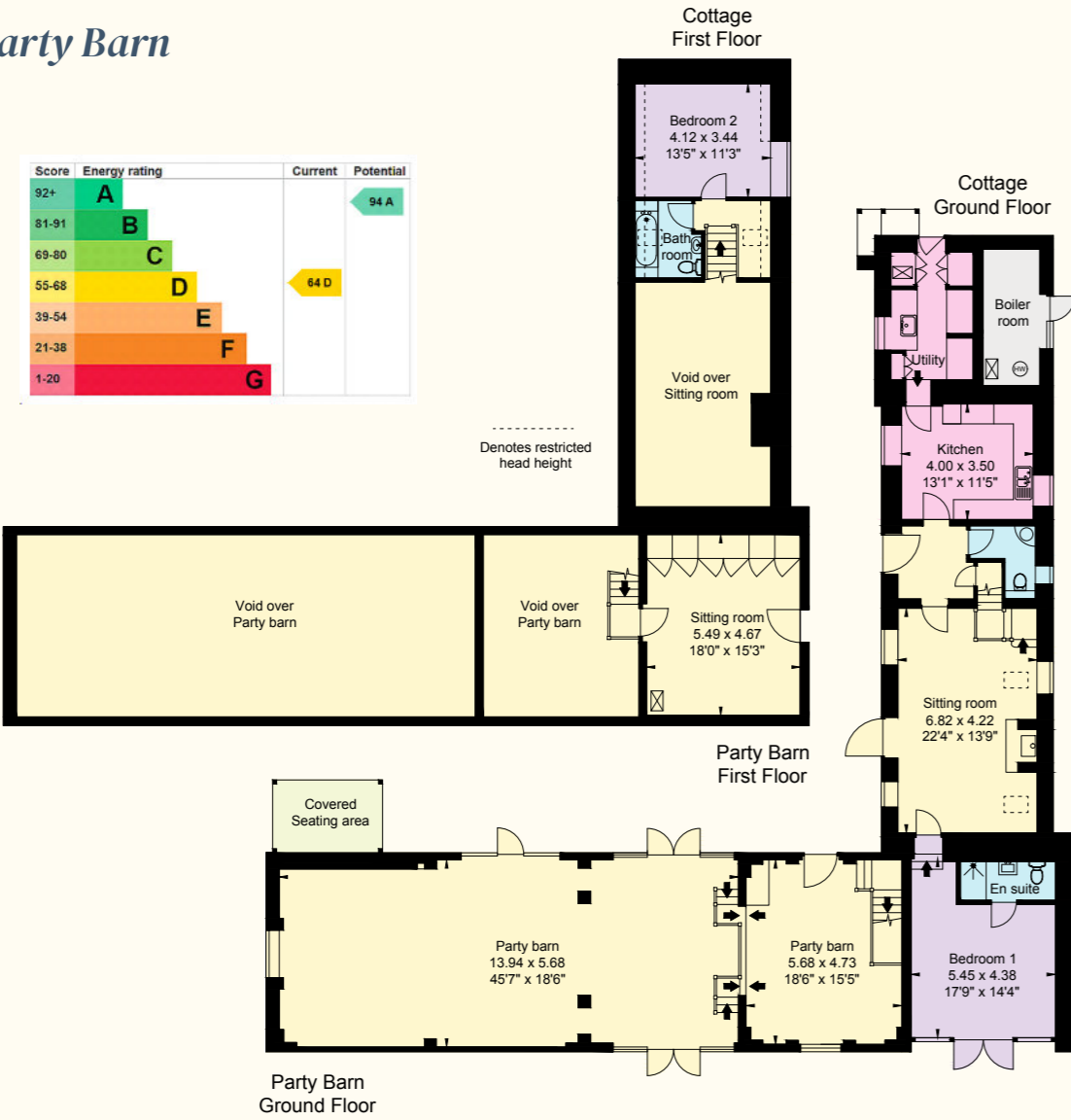
The remainder of the building forms a self-contained two-bedroom cottage, ideal for guests or dependent relatives. At the heart of the cottage is a striking double height sitting room with wood burner, and vaulted ceilings with exposed roof trusses.

Outbuildings

The courtyards and buildings layout at Owletts is a particular feature of the property with two branches of the drive providing access. Within the attractive main courtyard is the motor house providing three car garage, two bay car port, boiler room and gardeners WC plus a first-floor storage loft. A range of other outbuildings in different locations include machinery store, multi-purpose barn and stable block with two loose boxes and tack room.



Cottage & Party Barn



Leisure facilities & outbuildings





Building plan

- | | | |
|--------------------|-------------------------|-----------------|
| 1. Principal House | 2. Cottage & Party Barn | 3. Motor House |
| 4. Leisure Complex | 5. Summer House | 6. Stables |
| 7. Machinery Barn | 8. Machinery Barn | 9. Tennis Court |



Gardens and grounds

Beautifully landscaped gardens surround the house, providing both a lovely setting and captivating views from every window. There are numerous seating terraces with different vantage points, ornamental pools, expansive lawns, a lovely summer house and carefully planted borders and shrubbery. The grounds of about 17.35 acres feature pastureland, a wildflower meadow, bluebell wood, wildlife ponds and established orchard. One paddock has been underlaid with a hidden all-weather reinforcement mesh to provide an events car park.



Situation

The sought-after Worcestershire hamlet of Shatterford lies near to the Shropshire border amidst delightful countryside characterised by rolling hills, mixed farmland and the valley of the River Severn with its wildlife and steam railway. Shatterford is well known for its rural charm and the popular family run Bellmans Cross and Dominique's restaurant serving classic French cuisine.

The property lies about 4 miles north of Bewdley and about 10 miles from Bridgnorth, both very attractive riverside towns. A greater range of amenities can be found at nearby Kidderminster and the Cathedral City of Worcester, just under 20 miles away. The area is very well served for schools and worthy of particular note locally are Heathfield, Holy Trinity School and Winterfold House. A little further afield are the well renowned Bromsgrove School, Shrewsbury School, Old Swinford Hospital School and Wrekin College plus King's and the Royal Grammar School in Worcester.

Despite the rural surroundings there are some excellent transport links. The nearest junction of the M5 motorway is about 14 miles distant. Trains from Kidderminster reach central Birmingham in 45 minutes whilst a direct rail service from Worcestershire Parkway reaches London Paddington in 2 hours.

Travel distances

Bewdley - 4.6 miles
Kidderminster - 4.2 miles
Birmingham - 24 miles
Worcester - 19 miles

Nearest station

Worcestershire Parkway - 24 miles

Nearest airport

Birmingham Airport - 35 miles



Fixtures and fittings

All fixtures and fittings, garden statuary, machinery etc. whether mentioned or not in these particulars are excluded from the sale but some may be available by separate negotiation.

Services

We understand that mains water and electricity are connected. Private drainage system. Oil fired central heating.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

If the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations, no further information will be provided by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 80 Mbps (data taken from checker.ofcom.org.uk on 08/04/2026). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 08/04/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

Tenure and Possession

The property is to be sold freehold with vacant possession.

Method of sale

The property is offered for sale by Private Treaty method. However the vendor reserves the right to conclude the sale by an alternative method if required.

Local Authority

Wyre Forest District Council
Council Tax Band: G

Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Planning

The selling agents will not provide advice/guidance on the planning history for the property/land. Interested parties are advised to make their own investigations. It is assumed that enquiries have been satisfied, prior to an offer being made.

Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.



Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Directions

Postcode – DY12 1RP
Precise location of the entrance to the property:
what3words – ///defenders.falters.makeovers

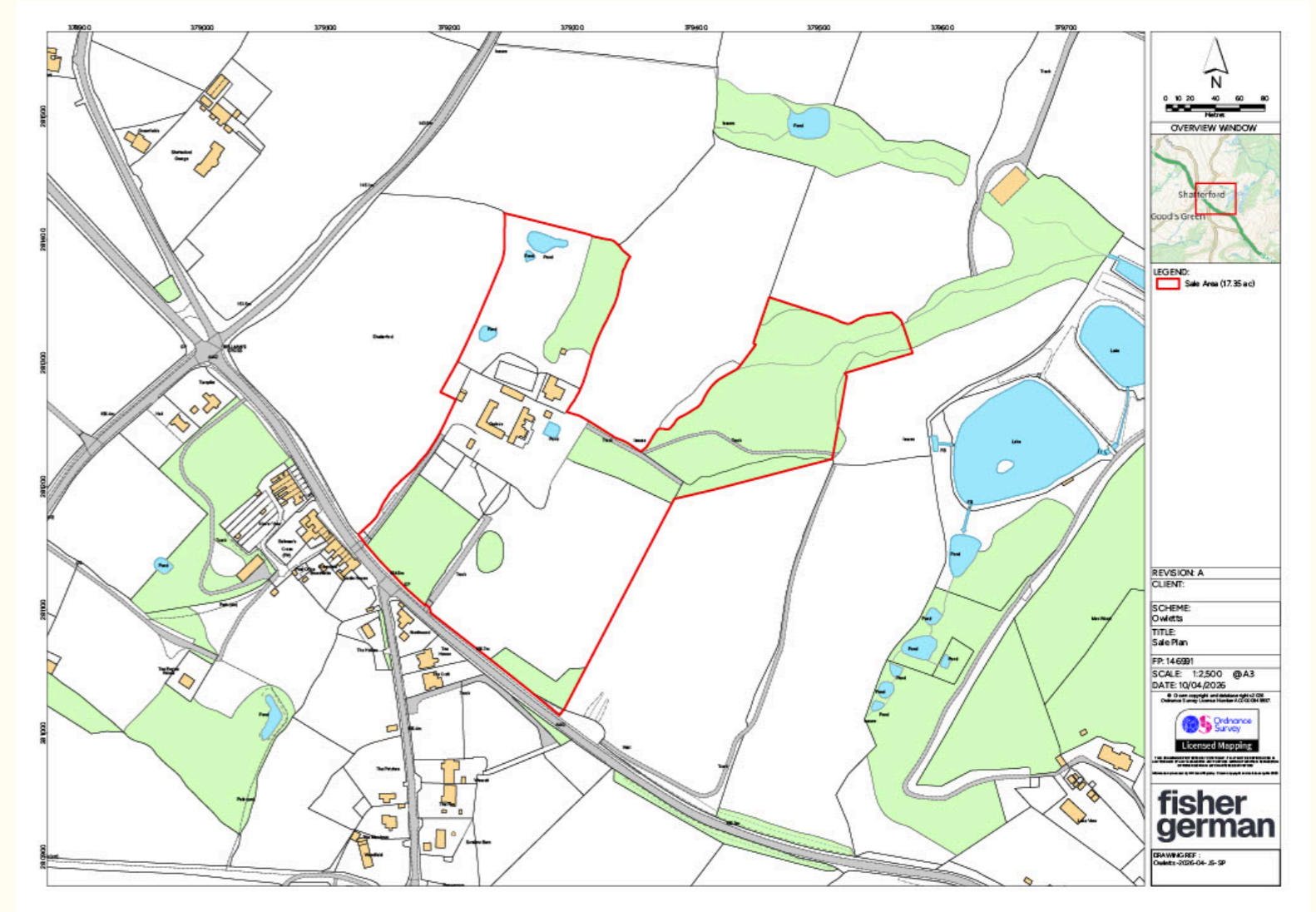
Viewings

Strictly by appointment through the joint selling agents:

Fisher German LLP
01905 726220
worcesteragency@fishergerman.co.uk

Peter James Property
01902 754777
sales@peterjamesproperty.co.uk

Extending to about 17.35 acres



Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2026. Photographs dated 2025.



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Or contact our joint agents:

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