



The Salmon Pool

Orleton | Stanford Bridge | Worcester | Worcestershire | WR6 6SX

 FINE & COUNTRY

THE SALMON POOL

The Salmon Pool is a beautifully presented, detached riverside residence set within approximately 2.75 acres of gardens and paddocks, enjoying exceptional uninterrupted riverside views within a peaceful and private setting.



Summary

Rich in character with vaulted ceilings and exposed beams, the property offers versatile three-bedroom accommodation alongside superb open-plan living spaces designed to maximise the stunning outlooks.

Further benefiting from private fishing rights, two pontoons, a detached oak-framed double garage and a substantial detached home office/garden room, this is a rare lifestyle property offering tranquillity, privacy and excellent accessibility within the Worcestershire countryside.

Property Description

The Salmon Pool is approached via a long private driveway, immediately establishing a wonderful sense of arrival, exclusivity and retreat. Positioned within a discreet enclave of just four residences, the property occupies an exceptional elevated riverside setting extending to approximately 2.75 acres, with uninterrupted views across the rock-bed river and surrounding countryside beyond.

Originally constructed approximately 30 years ago on the historic site of former pre-First World War fishing huts, the property carries a fascinating sense of heritage, with the location once forming part of the historic packhorse route to the mill. Today, it has evolved into an elegant and beautifully curated home, thoughtfully enhanced to provide stylish and highly versatile accommodation suited to both family, lifestyle led living and refined entertaining.

A welcoming entrance hallway introduces the home, where solid oak internal doors and quality natural materials immediately set the tone. The principal lounge is particularly impressive, featuring a vaulted ceiling with exposed beams, warm wooden flooring, an imposing fireplace with wood-burning stove, and French doors opening directly onto the terrace to perfectly frame the spectacular riverside outlook.

At the heart of the home lies an open-plan kitchen, dining and sitting area, carefully designed to maximise both natural light and the exceptional views. The kitchen is fitted in an elegant two-tone style with stone flooring running throughout, while the adjoining dining and sitting area enjoys vaulted ceilings, exposed beams, a gas-fired stove and further French doors opening onto the terrace and gardens beyond. The seamless connection between the internal and external spaces creates a superb environment for entertaining and contemporary lifestyle living.

Practicality is equally well considered, with a separate utility room incorporating a drying area and wood flooring, alongside an adjoining boot room with side access – ideal for country living, dog owners and outdoor pursuits. There is also provision for an external washing machine, thoughtfully positioned for practical day-to-day use in a covered outside area, ideal as boot room space.









Seller Insight

“ This is a home that offers something increasingly rare: a lifestyle shaped by nature, space and quiet privilege. Set within an exceptional riverside setting, with fishing rights, beautiful grounds and paddocks, the property combines the charm and individuality of a home with a story to tell, while delivering the comfort and practicality of a modern build.

From the moment you arrive, there is an unmistakable sense of calm. Sweeping views unfold in every direction, with gardens, open paddocks and the ever-changing river creating a setting that feels deeply connected to the landscape. Wildlife is not something occasionally glimpsed here; it becomes part of daily life. Buzzards circle overhead, kites soar across the skies, and deer, foxes and badgers regularly make appearances within the grounds themselves. There is a sense of immersion in nature that few properties can genuinely claim.

Inside, the house has been thoughtfully enhanced with a clear vision centred around natural materials, understated elegance and warmth. Every beam has been carefully stripped back to reveal the rich honey tones of the timber, while bespoke oak-framed external doors, oak skirting and painted timber windows create a consistent and beautifully considered aesthetic throughout. Recent renovations including a redesigned kitchen and updated bathrooms have further elevated the interiors.

The living room is a particular highlight; generous in scale yet wonderfully welcoming, it is a space equally suited to entertaining and quiet evenings by the fire. Seven sets of double doors flood the house with natural light and create an effortless connection between inside and out. Morning coffee and leisurely breakfasts are often enjoyed outside the back door, a favourite spot throughout the seasons.

Beyond the main house, the cabin offers an entirely different atmosphere and a valuable additional retreat. Ideal as a workspace, creative studio or escape from the main residence, it has become invaluable for modern working patterns, enhanced further by superfast broadband connectivity.

Life here naturally unfolds outdoors. Friends and family gravitate towards the garden, where time is spent dining, relaxing and simply appreciating the unique environment. Yet despite the tranquillity, there remains a warm sense of community, with friendly neighbours nearby and excellent local amenities within easy reach.

For the next owners, the advice from the current custodians is simple: embrace the setting and enjoy it fully. Homes like this are not simply lived in; they are experienced.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The bedroom accommodation is exceptionally well balanced. The principal suite enjoys a dedicated dressing area together with French doors opening directly onto the terrace and riverside views, creating a wonderfully peaceful retreat. A further guest bedroom also benefits from direct terrace access, fitted wardrobes and beautiful outlooks across the grounds. An additional double bedroom features a walk-in wardrobe, airing cupboard and ensuite shower room with underfloor heating.

The luxurious family bathroom has been finished to an excellent standard, incorporating a freestanding bath, separate shower enclosure and underfloor heating. An inner hallway with side access to the terrace further enhances the excellent flow of the accommodation.



The property has also benefited from continued investment and enhancement, including replacement windows in 2025 and updated external doors installed approximately ten years ago, ensuring the home is presented to an exceptional turnkey standard throughout.









Outside

The grounds of The Salmon Pool are every bit as impressive as the house itself and form a defining feature of this remarkable lifestyle property. Beautifully established gardens wraparound the home, thoughtfully landscaped and meticulously maintained to create a series of peaceful seating areas, productive growing spaces and immersive riverside vantage points.

A substantial wraparound terrace provides multiple areas for outdoor dining and entertaining, all positioned to fully appreciate the exceptional waterside setting and tranquil surroundings.

The land extends to approximately 2.75 acres and includes two well-maintained paddocks, both recently re-fenced and complete with water supply troughs, offering excellent potential for equestrian, hobby fishing, small holding or wider lifestyle use.

The riverside setting is truly exceptional, with private fishing rights and two individual pontoons providing direct access to the water and creating a rare and highly immersive connection to the river environment. The elevated positioning of the property allows for breath-taking panoramic views while also offering reassurance and practicality.

A detached oak-framed double garage provides excellent storage and secure parking, complete with 13-amp power suitable for electric vehicle charging. Further outbuildings include a powered workshop, greenhouse, wood store with electricity supply, fruit cage and extensive raised vegetable beds, making the property particularly appealing for those seeking a more self-sufficient country lifestyle.

Positioned discreetly within the grounds is an outstanding detached garden room/home office, complete with power, water and waste connections together with kitchenette and WC facilities. Elevated to maximise the riverside views, this highly versatile building lends itself perfectly to home working, guest accommodation, creative pursuits or wellness use.

Overall, the outside space at The Salmon Pool offers a remarkable combination of beauty, practicality, privacy and lifestyle versatility rarely found within the open market.







LOCATION

The Salmon Pool enjoys a peaceful and highly private setting within the Worcestershire countryside, whilst remaining exceptionally well connected to surrounding towns, amenities and transport links. Positioned within a discreet enclave of just four homes, the property offers a rare balance of seclusion, natural beauty and accessibility, making it ideally suited for both full-time occupation and lifestyle-led retreat living.

The nearby villages of Martley and Abberley are renowned for their strong sense of community and attractive rural character, together with a selection of highly regarded dining destinations including The Crown at Martley, The Manor at Abberley and the luxury wellness destination, The Elms Hotel and Spa. The highly sought-after village of Ombersley lies approximately 10 miles away, reached in around 18 minutes by car, and is widely regarded as one of Worcestershire's most desirable village settings. Ombersley is celebrated for its elegant Georgian architecture, thriving village atmosphere and excellent restaurant scene, including the renowned Checketts of Ombersley, alongside a collection of highly regarded gastro pubs, cafés and independent businesses.

The cathedral city of Worcester lies approximately 11 miles away, reached in around 22 minutes by car, and provides an extensive range of shopping, leisure and cultural amenities together with highly regarded schooling options including The Royal Grammar School Worcester and The King's School Worcester. A convenient King's School bus stop is situated at the end of the lane, whilst the property also falls within the desirable Chantry School catchment area. Further nearby destinations include Malvern approximately 16 miles away (around 30 minutes by car), Droitwich Spa approximately 14 miles away (around 25 minutes), Stourport-on-Severn approximately 10 miles away (around 20 minutes), Tenbury Wells approximately 13 miles away (around 22 minutes), and Bromyard approximately 17 miles distant (around 30 minutes by car).

Everyday practical amenities are also easily accessible. The nearest GP provision is in Great Witley, approximately 10 minutes by car (5.2 miles), whilst the nearest major hospital is Worcestershire Royal Hospital, situated approximately 14 miles away and reached in around 30 minutes by car. Additional healthcare facilities and services are also available within Worcester, Malvern and the surrounding market towns.

The area is exceptionally well positioned for commuting and wider travel connectivity. Worcester Foregate Street, Worcester Shrub Hill and Worcester Parkway railway stations are all within convenient reach, offering direct rail services to Birmingham together with onward connections to London. London Paddington can typically be reached from Worcester Parkway in approximately 2 hours and 20 minutes. For international travel, Birmingham Airport lies approximately 43 miles away, reached in around one hour by car, whilst Bristol Airport is approximately 75 miles distant, reached in around one hour and forty minutes.

Everyday amenities are further enhanced by independent retailers, cafés, restaurants and farm shops such as Mill Farm Shop, all contributing to the superb lifestyle offering of this exceptional riverside location.





Material Information

Tenure: Freehold
Council Tax Band: E
Local Authority: Malvern Hills
EPC: Rating E
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Private drainage via a septic tank
Heating: LPG central heating with underfloor heating in two bathrooms and the cabin floor
Broadband: FTTP full fibre superfast broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Double garage and driveway parking for 5+ vehicles
Total Internal Floor Area: 2,044 sq ft

Additional Information: CCTV or similar security system in operation. Public footpath through the paddock.

Title Information: The property benefits from a right of access over adjoining land. The title contains a restrictive covenant preventing the erection of an additional dwelling without consent.

Directions

Postcode: WR6 6SX
what3words: ///purse.kinks.hasten

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	52 E	
21-38	F		
1-20	G		

THE SALMON POOL, ORLETON, STANFORD BRIDGE, WORCESTER, WR6 6SX



APPROXIMATE GROSS INTERNAL AREA: 1535 sq ft, 143m²
 OFFICE AREA: 223 sq ft, 21m²
 GARAGE AREA: 286 sq ft, 27m²
 TOTAL AREA: 2044 sq ft, 191m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 09.06.2026





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*We value the little things
that make a home*



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