



Hoarstone Farm  
Trimpley Lane | Bewdley | Worcestershire | DY12 1RB

 FINE & COUNTRY

# HOARSTONE FARM

*Hoarstone Farm is an exceptional Grade II\* Listed farmhouse, extending to over 3,760 sq ft of beautifully preserved accommodation arranged across two floors.*

*With six bedrooms and flexibility for a seventh, and three generous reception rooms, the property is rich in original character including oak panelling, exposed beams, period fireplaces and historic overmantels. Set within approximately 1.5 acres, including a 1.15 acre paddock with dual access, the grounds provide ample gated parking, a private courtyard garden and sun terrace enclosed by sandstone walls.*



## Ground Floor

A welcoming oak-framed porch opens into an impressive reception hall, setting the tone for the character and scale that unfolds throughout. From here, access is provided to the principal living areas, guest WC, cellar and first floor.

The living room is a distinguished yet comfortable space, adorned with original oak panelling and centred around large fireplace (suitable for a wood burning stove) beneath an historic puritanical overmantel. Opposite, the dining room offers a warm and atmospheric setting with exposed brick fireplace, quarry-tiled flooring and further oak detailing.

Leading from the dining room is a versatile family room, equally suited as an additional bedroom or quiet retreat. A rear lobby connects to the cold store, former dairy and the farmhouse kitchen — a space that blends heritage and practicality, complete with AGA and charming original copper detailing set within an arched recess. A contemporary wet room with double shower has been thoughtfully integrated, ensuring modern convenience without compromising authenticity.

Ancillary cellarge further enhances the accommodation, providing useful storage and additional character space.

## First Floor

The first floor offers notable flexibility, arranged across two wings and providing six bedrooms in total, with scope for a seventh via the dressing room.

In the southern wing, the principal bedroom is a particularly striking room, featuring oak panelling, a fireplace and an historic overmantel. A second generous double bedroom benefits from its own ensuite and mezzanine level, offering both character and practicality.

To the northern side are four further bedrooms, served by a family bathroom. The master suite enjoys exposed beams, a fireplace, direct access to the bathroom and a private dressing room, which could readily function as an additional bedroom if required.

Throughout the upper floor, original beams, substantial doors and period detailing continue to create a cohesive and atmospheric environment.





























### Outside

Approached via a gated tarmac driveway from Hoarstone Lane, the property enjoys a generous parking and turning area framed by lawned gardens.

A sandstone-enclosed courtyard area provides a sheltered and private setting, complete with a sun terrace, ideal for al fresco dining and entertaining.

To the south lies an impressive 1.15 acre paddock, accessed independently from the lane via a separate gate. This level expanse of pasture presents excellent potential for equestrian use, extended gardens or further landscaping, subject to any necessary consents. In total, the grounds extend to approximately 1.5 acres, offering privacy, versatility and a quintessential country setting.

### History

Hoarstone Farm is a Grade II\* Listed historic farmhouse with architectural and historic importance, recognised on the National Heritage List for England. The listing confirms its early 17th Century origins with later remodelling in the early 18th Century, and the building's timber-framed construction with brick and sandstone cladding reflects that period's vernacular style.

Historically the farmhouse is closely associated with John Hanbury, a prominent parliamentarian during the English Civil War. In 1642, as the forces of King Charles I advanced, the Hanbury family fled the house; it was reportedly plundered twice by Royalist troops. After the Restoration in 1660, the family returned and enhanced the property by installing overmantels from Tickenhill Palace – historic features dating from 1560 and 1630 which remain in situ today.

In summary, Hoarstone Farm stands as a well-preserved example of rural Worcestershire heritage, with tangible links to 17th Century national history and enduring architectural character recognised through its Grade II\* Listing.





# LOCATION

---

Hoarstone Farm enjoys a peaceful rural position along Trimpley Lane, set within open Worcestershire countryside yet just a short drive from the historic riverside town of Bewdley, approximately 2 miles away. Bewdley offers a charming Georgian streetscape with a wide selection of independent shops, cafés, traditional pubs and well-regarded restaurants, together with everyday amenities including supermarkets, medical facilities and leisure services. Popular establishments such as The Hop Pole Inn and The Mug House provide characterful dining close to the River Severn.

The surrounding area is renowned for its natural beauty, with immediate access to scenic walking and riding routes, the Wyre Forest National Nature Reserve and the Severn Valley Railway heritage line. The River Severn offers further leisure pursuits, contributing to the area's strong lifestyle appeal.

Healthcare provision is well catered for within the region with Worcestershire Royal Hospital in Worcester, approximately 16 miles to the south, provides full acute and emergency services. The Princess of Wales Community Hospital in Bromsgrove is around 12 miles away, while the Alexandra Hospital in Redditch is approximately 18 miles.

There is an excellent choice of respected independent schools within comfortable reach. Winterfold House School near Chaddesley Corbett is approximately 6 miles away, Bromsgrove School around 12 miles, Old Swinford Hospital School in Stourbridge approximately 14 miles, RGS Worcester approximately 16 miles, and King's Worcester also around 16 miles. These are complemented by a range of well-regarded maintained primary and secondary schools in Bewdley and Kidderminster.

Rail connections are readily accessible from Kidderminster station, approximately 5 miles away, providing direct services to Birmingham in around 30 minutes. From Birmingham New Street, fast trains to London Euston take approximately 1 hour 20 minutes, making the capital reachable in circa 2 hours overall. Worcester also offers direct services to London Paddington in approximately 2 hours 20 minutes.

In addition to Bewdley, Stourbridge is approximately 13 miles to the north-east, offering further shopping, schooling and rail links into Birmingham, while the village of Hagley lies around 11 miles away, known for its sought-after residential setting and convenient rail connections. Worcester is approximately 15 miles to the south and Birmingham city centre around 23 miles to the north-east. Birmingham Airport is approximately 35 miles away, typically accessible in under an hour by car, providing both domestic and international connections.

Hoarstone Farm therefore combines the tranquillity of a countryside setting with convenient access to thriving towns, leading schools, comprehensive healthcare facilities and major transport links.





### Services, Utilities & Property Information

Tenure - Freehold  
Council Tax Band - F  
Local Authority - Wyre Forest  
EPC - Grade II\* Listed  
Property Construction - Non-standard - timber frame built in 1612  
Electricity Supply - Mains  
Water Supply - Mains  
Drainage and Sewerage - Mains  
Heating - Gas  
Broadband - FTTP Full fibre ultrafast broadband connection available - we advise you to check with your provider.  
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
Parking - Driveway parking for 4+ vehicles  
Additional Information - Situated in a Conservation Area. Shared driveway from the road to the wooden gates at the property. Maintenance to old pipe work opposite Wassell wood (it ceased running approximately 10 years ago). Water mains and gas pipes cross neighbouring land to service the property.

### Directions

Postcode: DY12 1RB  
What three words: ///strutted.slice.extreme

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on 01384 958811.

### Website

For more information visit <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

### Opening Hours

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



GROSS INTERNAL AREA: 3780 sq ft, 350 m<sup>2</sup>  
 CELLAR: 345 sq ft, 32 m<sup>2</sup>

**OVERALL TOTALS: 4105 sq ft, 382 m<sup>2</sup>**

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



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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 22.04.2026





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**HALINA DAY**

PARTNER AGENT

Fine & Country Stourbridge and Kidderminster  
T: 01905 678111 | M: 7920 857582  
E: halina.day@fineandcountry.com



**MARIE KIMBERLEY**

PARTNER AGENT

Fine & Country Stourbridge and Kidderminster  
T: 01905 678111 | M: 07814 735607  
E: marie.kimberley@fineandcountry.com

YOU CAN FOLLOW US ON



THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country  
Tel: +44 (0)1384 958811  
stourbridge@fineandcountry.com  
The Old Custom House 1 Church Street, Stourbridge, West Midlands, DY8 1LT

