



Sion House
Hillpool | Kidderminster | Worcestershire | DY10 4PE

SION HOUSE



Set privately within approximately 84 acres of spectacular Worcestershire countryside, Sion House is an exceptional country and sporting estate of considerable scale, distinction, and versatility. Remarkably secluded and discreetly positioned within its own land, the estate offers an increasingly rare degree of privacy, with the principal residence sitting at the heart of its grounds, well removed from the outside world.



PROPERTY DESCRIPTION

Approached along a long, sweeping private driveway, Sion House occupies an elevated and commanding position overlooking its own lake and the surrounding landscape. The sense of arrival is impressive, but it is the combination of privacy, acreage and sporting opportunity that truly distinguishes the estate.

Sion House represents the ultimate sporting estate. Alongside its extensive equestrian facilities, private gallop and polo field, the grounds incorporate a stocked trout fishing lake, a stream with wild brown trout and multiple pheasant shoots, creating an extraordinary environment in which to enjoy a broad range of country pursuits entirely within the privacy of one's own estate.

At its centre is the imposing Sion House, providing substantial family accommodation arranged over three floors, with seven bedrooms, four principal reception rooms and six bathrooms. Three of the bedrooms benefit from dedicated dressing rooms. The house is complemented by an impressive private leisure complex incorporating an indoor swimming pool, gymnasium, steam room, sauna and dedicated boxing studio.

Beyond the principal residence, the breadth of additional accommodation and facilities is exceptional. Sion Lodge sits at the entrance to the estate and provides an attractive two-bedroom gate lodge with its own garden and paddock, while a further detached two-bedroom cottage offers independent secondary accommodation. A substantial detached office building extending to approximately 4,000 sq. ft. provides an outstanding environment from which to operate a business independently of the main residence.

For the equestrian purchaser, the estate is particularly well equipped, with a professional-grade ménage, four-stable yard, tack and storage facilities, extensive paddocks and grazing land, together with a private gallop. A polo field further enhances the estate's exceptional sporting credentials.

Approximately 10 acres of beautifully maintained formal gardens surround the house, complemented by an enchanting walled garden, productive orchard, mature woodland and substantial private lake. The wider acreage envelops the principal residence and creates an exceptional buffer from the outside world, allowing Sion House to enjoy a degree of seclusion that is increasingly difficult to find. Extensive garaging, workshops and ancillary buildings complete what is an extraordinarily comprehensive country estate.

Sion House presents a rare opportunity to acquire far more than an impressive country residence. This is a remarkably private sporting estate offering space, freedom and the opportunity to enjoy an exceptional country lifestyle almost entirely within one's own grounds.

Ground Floor: The approach to Sion House provides an immediate sense of occasion, culminating in an impressive stone-pillared entrance which opens into the magnificent reception and dining hall. Generous proportions, excellent natural light and carefully considered architectural detailing establish the character of the house from the moment of arrival.

The principal reception rooms provide an elegant balance between formal entertaining and comfortable family living. Of particular note is the exceptional triple-aspect drawing room, where full-height glazing to three elevations draws the gardens and surrounding landscape into the interior and creates an extraordinarily light and inviting space.

The substantial kitchen and breakfast room forms the natural heart of the home, providing generous space for informal dining and everyday family life while remaining entirely appropriate to a residence of this stature. Its position provides an easy relationship with the principal entertaining spaces and allows the ground floor to function particularly well for larger gatherings.

A sophisticated, panelled study offers a distinguished and private environment for home working or quieter retreat, while the formal dining and additional reception areas provide the flexibility expected of a substantial country house.

Throughout the ground floor, expansive windows capture views across the gardens, lake and wider estate, creating a constant connection between the house and its exceptional surroundings while retaining the remarkable privacy that characterises Sion House.









SELLER INSIGHT

“ There are homes that offer privacy, and then there are homes where privacy becomes part of the very essence of everyday life. Sion House is one such property; an exceptional rural retreat, elevated high on the hill and completely secluded from the outside world, yet remarkably convenient for Birmingham, Worcester and the wider Midlands.

It was the setting that first captured the current owner's imagination. The sense of isolation is extraordinary, while the elevated position provides a wonderful outlook across the lake below. There is a particular magic to arriving home, travelling up the private drive and seeing the house reveal itself – a moment that, even after ten years, still inspires the same sense of 'wow'.

Inside, the home has been thoughtfully developed and enhanced over the years, transforming it into a highly individual residence designed for both relaxation and entertaining. The swimming pool, master bedroom, orangery and other areas were unfinished when the current owner arrived, providing a blank canvas from which to create the home it is today. A former lambing shed has been cleverly converted into an office, while ground-source heating has been installed to serve both the house and swimming pool.

Beyond the house, however, it is the land that truly defines Sion House. The grounds have been lovingly restored and enhanced, including the clearance and dredging of the lake, which has been stocked with trout, and the transformation of an overgrown stream area into a wonderfully atmospheric part of the estate. For the current owner, the land is where life is lived – often walking many thousands of steps each day with the dogs, following paths beside the stream and enjoying the extraordinary peace and solitude.

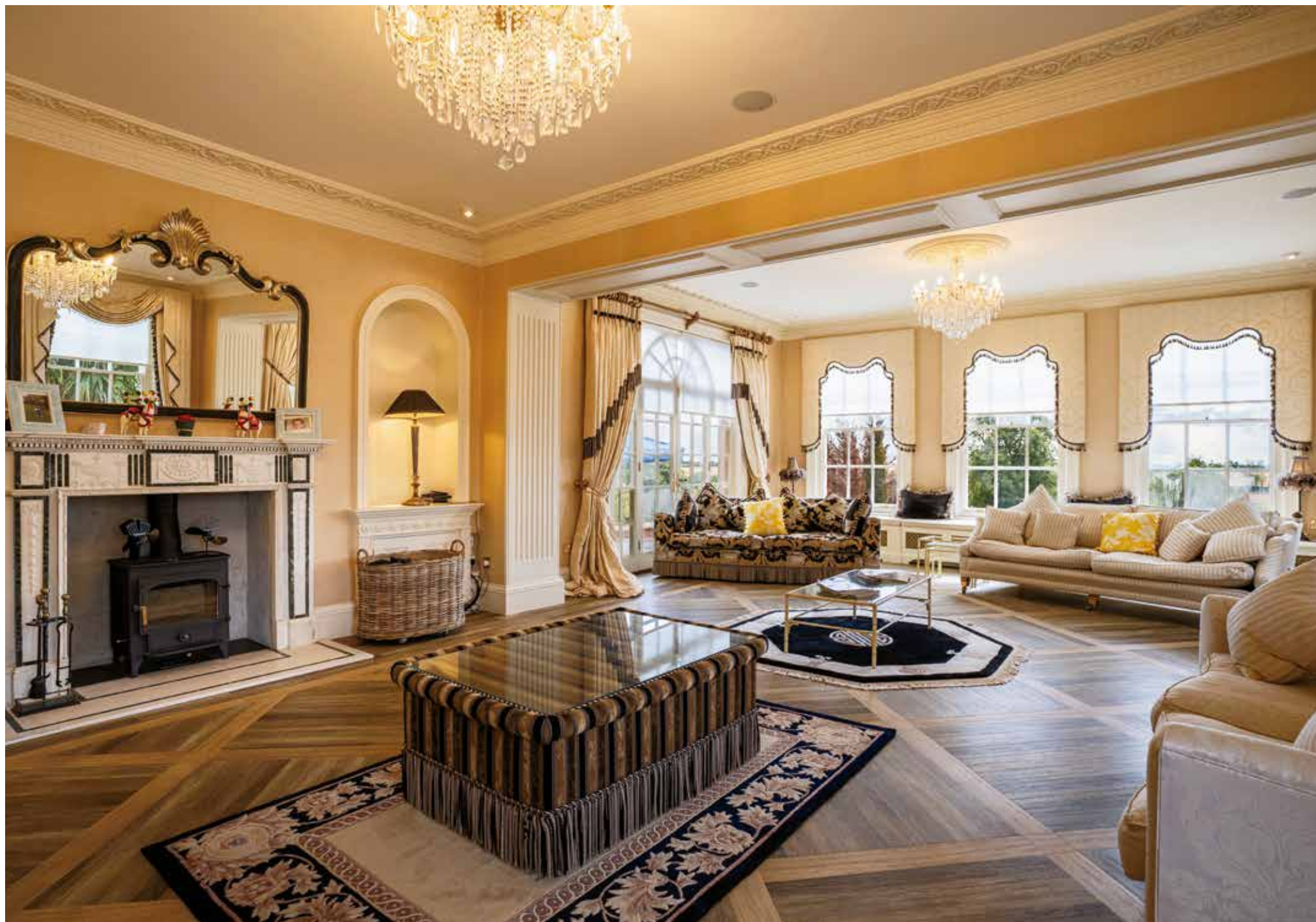
Wildlife is abundant, with fallow deer, badgers, mink, polecats, stoats and a remarkable variety of birdlife among the visitors to this private haven. By day, the grounds offer endless opportunities for walking and exploration; by night, their tranquillity becomes even more profound.

The home has also proved an exceptional setting for entertaining, from intimate dinners prepared by private chefs to gatherings of around 50 guests, with the dining and living spaces opened together to create an impressive entertaining environment.

For those seeking a home where independence, privacy, space and leisure are central to everyday life, Sion House offers something genuinely distinctive. With excellent access to Birmingham and the motorway network, highly regarded schools in the Hagley area and convenient connections to Worcester and other Midlands centres, this is a rare combination; complete seclusion without sacrificing accessibility.

The advice from the current owner is simple: bring a dog, embrace the land and make the most of the leisure facilities. Above all, enjoy the extraordinary lifestyle that Sion House makes possible.”

* 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.







First and Second Floors: The bedroom accommodation is arranged across the upper floors and has been designed to provide both impressive scale and privacy.

The first floor accommodates four substantial bedroom suites, creating an exceptional arrangement for principal family accommodation. Three bedrooms across the house benefit from their own dedicated dressing rooms, while the bathrooms are appropriately appointed for a residence of this calibre.

The second floor considerably extends the versatility of the accommodation, providing three further double bedrooms together with a separate sitting room. This arrangement is particularly well suited to older children, extended family, visiting guests or those requiring a degree of independence within the principal residence.

Across the upper floors, the elevated position of Sion House comes into its own, with bedrooms enjoying attractive outlooks across the formal gardens, lake and surrounding Worcestershire countryside.









Private Leisure, Fitness and Wellness Suite: A particularly impressive feature of Sion House is its extensive private leisure complex, creating a genuine wellness, fitness and recreational destination within the residence.

At its heart is the striking indoor swimming pool, providing an exceptional environment for year-round enjoyment. The accompanying lower-deck gymnasium creates a dedicated space for fitness and training, while a steam room, sauna and full shower suite complete the wellness facilities.

The leisure offering is further enhanced by a dedicated boxing studio, currently equipped with a full-size boxing ring and an extensive range of training and fitness equipment. This impressive space provides an excellent facility for private coaching, strength and conditioning, combat training or general fitness and could equally be adapted to accommodate alternative sporting or wellness requirements.

Together, these facilities elevate Sion House beyond the traditional country residence, providing the privacy and convenience of an exceptionally comprehensive leisure and wellness environment within the estate itself.

GARDENS, GROUNDS AND LAKE

The grounds of Sion House are every bit as impressive as the residence itself and, crucially, provide an exceptional degree of seclusion. Extending in total to approximately 84 acres, the estate provides a wonderful combination of formal gardens, parkland, pasture, paddocks, woodland and recreational spaces. The principal residence sits privately within this landscape, substantially removed from the boundaries of the estate and enveloped by its own land.

Approximately 10 acres comprise of beautifully maintained formal gardens, with expansive lawns and established planting providing an elegant immediate setting for Sion House. The substantial private lake forms a magnificent focal point within the landscape and is particularly striking when viewed from the house. Stocked for trout fishing, it is both a beautiful landscape feature and an important part of the estate's sporting offering. A stream within the estate provides the opportunity for wild brown trout fishing, adding yet another dimension to the sporting credentials of Sion House.

An enchanting traditional walled garden provides another distinct element within the grounds, while a productive orchard and mature wooded areas introduce further variety, privacy and seasonal interest. Beyond the formal gardens are extensive paddocks and amenity land, together with the polo field, private gallop, equestrian areas and multiple pheasant shoots. The scale and diversity of the grounds provide extraordinary opportunities to walk, ride, train, fish, shoot and simply enjoy the countryside without leaving the privacy of the estate.

Extensive garaging, workshops, storage and further ancillary buildings support the practical management of the estate and provide considerable capacity for vehicles, machinery and equipment.





OUTBUILDINGS

Sion Lodge: Positioned at the entrance to the estate and effectively acting as its gate lodge, Sion Lodge is an attractive and characterful residence arranged over three floors. Importantly, it enjoys its own private garden and paddock, allowing it to function independently from the principal house.

The accommodation retains a wealth of traditional features including exposed ceiling timbers, sash windows, fireplaces and traditional timber doors. An entrance hall with tiled flooring leads into the inner hall and cloakroom. The cosy snug features exposed ceiling timbers and opens directly into a spacious breakfast kitchen, fitted with a range of traditional wooden-fronted cabinetry and integrated appliances. Sash windows frame delightful views across the surrounding countryside.

On the first floor, the sitting room is an especially appealing space, with windows to three elevations and a distinctive circular feature window capturing far-reaching rural views. A traditional family bathroom incorporating a cast-iron roll-top bath completes this level.

The second floor provides two charming bedrooms, both enjoying dual-aspect windows. The principal bedroom incorporates exposed timbers together with extensive fitted wardrobes and storage.

With its separate position, private garden and paddock, Sion Lodge provides excellent accommodation for extended family, guests, staff or estate management while retaining an appealing sense of individuality.

Industrial Unit: Extending to approximately 3,000 sq. ft., the substantial industrial unit adds another highly versatile dimension to the estate. Currently lending itself particularly well to use as a wood store and machinery barn, the building provides valuable space for equipment, vehicles, storage or estate operations. Its scale and flexibility also complement the opportunity to work from home or operate a business from the estate, subject to any necessary consents. A practical and increasingly valuable asset, it further enhances the breadth of facilities offered by a country estate of this magnitude.

Sporting and Equestrian Facilities: The sporting credentials of Sion House are exceptional and form an integral part of the estate's appeal.

For the equestrian purchaser, the estate provides an impressive infrastructure capable of accommodating serious equestrian use while allowing riding, schooling and training to take place entirely within the privacy of the grounds.

Central to the facilities is a professional-grade outdoor ménage. Fully enclosed and finished with a quality all-weather surface, the arena provides an excellent facility for schooling, training and exercise. The estate also incorporates a four-stable yard with dedicated tack and storage facilities, complemented by extensive well-fenced paddocks and grazing land. Of particular note is the estate's private gallop, providing an excellent facility for exercising and conditioning horses without leaving the grounds. The polo field further distinguishes Sion House and reinforces its credentials as a genuine sporting estate.

Beyond its equestrian facilities, Sion House offers an exceptional range of traditional country pursuits. The substantial private lake is stocked for trout fishing, while a stream running through the estate offers

wild brown trout fishing. Multiple pheasant shoots further enhance the sporting offering and underline the breadth of recreational opportunities available across the estate.

The ability to ride, train, fish, shoot and enjoy such extensive countryside without leaving one's own land is a particularly rare proposition and establishes Sion House as an outstanding private sporting estate.

A substantial detached brick-built barn provides further practical facilities, with three large garage doors offering secure garaging, workshop or machinery storage. Full-height double barn doors provide excellent access for larger equipment, trailers and horseboxes.

Traditional brick detailing, characterful windows and a weathervane ensure the building sits attractively within its cobbled courtyard setting, successfully combining the practical requirements of a working country estate with an appearance entirely in keeping with its surroundings.

Together, the stabling, ménage, private gallop, polo field, fishing, shooting, paddocks and extensive acreage establish Sion House as a particularly compelling proposition for purchasers seeking a substantial country estate with exceptional sporting and equestrian facilities.





Professional Office Building: For purchasers seeking the ability to combine an exceptional country lifestyle with professional or commercial requirements, Sion House offers something particularly unusual; a substantial detached office building extending to approximately 4,000 sq. ft. and benefiting from its own separate access.

Internally, the building provides an impressive open-plan working environment, where exposed structural steelwork, high-volume ceilings, contemporary wood-effect flooring and extensive glazing create a striking yet practical workspace.

The generous proportions allow for numerous workstations and collaborative areas, while a central lounge area with a log-burning stove introduces a more relaxed dimension to the professional environment.

Dedicated meeting rooms provide space for presentations and private discussions, complemented by well-appointed kitchen facilities and separate ladies' and gentlemen's cloakrooms.

Externally, the building is approached independently and benefits from substantial parking for staff and visitors. Its position within the estate allows business operations to remain distinctly separate from the principal residence while retaining the considerable convenience of being on site.

For an entrepreneur, family business or purchaser embracing a hybrid working model, this represents an exceptional facility rarely found alongside a private country residence.



The Cottage: A further detached, brick-built two-bedroom cottage provides valuable independent accommodation within the estate and considerably broadens the flexibility of Sion House.

Its separation from both the principal residence and Sion Lodge makes it ideally suited to a number of purposes. It could provide comfortable accommodation for a groundskeeper, housekeeper or other estate staff, allowing a professional presence to be maintained on site while preserving the privacy of the principal house.

Alternatively, the cottage lends itself particularly well to independent guest or extended-family accommodation. Subject to the appropriate requirements and consents, purchasers may also wish to explore its potential for either long-term letting or short-term holiday accommodation.

The presence of both Sion Lodge and the separate cottage is a significant attribute, providing the estate with genuine multi-generational living, staffing and potential income - generating possibilities without compromising the integrity or privacy of the principal residence.





LOCATION

Sion House enjoys the considerable advantage of an exceptionally private rural setting while remaining well connected to Worcestershire, Birmingham and the wider national transport network.

Kidderminster provides an extensive range of everyday amenities, including supermarkets, independent shops, restaurants, cafés, leisure and healthcare facilities. The surrounding villages and countryside provide an excellent selection of traditional public houses, gastropubs and restaurants, while the historic riverside town of Bewdley broadens the choice of independent shopping, dining and leisure opportunities.

For those drawn to country pursuits, the location is particularly well suited. Worcestershire and the neighbouring counties have a strong equestrian community, with riding centres, competition venues, livery facilities and extensive countryside within convenient reach. The nearby Wyre Forest provides further opportunities for walking, cycling and outdoor recreation.

The area is also particularly well served for independent education. Winterfold School and Heathfield Knoll School are within convenient reach, with the highly regarded Bromsgrove School also readily accessible. Further options include King's Worcester and RGS Worcester, providing an excellent selection of preparatory and senior independent schooling.

Kidderminster railway station provides services towards Birmingham, connecting with fast mainline services to London Euston. Depending upon the chosen route and connection, central London can typically be reached by rail in approximately two hours. Alternative services towards London Paddington can be accessed via Worcestershire Parkway.

The national motorway network is readily accessible via the M5 and M42, placing Birmingham and the wider West Midlands within straightforward reach. Central London is approximately 130 miles by road, with typical journey times in the region of two and a half to three hours, subject to traffic conditions.

Birmingham Airport is also conveniently accessible, providing an extensive range of domestic and international connections and strengthening the estate's appeal for purchasers who travel regularly for either business or leisure.

Sion House ultimately achieves a particularly rare balance; the privacy and seclusion of a significant country estate, the facilities of an exceptional sporting and equestrian holding and the accessibility required for modern family and professional life. Whether sought as an outstanding principal residence, multi-generational family estate, sporting and equestrian holding or prestigious home-and-business environment, it represents a truly distinctive proposition within the Worcestershire country house market.



Material Information

Tenure: Freehold

Council Tax Band: H

Local Authority: Wyre Forest District Council

EPC: Sion House Rating E. Sion Cottage Rating E. Sion Lodge Rating D.

Property Construction: Standard (brick and tile).

Electricity Supply: Mains

Water Supply: Private supply via a borehole.

Drainage and Sewerage: Private drainage via a septic tank.

Heating: Air source heat pumps.

Broadband: 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: Extensive garaging and driveway parking for numerous vehicles.

Additional Information: Air source heat pump system is housed in an outbuilding adjacent to the main house. Three electric vehicle charging points. CCTV or similar security system in operation.

Public Right of Way by the stream.

Title Information: Property sold across 3 titles.

The property is subject to rights, easements and restrictive covenants contained within the title documents. Further information is available from the seller's solicitor.

Directions

Postcode: DY10 4PE

what3words: ///orange.upholds.geologist

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0)1905 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



Building 1 | Floor -1



Building 1 | Floor 0



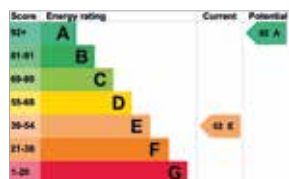
Building 1 | Floor 1



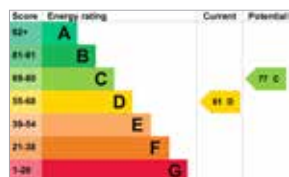
Building 1 | Floor 2



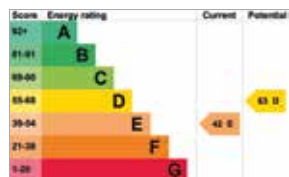
Sion Cottage



Sion Lodge



Sion House



Building 2 | Floor 0



Building 2 | Floor 1



Building 4 | Floor 0



Building 5 | Floor 0



Building 5 | Floor 1



Building 5 | Floor 2



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



VANESSA BRADFORD
PARTNER AGENT

Fine & Country Stourbridge and Kidderminster
T: 01905 678111 | M: 07967 04605
E: vanessa.bradford@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

Fine & Country Stourbridge and Kidderminster
The Old Custom House, 1 Church Street, Stourbridge, West Midlands, DY8 1LT
+441384 958811 | stourbridge@fineandcountry.com

