




ESTATE AGENTS

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Upper Sapey, Worcester, WR6 6HA

Offers Over £2,250,000

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A traditional, red brick Grade II farmhouse dating back to 1800-1850, set within 12 acres of land and offering countryside views across to Abberley Clock Tower. Waters Farm has been renovated throughout by the current vendors. The property is offered to the market for the first time in nearly 25 years and includes a bespoke triple garage, and various outbuildings – two of which have active planning. Application numbers: Garage and Barns DNM/111094/F 8 August 2011 and Hereford Council Letter Dated 3 February 2014 Ref: N111094/F

A private driveway leads to the property, splitting with one side leading to the main house and the other providing access to the bespoke garage, former dairy, workshop, stone barn and timber barns.

Entering the main house, the hallway provides access to the drawing room, dining room, stairs rising to the first floor, stairs to the cellar and access to the rear hallway. The drawing room is bright thanks to the dual aspect and the double doors leading to the patio. An open fireplace sits at the centre of the room. All the windows still have the original shutters fitted adjacent to the drawing room, the dining room also features shutters, original clay tiles and a large open fireplace and comfortably fits a table for ten.

Beneath the main staircase lies the entrance to the cellar, which has been tanked and is approximately the same size of the drawing room above, fully carpeted with power and radiators, this versatile space offers ample storage but equally holds the potential to become an inviting games or cinema room.

Continuing through the home, the rear hallway grants access to the kitchen diner, downstairs WC, study, and rear porch. The WC is appointed with a Victorian-style toilet and sink, while the recently renovated study/office features a fitted desk and cabinets for storage, designed, built and installed by Strachan of Leeds.

At the heart of the home, the kitchen diner and orangery stand out with their exceptional design and underfloor heating. The kitchen was designed and fitted by Culina & Balneo of Malvern and the solid walnut cabinets were manufactured by Stoneham of Sidcup Kent.



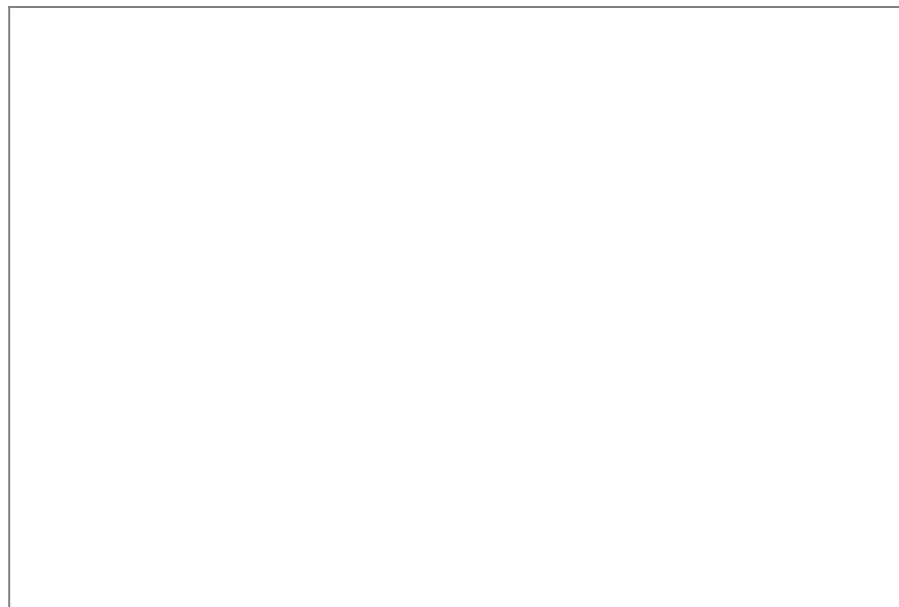
Upper Sapey, Worcester
First Floor



Total Area Approx
1176.6 Sq M
12664.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Grade II Listed Farmhouse
- Circa 12 Acres of Land
- Detached Triple Garage
- Tanked & Useable Cellar
- Renovated to High Specification
- Large Outbuildings with Active Planning Permission
- Four Reception Rooms, Four Bedrooms & Three Bathrooms
- Gorgeous Location with Views of Abberley Clock Tower



For more information on this house or to arrange a viewing please call the office on:

01905 958 290

Alternatively, you can scan the QR to view all of the details of this property online.

