



Upper Sapey, Worcester, WR6 6HA

Offers Over £2,250,000

The logo for Arden Estate Agents features a stylized green house icon above the word 'arden' in a bold, lowercase sans-serif font. Below 'arden' is the text 'ESTATE AGENTS' in a smaller, uppercase sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

Upper Sapey, Worcester, WR6 6HA

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. The built-in appliances are all manufactured by Gaggenau and include double oven, microwave/combi oven, plate warmer, dishwasher, fridge, freezer and an induction hob. The large wine fridge is manufactured by Siemens. There is also a boiling hot water Quooker tap.

In the orangery, a sky lantern with built-in electric blinds for shade or insulation as required, bathes the space in natural light, while double doors opening to the patio create an ideal flow for entertaining on warm days. For winter evenings, the modern Nordpeis log burner adds a cozy warmth to the room.

At the rear of the property, a designated boot area with built-in cabinets offers practical storage, leading to the utility room which houses the Worcester Bosch 3250 Boiler and is equipped with a sink and plumbing for a washing machine. Off the rear porch, the snug presents a charming retreat, featuring a vaulted ceiling, log burner, and characterful exposed brick and beams.



Upstairs, bedrooms two and three sit at the front of the house, offering views of Abberley clock tower on clear days. Bedroom three includes an en-suite with a roll-top bath, sink, freestanding shower, and WC, while bedroom two features a charming fireplace and access to the Jack-and-Jill-style family bathroom. This spacious family bathroom is also fitted with a roll-top bath, sink, WC, and walk-in shower.



The master bedroom, positioned at the rear of the property, comfortably accommodates an emperor-sized bed and features built-in wardrobes along with a spacious en-suite. The en-suite is fitted with a double sink, walk-in shower, and WC. Adjacent to the master, a walk-in wardrobe with oak cabinetry provides generous storage and could serve as a fourth bedroom if desired. Completing the first floor is a large airing cupboard with lofts above the bedrooms being fully boarded and insulated.

Outside, the property features outdoor electrical outlets and six conveniently positioned external taps, and a beautiful porcelain patio accessible from the drawing room, orangery, and rear porch. Steps lead down to the main lawn, framed by lovely mature borders and a variety of established trees. Spanning 12 acres, the grounds include productive farmland and an area that would be ideal for a paddock.

The outbuildings adjacent to the main house include the kennels, former dairy, a workshop, and a stone barn. All are equipped with power, and benefit from active, approved planning permission for additional accommodation.

The current vendors have constructed a bespoke triple garage, featuring a tandem layout with a double garage at the front and a single garage at the rear. This garage is equipped with an electric door. Towards the rear of the property, a timber barn is currently used for storage; however, it would be suitable for conversion into an indoor swimming pool, and sauna area subject to the necessary planning permissions.

This property offers a unique opportunity with the various outbuildings whilst the main house has been refurbished with attention to design, detailing, and quality. The main property still showcases numerous original period features and timbers throughout. A unique, much-treasured residence, that is now looking for its next owner.



Upper Sapey, Worcester
Ground Floor



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.

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.



- Cellar** - 6.69m x 4.32m (21'11" x 14'2") max
- Drawing Room** - 4.55m x 7.55m (14'11" x 24'9") max
- Dining Room** - 5.2m x 4.55m (17'0" x 14'11") max
- WC** - 4.87m x 1.51m (15'11" x 4'11")
- Office** - 4.88m x 2.93m (16'0" x 9'7")
- Kitchen/Diner** - 8.17m x 5.22m (26'9" x 17'1") max
- Orangerie** - 7.92m x 5.64m (25'11" x 18'6") max
- Utility Room** - 2.6m x 1.99m (8'6" x 6'6") max
- Study** - 4.13m x 3.84m (13'6" x 12'7")

- Master Bedroom** - 5.19m x 4.59m (17'0" x 15'0")
- Dressing Room** - 3.1m x 1.79m (10'2" x 5'10")
- Ensuite** - 3.06m x 2.65m (10'0" x 8'8")
- Bedroom 2** - 4.54m x 4.25m (14'10" x 13'11")
- Ensuite** - 4.12m x 2.75m (13'6" x 9'0")
- Bedroom 3** - 4.86m x 4.55m (15'11" x 14'11")
- Bedroom 4** - 4.86m x 2.11m (15'11" x 6'11")
- Bathroom** - 4.88m x 2.24m (16'0" x 7'4")

- Stone Barn Ground Floor** - 14.52m x 4.73m (47'7" x 15'6")
- Stone Barn First Floor** - 14.52m x 4.73m (47'7" x 15'6")
- Car Port** - 4.27m x 4.73m (14'0" x 15'6")
- Garden Store** - 4.82m x 4.31m (15'9" x 14'1")
- Workshop Ground Floor** - 8.36m x 4.65m (27'5" x 15'3")
- Workshop First Floor** - 8.36m x 4.65m (27'5" x 15'3")
- Former Dairy** - 4.65m x 3.21m (15'3" x 10'6")
- Kennels** - 4.63m x 1.98m (15'2" x 6'5")
- Timber Barn** - 26.57m x 9.25m (87'2" x 30'4") max
- Open Barn** - 22.86m x 10.65m (75'0" x 34'11")
- Garage** - 5m x 5.45m (16'4" x 17'10") max
- Double Garage** - 6.6m x 5.59m (21'7" x 18'4")

Services:

- Mains electricity and water supply.
- Septic tank
- Oil-fired central heating and Wi-Fi controlled electric underfloor heating in certain areas.
- The Alarm system is serviced by Sentinel security of Hereford and is linked to the 'Red Care' system, as are the internal smoke detectors.

Location: Waters Farm is situated in the Teme valley between the charming villages of Upper Sapey and Clifton-on-Teme. This idyllic location offers a tranquil rural lifestyle while remaining conveniently close to essential amenities and attractions. The villages local amenities, including welcoming village halls and pubs, create a friendly atmosphere for residents. Just a short drive away, Bromyard or Stourport-on-Severn (approximately 7 miles) offer a wider range of shops, supermarkets, and services, including medical facilities and schools. The area is well-served by several reputable primary and secondary schools, making it an excellent choice for families.





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.



arden
ESTATE AGENTS