



Astley Vineyard, Astley, DY13 0RU

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## Astley Vineyard, Astley, Worcestershire, DY13 0RU

A wonderful award-winning vineyard in a very pretty wooded valley.

- One of England's oldest vineyards established in 1971.
- Approximately 8.58 acres with about 5 acres planted to vines
- Two fabulous houses.
- Visitors centre, winery/warehouse and various outbuildings.
- Two fabulous new shepherd huts
- Driveway, attractive sloping lawned gardens with pond
- Mixed woodland with stream

Stourport-on-Severn 3.7 miles; Kidderminster 7.8 miles  
Worcester 10.15.

### Situation

Astley Vineyard with its brown tourist sign is situated on a quiet country lane off, the B4196 Holt Heath to Stourport-on-Severn road. Stourport is a well served Wyre Forest town, which is about 3 miles distant. The cathedral city of Worcester is approximately 10 miles to the Southwest.

Astley is located in north Worcestershire countryside close to the River Severn. The village has some local amenities, including a junior school, the charming St Peter's Church and public house on the River Severn.

The principal Wyre Forest town of Kidderminster is about 8 miles distant, and it has direct rail links to Worcester, Birmingham and London. There is good M5 motorway access via Junction 5, 6 & 7 to the North and South of Worcester.

### History

The principal main house, The Crundles was originally built in 1964. Thereafter the highly regarded Astley Vineyard was established. The Vineyard was bought by the current family in 2017 and now produces an average of 7,000 bottles per annum. Over the last 7 years the vendors have carried out many significant changes and improvements to the vineyard. It has a long list of awards and trophies at National /regional level. It is a glorious opportunity to enter the ever-expanding English wine industry.

### The Properties

There are two very striking detached houses, which have been beautifully redesigned and reconfigured under the supervision of the locally based Glazzard Architects.

The larger house, The Crundles, is approached by a stunning reception hall, leading to an outstanding range of ground floor rooms. These include a charming sitting room with original parquet floor and study off, splendid refitted breakfast kitchen with extensive range of cabinets, cloakroom, laundry and a boot room. The lower ground floor provides a secondary large office/playroom with a plant room off.

A truly stunning staircase leads to the first floor, which is served by 5 bedrooms, ensuite shower room and family bathroom.

The adjacent house, The Stables is an equally outstanding home of great style and design, with central reception hall, large open plan first floor living room/kitchen, four bedrooms, shower room, Finnish sauna and wet room.

Both these houses are cedar tiled clad and highly insulated. They are two supremely attractive country homes surrounded by lawned gardens, which compliment each other brilliantly.

### Outbuildings

The Estate benefits from two separate driveways. The second drive services the Vineyard with it's modern Winery, associated outbuildings and the striking timber constructed visitor centre, which is used for wine tasting and entertaining and also has a charming terrace overlooking the valley, with sunken garden below. Adjacent to the buildings is a large central parking area with pole barn. There is a useful large temperature controlled wine store.

### Gardens and grounds

The houses are approached by an attractive compressed stone driveway. These are flanked by lawns with a selection of shrubs and specimen trees. The principal garden is to the south of the main house with expansive lawns, lovely walks, terraced gardens and a natural stream-fed pond.

### The Vineyard

This lies across the valley from the main house on a well-drained, gently sloping site, extending to about 5 acres. The trellising is very well maintained and the excellent vine stocks, some planted by the current owners and some more than 50 years old, produce high quality wines.

Recently installed and on the boundary of the Vineyard are two most delightful Shepherd Huts, which are a glorious country retreat and are let by the present owners on a holiday basis. They include a sitting/bedroom area with kitchen facilities, woodburning stove and a shower room. Each is screened by willow hurdles fencing with gravel seating area.

To the south of this is the most charming large timber pavilion, providing wonderful entertaining/ sheltering space which is used by both guests and the grape pickers. Adjacent to that is a large implement store/ideal for tractors and vineyard machinery. The Vineyard has the benefit of a separate rear access.

## EPC – The Stables

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## EPC – The Crundles

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Services

Mains electricity and non-metered water supply. Oil fired central heating. Both properties are double or triple glazed.

There are 10920W of solar panels connected to a 5kwh battery. Including the electricity sold back to grid, this offsets approximately 40% of the annual cost.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale price.

### Local Authority

Malvern Hills District Council:

01684 862 151

### Viewing

Viewing is strictly by prior appointment with the sole selling agents Great Witley Office: 01299 896968

### Contact

Tim Gaston e: [tg@gherbertbanks.co.uk](mailto:tg@gherbertbanks.co.uk)

Nick Jethwa e: [nj@gherbertbanks.co.uk](mailto:nj@gherbertbanks.co.uk)

Astley Vineyard Website: [www.astleyvineyard.co.uk](http://www.astleyvineyard.co.uk)



### Directions

From Stourport take the B4196 towards Shrawley. Take a left-hand turn into Crundles Lane as indicated by the brown tourist sign. Proceed along Crundles Lane before locating Astley Vineyard ahead on your right hand side.





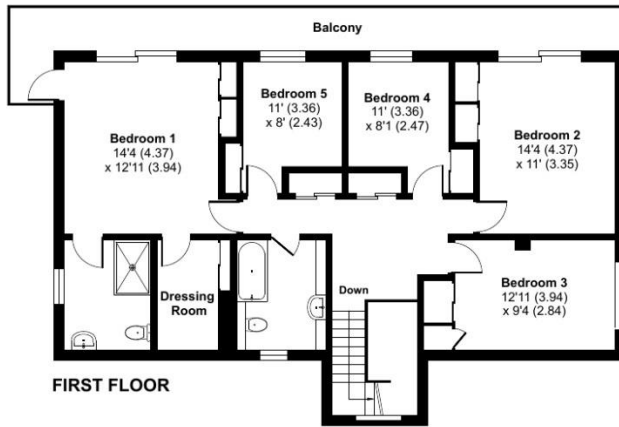




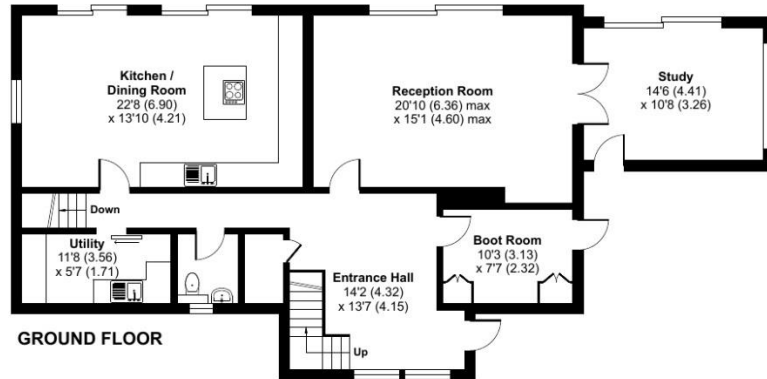
# The Crundles, Astley Vineyard, Stourport-on-Severn, DY13

Approximate Area = 2779 sq ft / 258.2 sq m

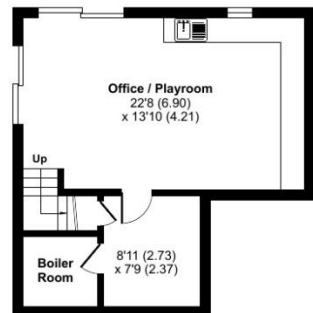
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FIRST FLOOR



GROUND FLOOR

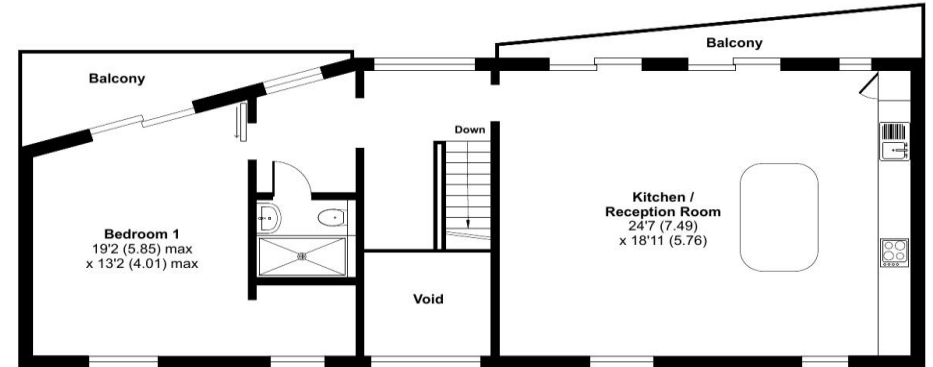


LOWER GROUND FLOOR

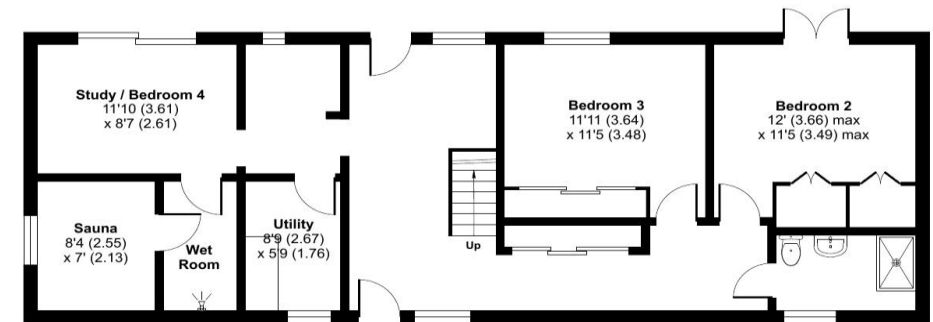
# The Stables, Astley Vineyard, Astley, Stourport-on-Severn, DY13

Approximate Area = 1789 sq ft / 166.2 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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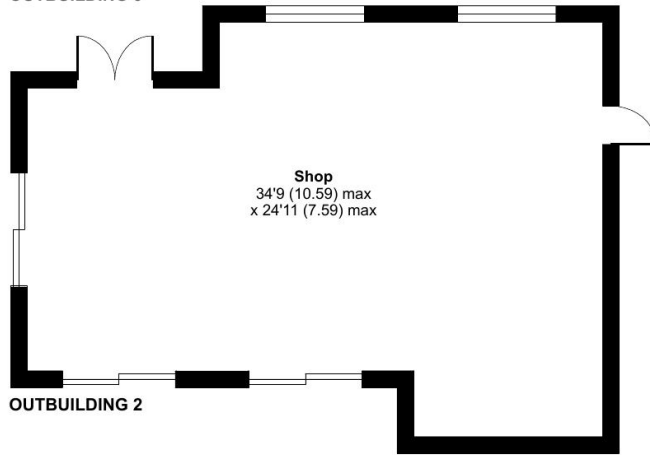
# Astley Vineyard, Astley, Stourport-on-Severn, DY13

Outbuilding(s) = 2358 sq ft / 219.1 sq m

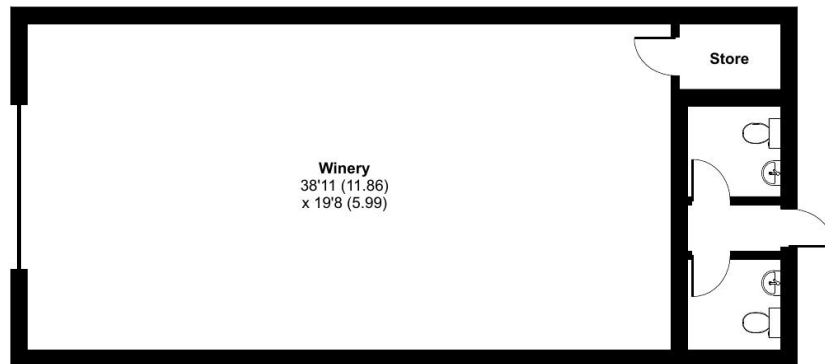
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OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for G Herbert Banks LLP. REF: 1197346











