



LOWER SALEWAY FARM

— Lower Saleway Farm —

## A HOME DESIGNED FOR COMFORT & STYLE

Nestled in a peaceful and private setting, Lower Saleway Farm is a home of rare charm, a place where history and craftsmanship intertwine seamlessly with modern comforts. Built from traditional lias stone and brick, the original farmhouse dates back to 1880, exuding all the warmth and character one would expect from a home of this heritage. Twenty-five years ago an extensive extension was carefully designed and

executed to the highest standard. The result is a thoughtfully crafted home where every detail has been thought of, from the double-glazed mahogany hardwood windows and external doors to the oak internal doors, bespoke timber skirting boards, architraves, and recessed lighting. Whilst not listed the house retains a deep sense of history but allows for flexibility and potential for further development.

*A timeless country retreat, beautifully private and brimming with character.*



## WELCOMING SPACES FOR LIVING & ENTERTAINING



Stepping inside, the entrance hall immediately sets the tone for the rest of the home. The dining room is an impressive yet inviting space, enhanced by a large bay window at the front, where natural light floods the room, accentuating the warmth of the timber floor and the elegant cornicing overhead.

Double doors open into the conservatory, a beautifully designed space built on an exposed stone plinth, filled with light from the generous glazed panels and the large roof lantern above. From here, doors lead directly to the garden, creating a seamless connection for that indoors meets outdoors vibe. The drawing room is both refined and comfortable, where a striking exposed stone inglenook fireplace forms the centrepiece, with a wood burner. The backlighting around the fireplace enhances the texture and depth of the stonework, casting a warm glow throughout the room, making it the perfect cosy retreat in the winter.



## THE HEART OF THE HOME

At the very heart of the home lies the kitchen and breakfast room, a truly outstanding space that embodies the essence of country living whilst offering every modern convenience. The bespoke hardwood kitchen has been thoughtfully designed with granite worktops, an elegant dresser, and a substantial island unit that serves as both a practical workspace and a social hub.





Integrated appliances, a gas hob, and an electric oven provide for effortless cooking, whilst the oil-fired Aga, set within a charming brick inglenook, adds to the warmth and character of the room. French doors open directly onto an expansive patio where a covered bar invites alfresco dining and entertaining all year round.

A sense of rustic charm is woven into the adjoining snug, where decorative exposed brickwork, an oak floor, and a wood-burner create a cosy and intimate atmosphere, making it the ideal spot to relax with a book, a G and T after work or enjoy the company of family and friends.



## A THOUGHTFULLY DESIGNED EXTENSION

Practicality at Lower Saleway has been given just as much consideration as aesthetics. A generous boot room, back hall, and dedicated dog room provide ample storage and keep the practical elements of daily life neatly tucked away. A separate WC and door to the outside add to the functionality of the space. From here, the home extends into a beautifully designed wing, which offers the potential for self-contained family accommodation,

perfect for guests, future proofing or multi-generational living. This section of the home includes a large and well-equipped utility room, a spacious sitting room where southwest-facing windows fill the space with warmth and natural light, a fifth bedroom with double doors leading directly to the garden, and a well-appointed bathroom that serves this section of the house.



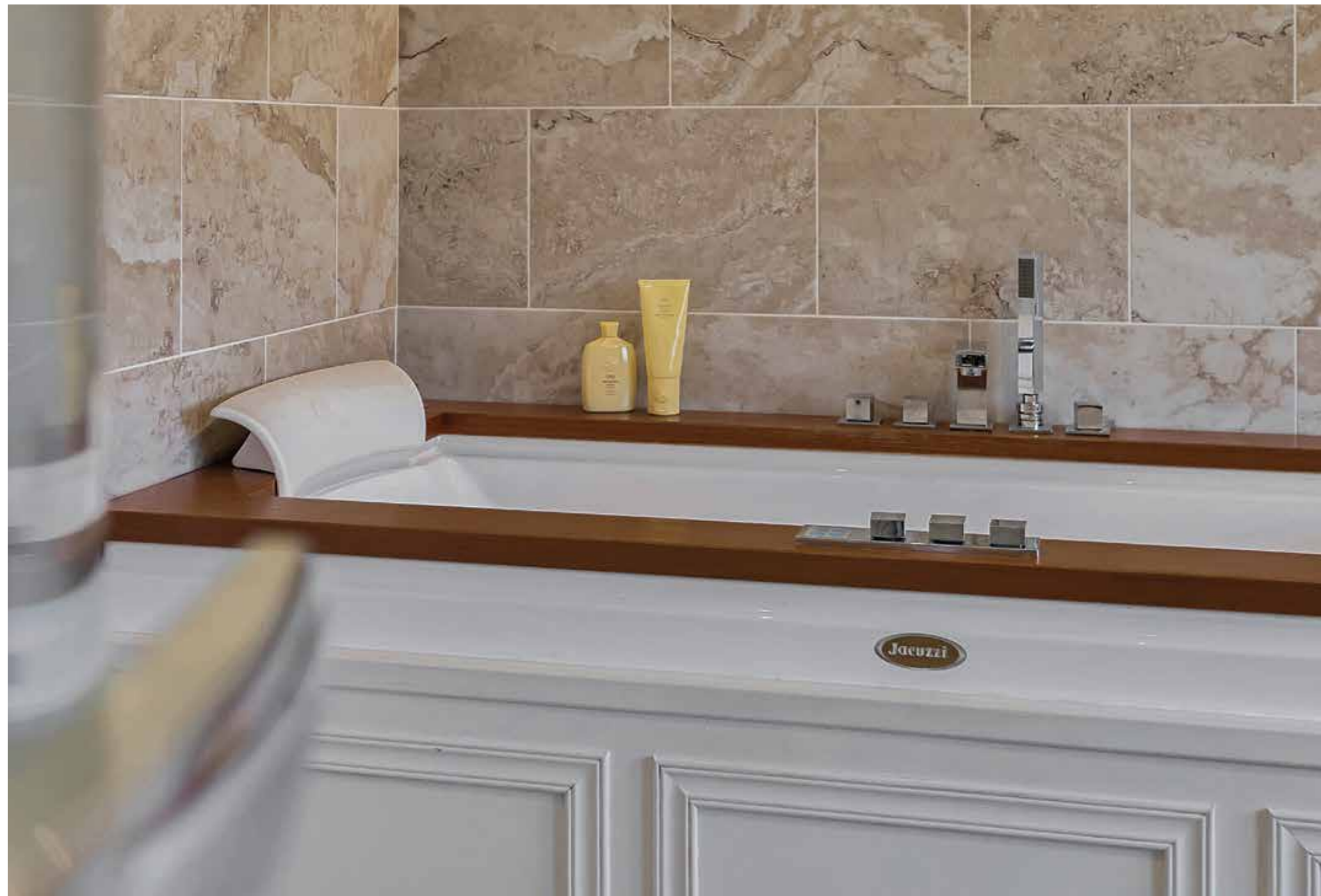
## UPSTAIRS: A SERENE RETREAT

A charming pine staircase, with beautifully turned spindle bannisters and traditional panelling, leads to the first-floor galleried landing, bathed in light and provides a striking perspective over the home's architecture. The principal bedroom is a sanctuary of peace and space, enjoying a dual-aspect outlook over the gardens and beyond. A fitted wardrobe sits neatly within a lobby area, leading into the

luxurious ensuite, where a vaulted ceiling enhances the sense of openness. Twin basins set in a marble top, a deep Jacuzzi bath, and a separate shower create a spa-like retreat, offering the perfect balance of indulgence and practicality. Bedroom two is another generously sized room, facing southwest to capture the best of the afternoon and evening sun.

It benefits from a built-in clothes closet and its own ensuite shower room, ensuring privacy and convenience. Bedrooms three and four are equally well-sized, offering flexibility for use as bedrooms, guest rooms, or even a study. A stylish and modern family shower room serves these two rooms, completing the well-appointed upper floor. Plans have already been drawn up for a five-metre square garden room leading off from the kitchen, which would provide a further versatile living space, should the new owners wish to extend the house.





## ADDITIONAL ACCOMMODATION: TWO BEAUTIFUL COTTAGES

### Cottage 1

Beyond the main house, two charming cottages provide additional accommodation, each with its own unique character. The first, a pretty, detached, oak-clad cottage, is full of charm and offers an open-plan sitting and sleeping area beneath a vaulted pine-lined ceiling. Exposed roof trusses and an exposed brick chimney with a wood burner add to the warmth and character of the space. A cleverly designed mezzanine level sits above the well-equipped kitchen and bathroom, while a large storage cupboard ensures practicality is not forgotten.

### Cottage 2

The second cottage, situated within the stable yard, bungalow-style, is also clad in oak. The entrance hall, fitted with useful storage cupboards, leads into a bright and airy sitting room, which opens into the kitchen. A comfortable double bedroom and a modern shower room complete this charming home.



## GARDENS & GROUNDS: A COUNTRY HAVEN

Outside, the setting of Lower Saleway Farm is as captivating as the house itself. Approached through handsome hardwood double gates, the house unfolds into a beautifully landscaped haven, framed by a backdrop of mature woodland. A brick-edged gravel driveway curves towards the house, surrounded by manicured lawns, colourful rose and flower beds, and a wonderful variety of trees, including birch and lime. A wisteria-clad archway leads to a stunning brick and slate-covered entertaining space, complete with a flagstone floor, a wood burner, a ceiling fan, and a wide glazed window that perfectly frames the view beyond. This inviting space opens onto a large flag stone patio, where the covered bar makes outdoor entertaining effortless and enjoyable.



## EQUESTRIAN & OUTBUILDINGS

Beyond the gardens, the property continues to impress with its equestrian facilities and outbuildings. A large stable yard provides ample space, with four well-maintained stables, one of which is currently used as a gym. A tack room, a garage, and a wood store sit neatly alongside, while a tractor store with two sets of double doors offers additional storage.



An all-weather menage is already in place and, with some restoration, could be returned to its former glory as a fantastic space for equestrian training. The land is equally well-planned, with a paddock, in front of the stables, leading to a large, open grass field beyond. Two separate access points from the lane provide easy movement to and from the stables and outbuildings, while dog-proof fencing ensures safety for pets.

## THE BEST OF RURAL & URBAN CONVENIENCE



*Lower Saleway Farm offers a rare combination of tranquillity and accessibility.*

Set in a beautiful rural location, yet exceptionally well connected, it provides easy access to the M5, M42, and M40, making Birmingham, Stratford-upon-Avon, Solihull, as well as London within reach. Birmingham International Airport, the NEC, and Birmingham International Railway Station are all within a short drive. Nearby Droitwich Spa offers a range of everyday amenities, including a Waitrose. Worcester, just seven miles away, provides excellent schools, county cricket, and horseracing. The surrounding countryside is crisscrossed with footpaths and bridleways, leading to picturesque villages with traditional country pubs, cricket and tennis clubs.

Lower Saleway Farm is more than a house; it is a home of substance, history, and possibility. It is a place where memories are made, where space and privacy allow for true freedom, and where every season brings new beauty. This is an opportunity to own not just a remarkable country home, but a way of life.



## WHERE TO GO WHEN YOU NEED...



**Milk:** Pop into the Premier Express store in Himbleton or the Co-op in Droitwich Spa – both just a short drive away for essentials.



**Weekly Shop:** Droitwich Spa (around 10 minutes away) has a Waitrose, Morrisons, Lidl and ALDI – perfect for the weekly shop. For a wider selection including M&S Foodhall and Tesco Superstore, Worcester is under 20 minutes away.



**Gym/Fitness:** No need to venture far – Droitwich Spa has several gyms including Anytime Fitness and DW Fitness First. For a more personal touch, there are local trainers and yoga classes in nearby villages. For swimmers, Droitwich Leisure Centre has a heated indoor pool.



**Golf:** Gaudet Luce Golf & Leisure Complex is just 15 minutes away and offers an 18-hole course, driving range, and clubhouse. Ombersley Golf Club is also nearby, beautifully set with views of the Worcestershire countryside.



**Dinner/Drinks:** The Chequers at Crowle, a classic country pub with great food, is just down the road. Venture into Droitwich or Worcester for wider dining – from traditional pubs like The Talbot at Knightwick to smart dining at Ostlers at Number 1 in Worcester.



**Schools:** The local area is well-served for schools. Nearby options include Himbleton CE First School, Wychbold First and Nursery School, and Bowbrook House School (an independent day school in Peopleton). Worcester offers renowned independent options such as The King's School and RGS Worcester.



**Walks:** Step straight out into the countryside from the door – there are miles of footpaths, bridleways and quiet lanes through the Saleway and Himbleton area. A short drive takes you to the spectacular Malvern Hills, the Worcester and Birmingham Canal, or walks along the River Severn.



# THE FINER DETAILS

EPC:

E

Council Tax Band:

G

Heating:

Oil

Drainage:

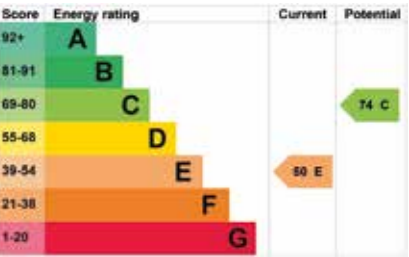
Septic tank

Local Authority:

Wychavon District Council



**Approximate Gross Internal Floor Area:**  
House: 299 sq.m / 3,220 sq.ft  
Cottage 1: 30 sq.m / 323 sq.ft (exc First Floor)  
Cottage 2: 37 sq.m / 399 sq.ft  
Outbuildings: 182 sq.m / 1,900 sq.ft  
Total: 548 sq.m / 5,902 sq.ft



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STOWHILL ESTATES

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