



A fabulous equestrian property set within 8.45 acres of land

**Hazel farm, Windmill Hill, Stoulton, WR7 4RP**

Guide £1,250,000 Freehold





Open plan sr / kitchen • three bedrooms • en suite  
• bathroom • Partially constructed secondary dwelling  
• stabling • outbuilding • two garages

### Situation

The Hamlet of Windmill Hill is semi-rural and situated between the two larger villages of Stoulton and Drakes Broughton, both of which have amenities to include public houses, village halls and a small convenience shop.

The area offers superb transport links, the M5 motorway is approximately five miles away, as is Worcester Parkway with direct lines to both London Paddington and Birmingham New Street respectively.

The property is located in a good catchment area for local schools, such as the Royal Grammar School, Worcester and The Kings School, Worcester.

Worcester is approximately seven miles away and has all that would be expected of a vibrant city to include a superb selection of shops, restaurants and bars.

The pretty market town of Pershore is approximately four miles away which has a charming choice of coffee shops, restaurants and a leisure centre.

In addition there are several popular public houses nearby with plenty of good walking in the surrounding countryside and villages.

### Description

Hazel Farm is a wonderfully unique home designed and built by the current vendor. Situated within its own grazing land and having benefit of established stabling, the property offers an exciting opportunity for someone who wishes to have their own livery or simply have their horses close to home.

The property was converted from farm buildings in 2017 and has potential for further development, with scope to install an all-weather arena if desired (subject to planning permission). Furthermore there are a number of popular hacking tracks in close proximity.

The principal dwelling is a super stylish barn conversion which has been designed to embrace open-plan living. Exposed roof trusses and a central brick fireplace are but two of the eye-catching features.

The accommodation is in excellent decorative order, dressed in a contemporary country style. Engineered wood flooring, a modern wood burning stove, wooden doors and stone-tiled bathrooms are examples of the impressive finish. In addition there is underfloor heating in the kitchen and bathrooms and built-in storage in all three bedrooms.









The kitchen is equipped with a comprehensive range of units, induction hob with stainless steel extractor over, double oven with grill and an attractive island bar with granite worktop. In addition there is a useful utility room furnished with sink and drainer and having space and plumbing for washing machine and tumble dryer. The bedrooms are styled and served by a beautifully appointed bathroom to include a deep-set free standing bath, feature basin, and high-gloss tiling to wall and floor. Separate to this, the shower room has been equipped with a walk-in double cubicle with waterfall head. Adjacent to the principal accommodation is a secondary brick built barn / garaging. The majority of works have been undertaken, however, it does require completion. The opportunity to configure as you wish, subject to permission, is a rarity and offers great potential.

The equestrian facilities include an impressive enclosed stable yard of 10 looseboxes and an attached outbuilding/ tack room which adjoins two garages / additional storage.

The gardens and land amount to 8.45 acres and could be parcelled to create separate paddocks. The formal gardens to the front are principally lawned and include a sunken paved patio, space for a trampoline and a children's play area.









**Services**

Mains water, electricity, private drainage, oil central heating

**Tenure**

Freehold

**Local Authority**

Wychavon Distict council

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = C

**Viewing**

Strictly by appointment with Savills.







**Hazel farm, Windmill Hill, Stoulton, WR7 4RP**

**Approximate Area** 127.5 sq m / 1372 sq ft

**Garage** 39.8 sq m / 428 sq ft

**Outbuilding** 334.2 sq m / 3597 sq ft

**Total** 501.5 sq m / 5397 sq ft

**Contact**

Savills Cheltenham

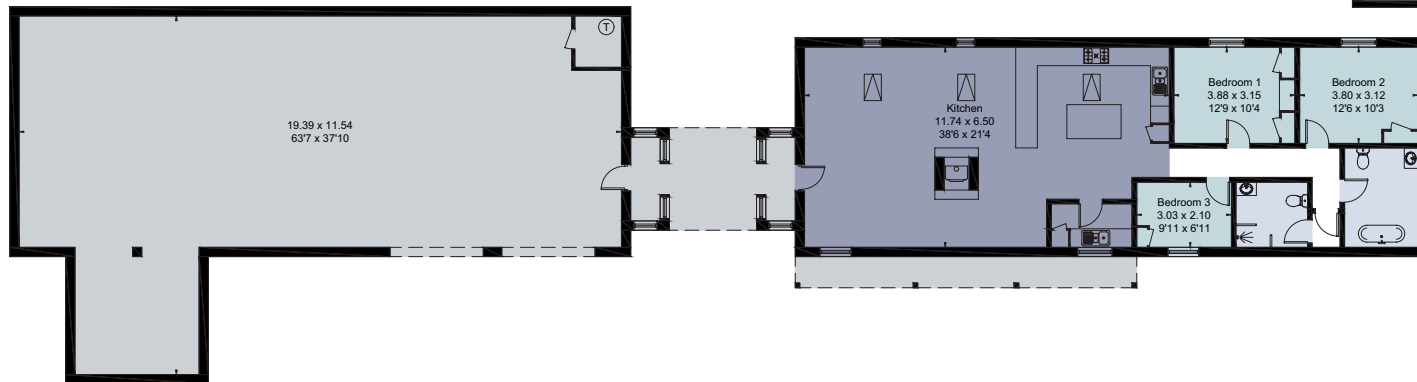
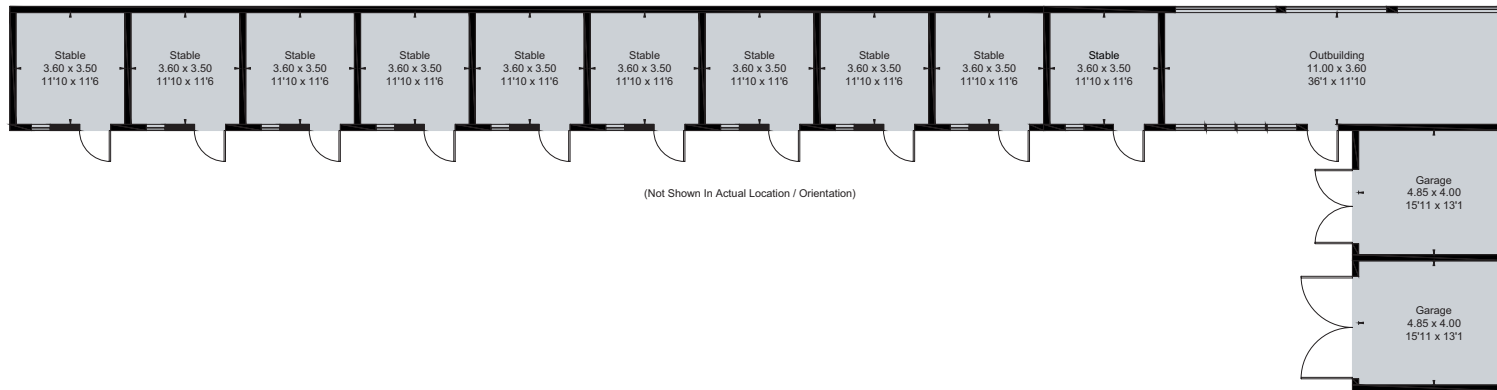
**01242 548 000**

cheltenham@savills.com



savills

savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	108
(81-91)	B	80
(69-80)	C	
(55-68)	D	
(39-54)	F	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For identification only. Not to scale. © 221103PB

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

