



# Astley Vineyard

Astley, Stourport-on-Severn, Worcestershire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A unique opportunity to acquire an established vineyard, two properties, outbuildings, woodland and 8.5 acres

Astley Vineyard is one of England's oldest vineyards, established in 1971 in beautiful Worcestershire countryside. Sitting in over 8 acres with 5 acres of vines and includes two detached contemporary and bespoke houses, winery, tasting pavilion, shepherds huts and more.



**5 RECEPTION ROOMS**



**8 BEDROOMS**



**4 BATHROOMS**



**WINERY WAREHOUSE RETAIL SHOP**



**8.5 ACRES, SHEPHERDS HUTS**



**FREEHOLD**



**RURAL**



**2,779 SQ FT  
1,789 SQ FT**



**GUIDE PRICE  
£2,100,000**



### The properties

**The Crundles** - An impressive detached five bedroom home, with a modern and contemporary feel throughout. A vaulted bright reception hall with feature staircase, leads off to the generous drawing room with parquet flooring, log burning stove and sliding doors to the terrace taking in the wonderfully green views and garden. A useful study is attached, also with sliding doors onto the terrace. The kitchen/dining room is fitted with modern bespoke cabinetry, integrated appliances, a kitchen island, with parquet flooring and has a balcony the length of the room. This overlooks the woodland and stream. The ground floor also has a boot room, utility room and cloakroom.

Upstairs leads to five bedrooms. The principal bedroom has large sliding doors leading to the balcony which overlooks the woodland and garden, and an en-suite and separate dressing room. Four further bedrooms are served by the family bathroom.

The lower ground floor is currently used as a studio/office/kitchen space. Fitted kitchen cupboards and dining table and office on the one side with sitting area on the other. All taking in the garden views which are private and separate from The Stables.

**The Stables** - A spacious three bedroom modern house. A bright and vaulted entrance with contemporary steel staircase. On the ground floor there are two bedrooms, a study, a Finnish sauna and wet room, and utility room. These are served by the family shower room. There is a private garden and terrace along with a pavilion.

On the first floor there is an open plan kitchen/dining/sitting room with feature beams and sliding doors opening onto the full length balcony. The principal bedroom has an en suite shower room with balcony.

Both properties are cedar tile clad, are double/triple glazed, are served by solar panels (on the winery and warehouse roofs) and have energy efficient EPC ratings of B and C.







## The Vineyard and Buildings

A short walk through the private woodlands leads to the gently sloping 5 acre vineyard. Some of these vines are over 50 years old and produce highly sought after wines. Astley Vineyard was established in 1971 and continues to be a very successful business producing an average of 7,000 bottles per annum, also winning many awards and trophies.

On site there is the newly-fitted winery, chilled wine warehouse (which is bonded for duty purposes), retail shop/tasting room (with terrace overlooking the wine garden), tractor shed and a variety of storage units.

There are two new fully-fitted and furnished shepherds huts enjoying wonderful views across the vines to the open countryside beyond.

The vineyard and houses are accessed separately via two separate drives which maintains privacy.

The current owners have vastly improved the vineyard and this is a great opportunity for someone keen to

take up the reins and continue to grow..

## Location

The cathedral city of Worcester is approximately 9 miles away and offers all local amenities along with leisure centre, cinema, train station, supermarkets and is popular for shopping, dining and sight seeing.

Astley village itself is close to the River Severn and there are two traditional pubs within easy walking distance of the properties.

## Directions

Post Code DY13 0RU

**what3words:** ///crows.encounter.dabbling



## Distances

- Kidderminster 6 miles
- Worcester 9 miles
- Stourport on Severn 3 miles
- Bromsgrove 14 miles
- Tenbury Wells 16 miles

## Nearby Stations

- Kidderminster
- Worcester
- Droitwich

## Key Locations

- Arley Arboretum
- West Midlands Safari Park
- Hanbury Hall and Gardens
- Croome Court
- Wyre Forest
- Witley Court and Gardens

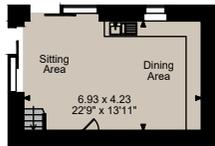
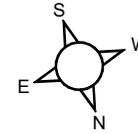
## Nearby Schools

- Astley CofE Primary School
- Stourport High School and Sixth Form College
- St Bartholomews CofE Primary
- Great Witley CofE Primary
- The Kings School, Worcester
- Royal Grammar School, Worcester
- The Chantry Secondary School, Martley

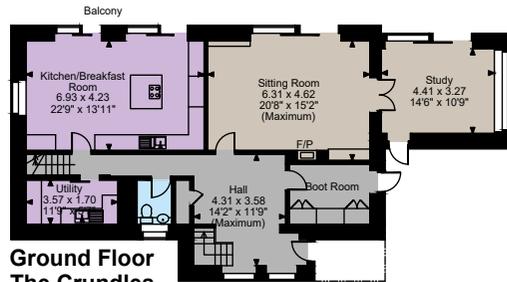




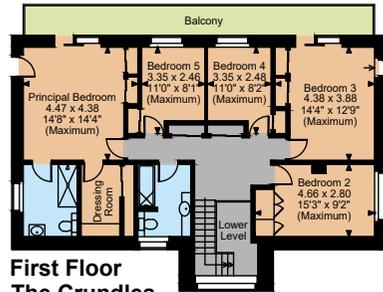




**Basement  
The Crundles**



**Ground Floor  
The Crundles**



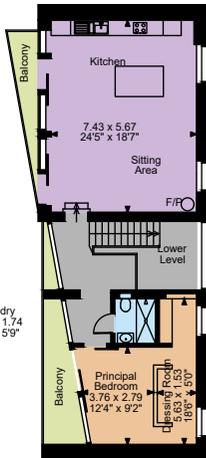
**First Floor  
The Crundles**



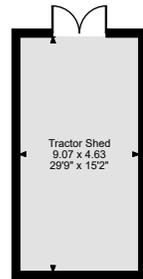
**Retail Shop/Tasting Room**



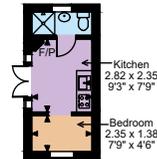
**The Stables  
Ground Floor**



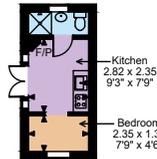
**The Stables  
First Floor**



**Tractor Shed**



**Shepherd Hut 1**



**Shepherd Hut 2**



**Winery**



**Wine Store**



## Floorplans

The Crundles internal area 2,725 sq ft (253 sq m)  
The Stables internal area 1,868 sq ft (174 sq m)  
Outbuildings internal area 3,053 sq ft (284 sq m)  
For identification purposes only.

## General

**Local Authority:** Worcestershire and Malvern Hills District Council

**Services:** Mains electricity, water, private drainage via a septic tank (we are currently investigating whether this complies with current regulations), oil-fired warm air system in The Crundles. Underfloor heating in The Stables.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** The Crundles B, The Stables C

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

The position & size of doors, windows, appliances and other features are approximate only.

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