



2 The Gables
Porters Mill Lane | Ladywood | Worcestershire | WR9 0AL

 FINE & COUNTRY

2 THE GABLES

Occupying a peaceful position in the highly desirable hamlet of Ladywood, 2 The Gables is an attractive four-bedroom country cottage combining character, comfortable living spaces and a wonderful rural setting. Thoughtfully updated whilst retaining the warmth and charm of a traditional cottage, the property is complemented by large, level gardens, open countryside views and a substantial detached garage and workshop. With Droitwich Spa and Worcester both within easy reach, this is a home that offers a countryside lifestyle without feeling remote.



Property Description

The accommodation is arranged over two floors and provides a well-balanced layout suited to both everyday family life and entertaining. The ground floor includes a generous living room with direct access to the garden, a spacious kitchen, breakfast, family room, a separate dining room and guest WC. Upstairs are four well-proportioned bedrooms together with a family bathroom.

Outside, large, private and level gardens enjoy open views across the surrounding countryside, creating a wonderful sense of space and privacy. A substantial detached garage provides excellent space for vehicles and storage alongside a separate workshop, complemented by a gravel driveway with generous parking for vehicles.

Ground Floor: A welcoming entrance porch opens into the dining room, providing an attractive introduction to the cottage and a characterful space for family dining and entertaining. Rustic terracotta tiled flooring complements the cottage setting, while an original open fireplace provides an attractive focal point and a reminder of the home's period origins. From here, the accommodation flows naturally through to the main living areas.

The living room is particularly generous, offering plenty of space for comfortable seating. A log-burning stove creates a warm focal point, whilst windows draw in an abundance of natural light and French doors open directly onto the garden, creating an easy connection between the house and its peaceful countryside setting.

The kitchen, breakfast and family room is a particularly appealing space; generous in proportion, dual aspect and filled with natural light from a roof lantern and bi-folding doors opening onto the rear garden. The Shaker-style kitchen provides excellent storage and preparation space, with room for a range cooker and a central island combining quartz and timber work surfaces, together with stool seating for informal dining. Beyond the kitchen is a comfortable family seating area, creating a relaxed and sociable space for everyday living, with the bi-folding doors providing a natural connection to the garden.

Together with the separate dining room, the ground floor provides a choice of characterful and versatile living spaces, while a guest WC completes the accommodation on this level.









Seller Insight

“ There is something wonderfully rare about finding a home that combines genuine peace and privacy with such effortless accessibility. For the current owners, it was the location that first captured their hearts. Already familiar with the area from their weekly walks, they were drawn to the tranquillity of the setting and its far-reaching countryside views, while appreciating that the motorway, Worcester and Droitwich are all within easy reach. It is a balance they have valued throughout their time here; the feeling of being immersed in the countryside, without ever feeling isolated.

Inside, the house has evolved beautifully to accommodate family life. The open-plan kitchen, diner and family space is very much the heart of the home, with the kitchen becoming particularly special during the warmer months when the bifold doors can be opened to bring the garden and surrounding landscape into view. In winter, attention turns to the more intimate living spaces, where the log burner and original range create a wonderfully cosy atmosphere.

The house is rich in individual character. Upstairs, quirky-shaped rooms, exposed beams and unusual architectural details give the accommodation a sense of personality and history that is increasingly difficult to replicate. Particularly evocative is the original range in the dining room. Dating from the original cottage, it was once the principal source of heating and cooking for the elderly lady who lived here before the property was extended and modernised some 40 years ago. Today, it provides a charming reminder of the home's heritage.

Practicality has been equally important. The kitchen was refitted during the pandemic, significantly improving storage and creating a much more versatile family environment. Insulated plasterboard has also been introduced to much of the house, helping to maintain a comfortable temperature throughout the seasons.

For a family, the lifestyle is exceptional. Multiple reception rooms provide flexibility for home working, while the garden and swimming pool have been a constant source of enjoyment for children, friends and family. Summer afternoons by the pool, children's parties and watching cows and sheep in the adjoining field have all become part of everyday life.

There is also a genuine sense of community. The owners speak warmly of their neighbours, who look out for one another and have become trusted friends over the years.

With excellent schools nearby, Droitwich's everyday amenities around ten minutes away and the Hadley Bowling Green within walking distance, this is countryside living without compromise.

Perhaps the best advice from the owners is simple; make friends with the neighbours next door. They arrange for the tractor to cut the hedges – and, as they say, it saves an enormous amount of time!*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor: The staircase rises to a central first-floor landing, from which four well-proportioned bedrooms and the family bathroom are arranged.

The primary bedroom is a generous room with an attractive outlook and fitted wardrobes, whilst the remaining three bedrooms provide excellent flexibility for family, guests or those requiring dedicated space to work from home. The family bathroom completes the current first-floor accommodation.

The property previously benefited from planning permission to extend the first-floor accommodation, creating two larger bedrooms and addition of an ensuite. The permission has since lapsed but provides an indication of the potential to further enhance the accommodation, subject to obtaining the necessary planning permission and consents. Previous planning reference: W/02/00961/PP.





Gardens and Grounds: The gardens are a particularly appealing feature of 2 The Gables, offering a large, level and private setting surrounded by the Worcestershire countryside. Generous expanses of lawn provide plenty of space for family life, with areas for outdoor seating and dining positioned to enjoy the garden and its open outlook. Views across the surrounding countryside create a wonderful sense of space and reinforce the property's peaceful rural setting.

Within the gardens is a heated above-ground swimming pool, together with a traditional brick-based greenhouse and a timber garden building.

A substantial detached double garage with adjoining workshop, extending to approximately 505 sq ft, provides excellent space for vehicles, storage and practical use. A gravel driveway alongside provides parking for four or more vehicles, with a garden gate opening onto a pathway leading through the garden to the house.

There is also a separate pedestrian entrance from the lane, where a pathway leads directly through the garden to the front door, creating an attractive approach to the cottage.









LOCATION

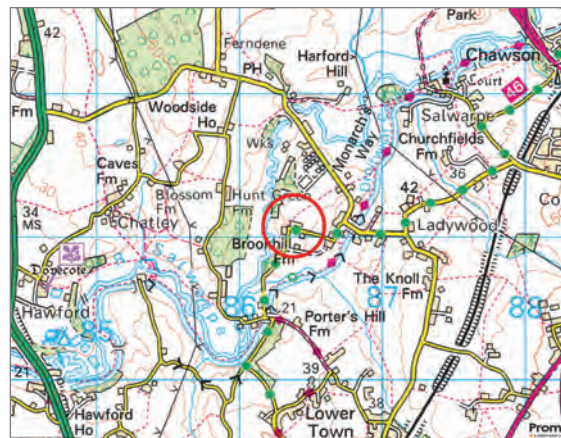
Ladywood is a highly desirable rural hamlet positioned between Droitwich Spa and Worcester, surrounded by attractive Worcestershire countryside, whilst remaining well placed for everyday amenities and commuting.

Both Droitwich Spa and the cathedral city of Worcester are within easy reach, providing a comprehensive range of shopping, restaurants, leisure facilities and everyday services. Families are well served by a good selection of state and independent schooling throughout Droitwich Spa, Worcester and the surrounding area.

For commuters, the nearby road network provides convenient access to the M5 motorway, offering connections towards Birmingham and the wider Midlands to the north, and Cheltenham, Gloucester and Bristol to the south. Rail services are available from Droitwich Spa and Worcester, providing connections to Birmingham and the wider national rail network.

The location offers an appealing balance of peaceful countryside living and accessibility, with rural walks and open countryside close at hand whilst the amenities, schools and transport connections of Droitwich Spa and Worcester remain within convenient reach.





Material Information

Tenure: Freehold
 Council Tax Band: E
 Local Authority: Wychavon
 EPC: Rating E
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private via a septic tank
 Heating: LPG central heating
 Broadband: Ultrafast full fibre broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Double garage and driveway parking for 4+ vehicles
 Total Internal Floor Area: 1,659 sq ft

Additional Information: Nest heating system. Planning permission granted for the barn approx 150m down the lane to be converted to residential. No works undertaken for many years.

Directions

Postcode: WR9 0AL
 what3words: ///secure.pizza.value

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

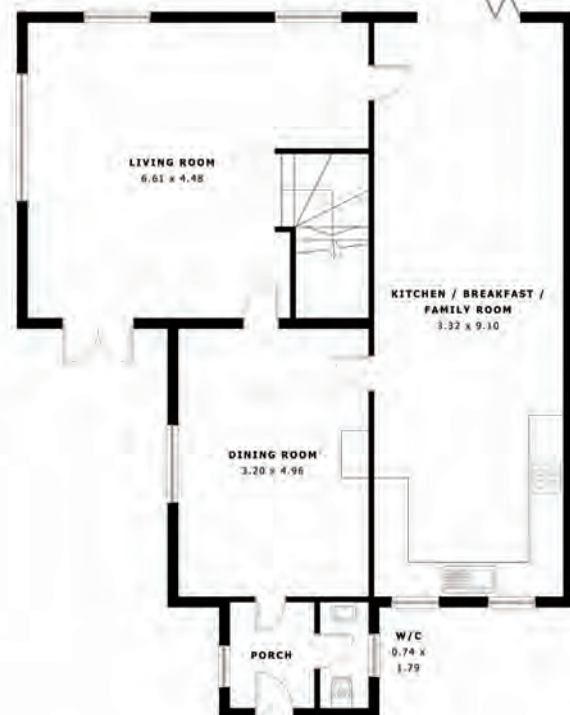
Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am – 5.30 pm
Saturday	9.00 am – 1.00 pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage

The Gables, Worcester
Garage floor area: 47m² / 505ft²
House floor area: 154m² / 1659ft²



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 23.09.2026

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