



ABODE

SALES & LETTINGS

SION HOUSE

HILLPOOL | WORCESTERSHIRE | DY10 4PE

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INTRODUCTION

Occupying a commanding position within approximately 75 acres of spectacular Worcestershire countryside, this detached freehold residence offers a rare combination of grand proportions and total seclusion.

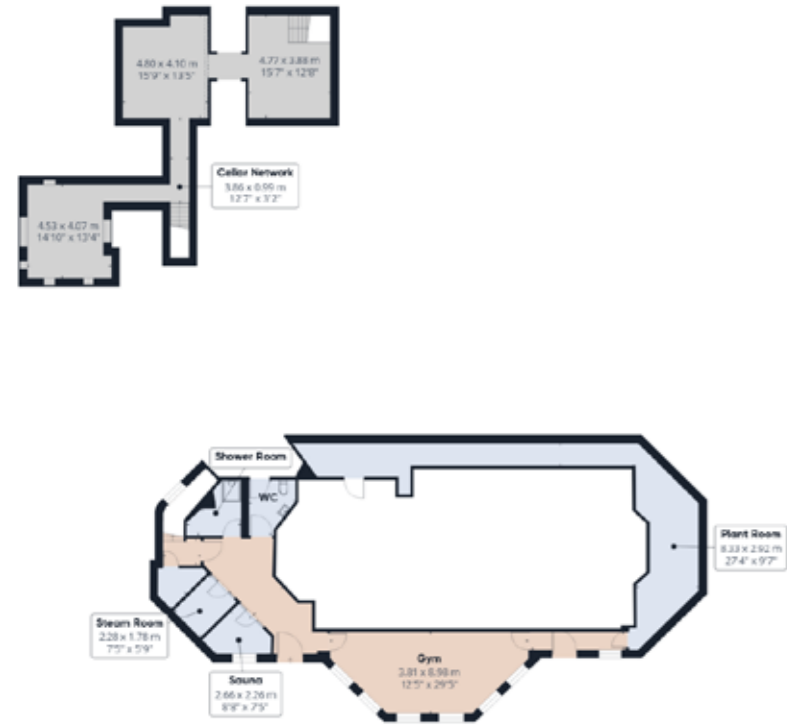
Accessed via a long, sweeping private driveway, the home sits at the head of its grounds, enjoying magnificent, farreaching views over its own private lake and the rolling landscape beyond.

Key Features

The estate is exceptionally well-appointed, featuring eight spacious bedrooms, four elegant reception rooms, and six bathrooms. The extensive grounds include a private lake, formal gardens, and a comprehensive range of outbuildings. The property further benefits from self-contained secondary accommodation in a detached cottage, professional stabling facilities, and substantial private parking. For those discerning buyers searching for the capability to run their business from home, a secluded outbuilding with a separate entrance, offering a 4000sq. ft. outbuilding, having various office space, meeting rooms with kitchen and living facilities. A professional grade menage suits equestrian enthusiasts with a range of stabling available. Sion Lodge, acts as a Gate House to the estate, offering its own substantial living quarters and stunning private gardens.

Viewings can be arranged by appointment and are accompanied by Abode Agents.

SION HOUSE - FLOOR PLANS



SION HOUSE - FLOOR PLANS



Approximate total area⁽¹⁾
 1351.4 m²
 14541 ft²
 Reduced headroom
 0.8 m²
 9 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RCIS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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SION HOUSE - DESCRIPTION

The interior of the main house is defined by its excellent proportions and light filled spaces, starting with a stone pillared entrance that opens into a grand reception and dining hall. A particular highlight is the triple aspect drawing room, where full height windows on three sides offer a seamless connection to the gardens and water features. The large kitchen and breakfast room serves as the heart of the home, providing easy access to a sophisticated panelled study and the formal dining areas.

The bedroom accommodation is spread across the upper floors, with the first floor hosting four substantial suites, two of which include private dressing rooms. The second floor offers three further double bedrooms and a separate sitting room, ideal for guests or older children. For wellness and recreation, the property includes a vast leisure complex with stunning swimming pool, lower deck gymnasium, steam room, sauna room and full shower suite.



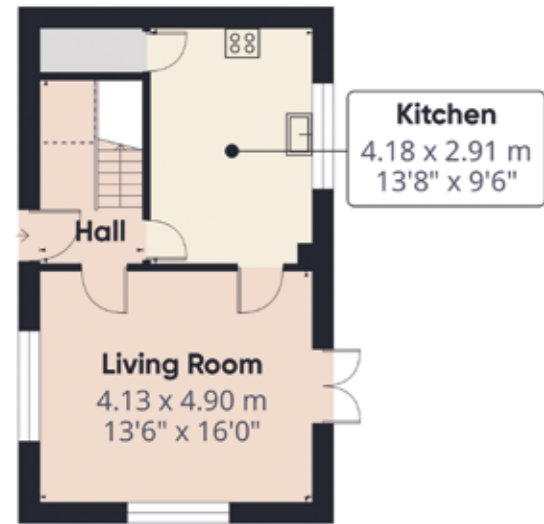




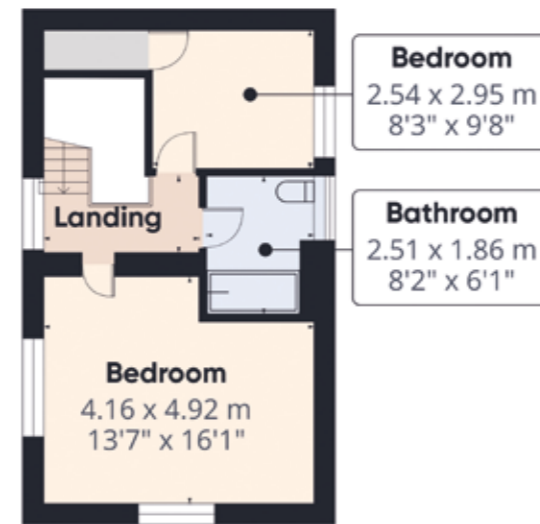




COTTAGE - FLOOR PLANS



Floor 0 Building 5



Floor 1 Building 5

Approximate total area⁽¹⁾
76.2 m²
819 ft²

Reduced headroom
1 m²
11 ft²

COTTAGE - DESCRIPTION

The brick-built two-bedroom cottage presents a wealth of opportunity for a discerning purchaser, offering a level of versatility that enhances both the utility and financial profile of the estate.

The property is perfectly configured to serve as high-quality on-site accommodation for a groundskeeper or estate staff, ensuring the smooth day-to-day operation of the grounds while maintaining a close professional presence. Alternatively, the cottage is ideally suited for those seeking a secondary revenue stream, providing a prime platform for lucrative short-term holiday lets or a consistent long-term rental income.

Whether utilized as a private sanctuary for guests or a productive investment asset, this characterful residence ensures the estate remains as commercially viable as it is visually impressive.



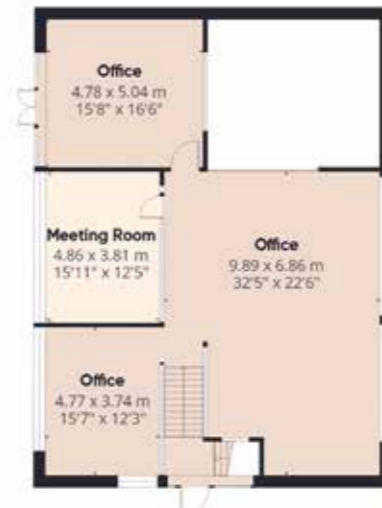
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OFFICES - FLOOR PLANS



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

359 m²

3864 ft²

Reduced headroom

2.2 m²

23 ft²

OFFICES - DESCRIPTION

Expansive Professional Office Suites

This remarkable commercial premises offers an impressive footprint of approximately 4,000 sq. ft., presenting a rare opportunity for a business to occupy a high-caliber workspace within a tranquil rural setting. The heart of the property is defined by a vast, open-plan environment that masterfully balances industrial character with contemporary design. Striking architectural features such as exposed green steel beams and high-volume ceilings are complemented by modern wood-effect flooring and expansive floor-to-ceiling glazing that floods the interior with natural light.

Professional Facilities and Infrastructure

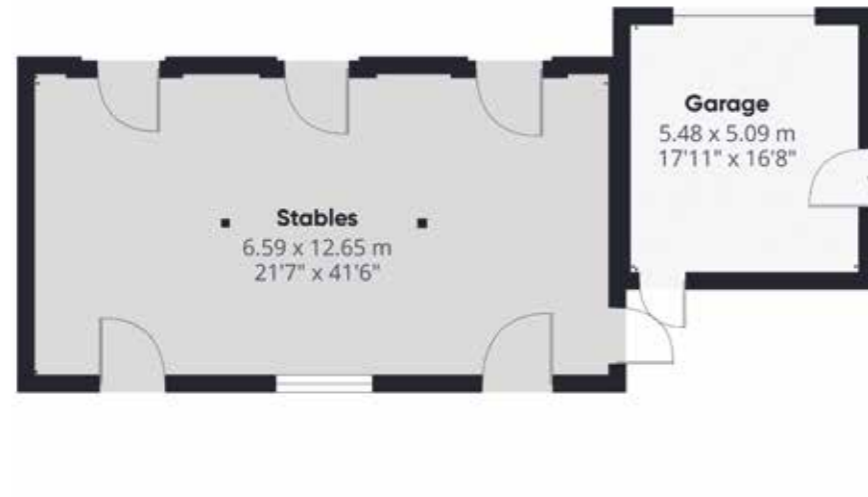
Designed to support a full-scale operation, the building includes a comprehensive suite of professional facilities tailored for employee comfort and productivity. The premises are equipped with dedicated meeting rooms for formal presentations and private briefings, alongside high-specification kitchen facilities for staff convenience.



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STABLES/MENAGE - FLOOR PLANS



Floor O Building 4

Approximate total area⁽¹⁾
112.2 m²
1208 ft²

STABLES/MENAGE - DESCRIPTION

Equestrian Facilities and Professional Ménage

The estate offers premier equestrian facilities, prominently featuring a professional-grade, floodlit outdoor ménage. This expansive, fenced arena is finished with a high-quality all-weather surface, making it ideal for year-round training and exercise in a tranquil rural setting. Complementing the arena is an extensive range of well-fenced paddocks and grazing land, which provides ample space for horses to thrive within a private and secure environment.

Adjacent to the main residence is a magnificent, detached brick-built barn that combines traditional character with modern utility. Three large, anthracite-colored garage doors provide secure parking or workshop space, all set against a classic Flemish-bond brick facade. Exceptional access for larger equipment, trailers, or horseboxes is provided by a substantial, full-height double barn door. The building is finished with decorative brickwork, original-style windows, and a traditional weathervane, ensuring it remains an attractive focal point of the cobbled courtyard.



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OUT BUILDINGS - FLOOR PLANS



Floor O Building 3

Approximate total area⁽¹⁾
284.1 m²
3058 ft²

OUTBUILDINGS - DESCRIPTION

Strategic Location and External Grounds

The property's exterior is as functional as its interior, featuring a clean white-rendered facade that sits handsomely alongside traditional brick outbuildings. A substantial gravel driveway and a neatly paved courtyard provide significant on-site parking for both staff and visiting clients.

The estate is perfectly positioned to offer a serene working atmosphere, with the grounds backing onto rolling fields and established greenery. This combination of a high-tech internal workspace and a peaceful rural backdrop makes the premises a standout choice for businesses seeking a prestigious and inspiring base.



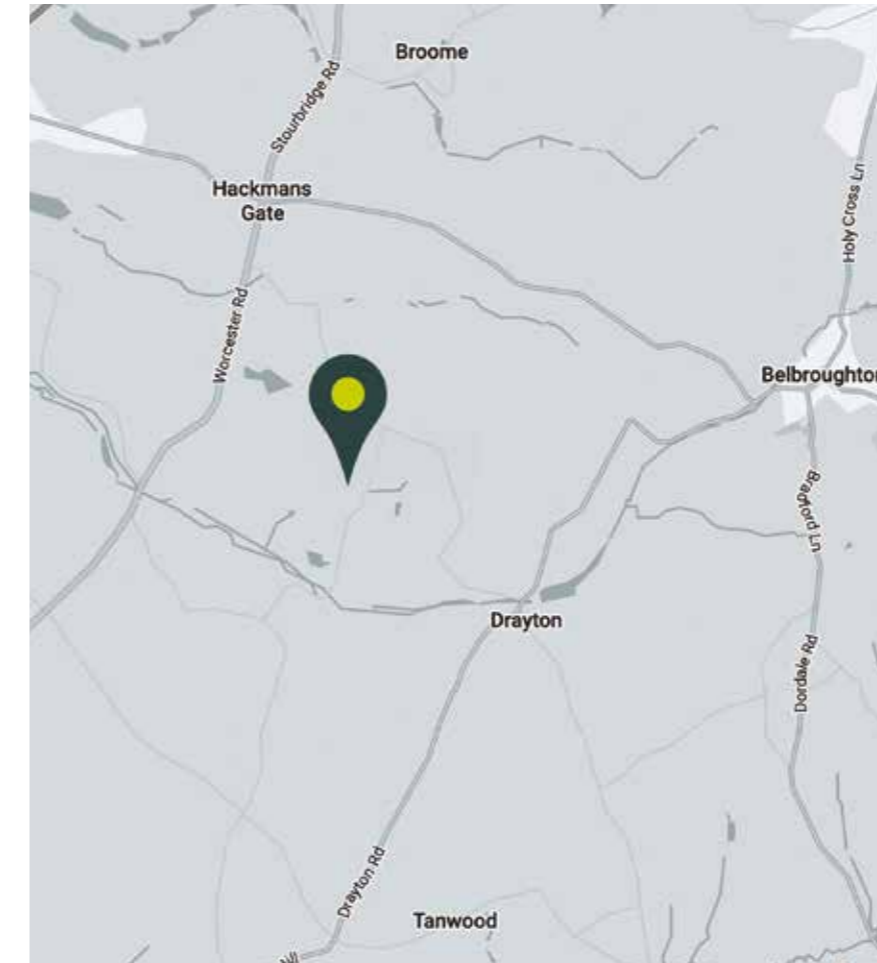
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LOCATION



Hillpool is a small, rural hamlet in North Worcestershire, England, situated in the Wyre Forest District. It is a highly sought-after, tranquil residential area located near Chaddesley Corbett, Belbroughton, and Hagley.

Situated roughly 5 miles northeast of Kidderminster, 6 miles southwest of Stourbridge, and 16 miles from Birmingham. The area is characterized by its quiet, rural landscape, featuring rolling farmland, leafy views, and the Belne Brook running through it.



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