



The Ling Farm
Kidderminster Road | Bewdley | Worcestershire | DY12 1LN

FINE & COUNTRY

THE LING FARM

Occupying a private rural setting with a wonderful outlook across circa 35 acres (not verified) of pasture and parkland to the forested hillside beyond. The Ling Farm is a substantial period property that enjoys an income from its grounds with six glamping units and permission for five touring caravans. The main house itself currently comprises of four bedrooms and three reception rooms, and also has scope for renovation along with a range of steel frame agricultural buildings.



Ground Floor

- Entrance Hall
- Cloakroom/WC
- Sitting Room

- Kitchen/Breakfast Room
- Utility
- Dining Room
- Study





Seller Insight

“When we first viewed The Ling Farm just over 22 years ago, we were immediately impressed by the location and the stunning views and we knew it would be the ideal place to bring up our family. The house is full of character and we love the old wooden beams that add to the sense of history,” recall the current owners.

The location has been fabulous. We're set well back from the road and when we're in the back garden, it feels like we are in the middle of nowhere, yet we have enjoyed easy access to the road and rail network which has been ideal for work and leisure purposes. We enjoy horse riding in the local area and there's lots of things to do, including days out at West Midlands Safari Park, Wyre Forest and the Habberley Valley Nature Reserve. There are plenty of shopping opportunities in Kidderminster, as well as some lovely restaurants in the riverside town of Bewdley. Birmingham is a little further afield which has a great range of shops, restaurants and leisure activities.”

“The outside space is a fabulous playground surrounded by nature and is ideal for riding, exploring and quad biking. It's also perfect for relaxing and entertaining as all we can see are the mature trees, fields and hills. The view is never boring as it changes with the seasons and we enjoy watching the rescued ex-racehorses in the far field. It's always very quiet and we see plenty of wildlife, including pheasants and badgers, as well as a pair of muntjac deer that occasionally appear. We've hosted many parties here over the years and there's plenty of space for a marquee if required.”

“The farmhouse kitchen is the heart of our home and we all gravitate to the warmth from the 4-oven AGA in the winter. The old, wooden beams add character and double doors open to the fully enclosed courtyard area which is great for our dogs as it is totally secure. The large dining room has a lovely wood burning stove which provides warmth and a cosy atmosphere when we are entertaining. The original recessed fireplace in the study has a wood burner too and we use this room as our home office.”

“We will miss the views and the location (the benefits that attracted us in the first place!) and we've been here a long time, but we will leave with lots of happy memories.”*

*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

- Landing Area
- Four Bedrooms

- Dressing Room
- Family Bathroom









Outside

- Garage 10.19m x 4.89m
- Steel frame Barn 19.00m x 16.00m













LOCATION

The Ling Farm occupies a private rural setting, although it may be found only 1 mile East of The Historic Riverside Town of Bewdley and 2 miles West of Kidderminster; the entrance being opposite the West Midlands Safari Park.

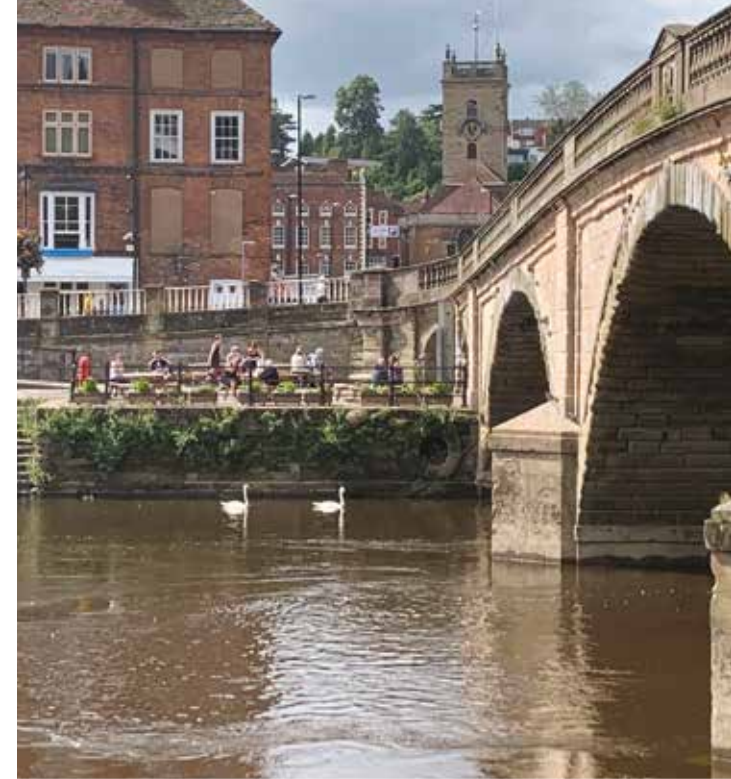
Both towns have stations on the Magnificent Severn Valley Railway and have a range of local and high street shopping providing for most needs. Bewdley is recognised for its Georgian architecture and recreational culture, with numerous places to relax, eat and socialise.

The Cathedral City and county Town of Worcester lies 13 miles South. Increasingly recognised as a University Town, Worcester is a thriving regional centre, also straddling the River Severn, and offering a wealth of recreational amenities with its picturesque County Cricket Ground, Racecourse, Premiership Rugby Club and Rowing.

If education is a priority the area is exceptionally well served in both the maintained and independent sector. The Heathfield School at Wolverley and Winterfold House at Chaddesley Corbett, both fall within The Wyre Forest District. Further South Worcester is recognised for both The Kings Schools (junior and senior) and Royal Grammar Schools (junior and senior). Both Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are also readily accessible.

The Worcester Parkway Railway Station (near to M5 junction 7) that is now nearing completion for opening by 2020 will also make the County more accessible to London (124 miles) and Beyond. There is a railway station at Kidderminster that offers access through to The Black Country and Birmingham (20 miles). The M5 motorway may be found East at Halesowen and South at Worcester.

For day trips or weekends away Aberdovey, on the West Coast of Wales, is some 90 miles West.





Services

Mains water, electricity and drainage are connected to the property.

Local Authority

Wyre Forest District Council
Council Tax Band E

Tenure

Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



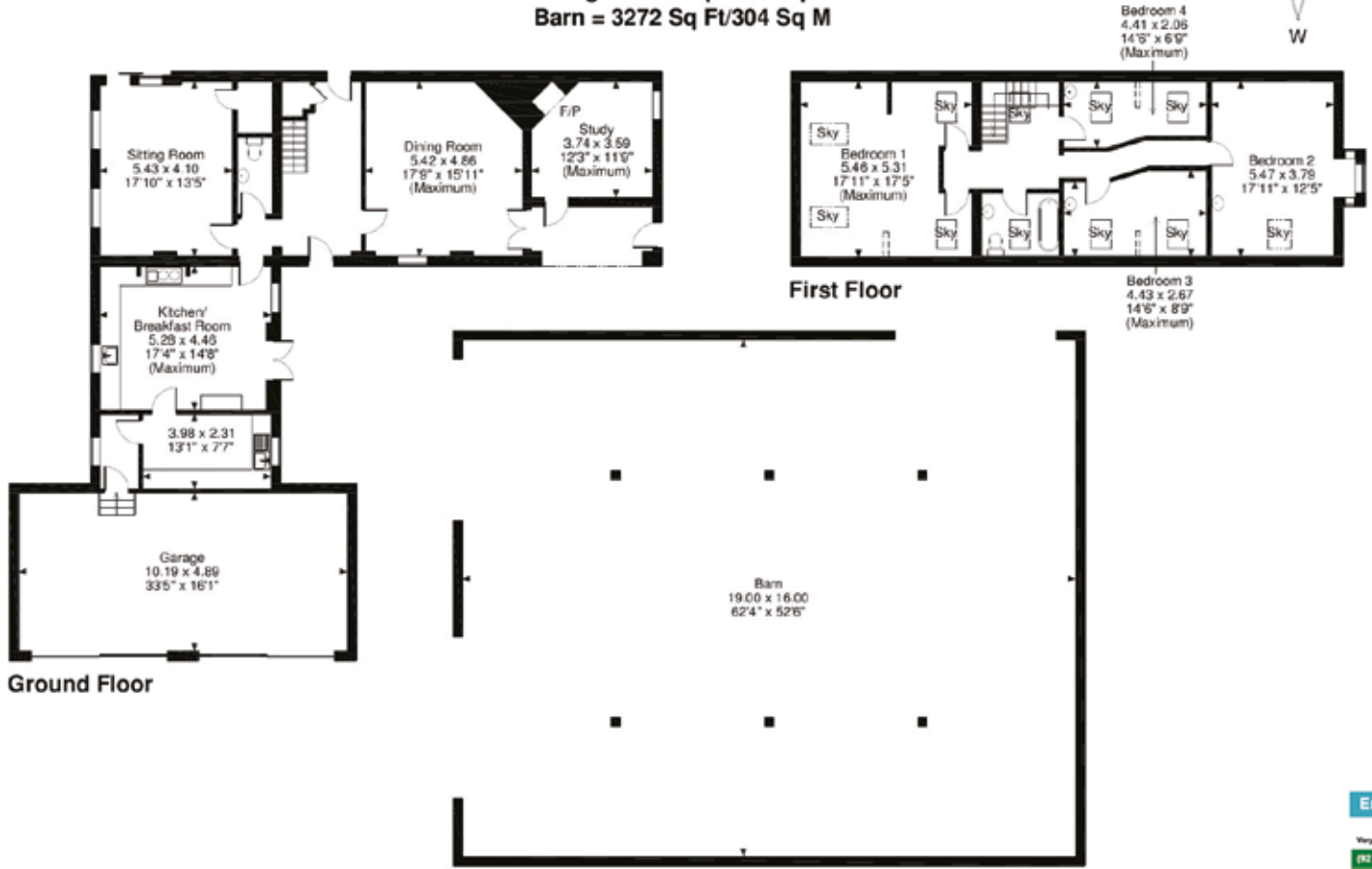
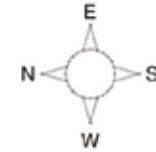
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Ling Farm, Kidderminster Road, Bewdley
Approximate Gross Internal Area
Main House = 2295 Sq Ft/213 Sq M
Garage = 536 Sq Ft/50 Sq M
Barn = 3272 Sq Ft/304 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		67
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		



Agents notes: All measurements are approximate 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 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. Printed 23.03.2020







HALINA DAY

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Having grown up in Warwickshire, Halina now lives in the Worcestershire village of Feckenham with her partner and two French Bulldogs. She has a strong background in sales and thrives on showing her clients how to showcase their home in order to achieve the best possible price. She will always go the extra mile and uses her excellent negotiating skills to ensure that all offers reach their full potential. Outside of work, Halina enjoys exercising at the gym and spending time with her two grown up sons.

YOU CAN FOLLOW HALINA ON



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“Halina was a pleasure to deal with on the purchase of the property, Halina guided us through the whole process with ease and was always available to help and advice.”

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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