



Warren Farm
Lulsley, Knightwick

WARREN FARM



Detached period family home



Warren Farm, Lulsley, Knightwick,
Worcestershire, WR6 5QT



A simply stunningly and privately situated small farm commanding exceptional views over rolling countryside to the Malvern Hills

- Small and superbly well equipped farm in an idyllic setting
- Appealing period farmhouse extending to approx. 2,281 sq ft
- 3 reception rooms and conservatory
- Rear hall, cloakroom, utility room and boot room
- Master bedroom suite and guest bedroom with ensuite shower room
- 2 further bedrooms and family bathroom
- Cellar and attractive gardens with ha-ha,
- Stable yard with two pony stables and tackroom
- Exceptional farm buildings (about 14,900 sq ft) with concrete yards
- Grazing and mowing fields, paddocks and mixed fruit orchard
- Pools with fishing and sporting potential
- The whole about 41.6 acres, 16.657 ha



Worcester 01905 726220

Nick Champion 01584 810555



worcesteragency@fishergerman.co.uk
info@nickchampion.co.uk



fishergerman.co.uk



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Situation

Warren Farm is approached up a private driveway through woodland and is located amidst beautiful rolling countryside with numerous walks and bridlepaths including the Worcestershire Way in the vicinity. The highly desirable hamlet of Lulsley has the popular Fox & Hounds pub and the nearby small village of Knightwick on the River Teme has a local quality butcher's, The Talbot pub and brewery and a doctor's surgery. There are various sports clubs and activities available in the area. The local market town of Bromyard has a supermarket and general shopping facilities. The County town and Cathedral City

of Worcester, lying on the banks of The River Severn, provides excellent high street shopping and is characterised by the Cathedral, the Racecourse, County Cricket Ground, Rugby Club and University. There are a wide range of schools available nearby including Malvern College, Malvern St James, The Elms and The Downs, Colwall along with the Royal Grammar School, Kings School and the University of Worcester are also easily accessible. There is also a good choice of local primary and secondary schooling available with the property within the catchment of the highly regarded Chantry School at Martley. Road and rail connections are very good, with direct access

onto the M5 Motorway at either J6 to the north or J7 to the south. Worcester now has three train stations with direct lines to both Birmingham and London Paddington, and to the West Country.

Description

The period farmhouse offers spacious family accommodation and comprises a large reception hall which has a marble fireplace with a wood burning stove, an open tread staircase to the first floor and a borrowed window to the adjacent sitting room which has attractive wooden panelling and a marble

Unrivalled rural location

fireplace with decorative tiled slips and a wood burning stove whilst the adjoining snug has French doors opening out into the garden. The dining kitchen has a tiled floor and in the dining area a window overlooks the stunning views to the south and the Malvern Hills. The new kitchen has a comprehensive range of contemporary gloss finish kitchen units and a recess with a Rangemaster range cooker, Bosch integrated appliances include a dishwasher, microwave, fridge and separate freezer. A large island unit with a granite worktop incorporates a breakfast bar and numerous drawers. Paned double doors lead through to the conservatory which enjoys similarly fabulous views and has a set of double doors and a further door out into the garden. A rear hall has a separate cloakroom, a door to the garden and a stable door through to the fully tiled utility room which has a good range of fitted units, recesses for the usual appliances and an integrated Lamona freezer and Beko double oven. A separate boot room has a tiled floor, a dresser unit and a door to the rear porch.

On the first floor the master bedroom suite is lovely and light with both the bedroom and dressing room being dual aspect. The ensuite bathroom is spacious and stylish with attractive tiling and having a Swiss designed Laufen bathroom suite to include a wash hand basin, low level wc and freestanding bath together with a large walk-in rainwater shower. The guest bedroom has an ensuite shower room and there are two further bedrooms with a family bathroom which has a white suite with a Phoenix whirlpool bath and a corner shower.

Gardens

A ha-ha and Estate fencing enclose the gardens surrounding the property which are predominantly laid to lawn with flower borders and a rockery with a feature pond. A formal driveway sweeps round to the front of the property where there is ample parking for several cars. To the front there is a raised brick patio area and to the rear a large, decked seating area with exceptional views is ideal for entertaining and al fresco dining. Also to the rear is access to the cellar and to the other side of the farm driveway there is a small orchard with apple, pear, plum



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and cherry trees together with a greenhouse and productive kitchen garden with raised beds.

Farm Buildings and Stable Yard

Warren Farm is superbly well equipped with about 14,900 square feet of modern and as new steel framed buildings which house the pedigree beef breeding enterprise, and which are equally suited for diversification including some Class Q potential (subject to planning).

The farm drive leads on past the farmhouse to an expanse of concrete yard with a stable block and yard to the side providing two pony stables and a tack room/feedstore.

On the south side a 6 bay range (74' x 59'6") with solar PV roof mounted panels incorporates the farm office with mess room, stores and wash room which have been internally constructed over an indoor heated swimming pool (not in use) and also includes a garage with roller shutter door, farm storage and bull pens with demountable penning (not included). A full-length lean-to extension provides machinery storage and cattle handling and loading area.

On the north side are two separate galvanised steel ranges with open machinery storage set between. The first is a 4 bay cattle shed (60' x 45') sub divided with demountable penning (not included) with internal feed passage and a 10' overhang feed extension. The second is a 2020 erected 6 bay range with part concrete wall panelling (120' x 60') forming three bay cattle shed subdivided into three pens (demountable penning not included) with adjoining two bay fodder barn and a single bay muck store.

The Land

The farm boundaries have been completely refenced with top of the range Octapost stock fencing which subdivides the land into easily managed permanent grass enclosures together with three handling paddocks set next to the farm buildings. The productive grazing and mowing fields are free draining with mainly a southerly or easterly aspect.

Natural springs feed into an attractive pool established below

the farmstead which provides fishing potential and overflows down into a duck pool with island set against the farm's woodland boundary. A parcel of mixed orchard fruit and some infield oak and ash provide shade and shelter for grazing livestock. Warren Farm is registered on the Rural Land Register and in total extends to about 41.6 acres, 16.657 ha.

Fixtures and Fittings

All fixtures and fittings whether mentioned or not in these particulars are excluded from the sale but some may be available by separate negotiation.

Services

Mains water, electricity and private drainage systems are connected to the property. Oil fired central heating and underfloor heating to the ground floor. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the joint selling agents.

Solar

KV Solar PV panels with FITT to 2033.

Tenure

The property is to be sold freehold with vacant possession.

Local Authority

Malvern Hills District Council. Council Tax Band F.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Plans, Photographs and Measurement

The plans, photographs and measurements within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser(s) shall be deemed to have fully satisfied themselves as to the description of the property and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.



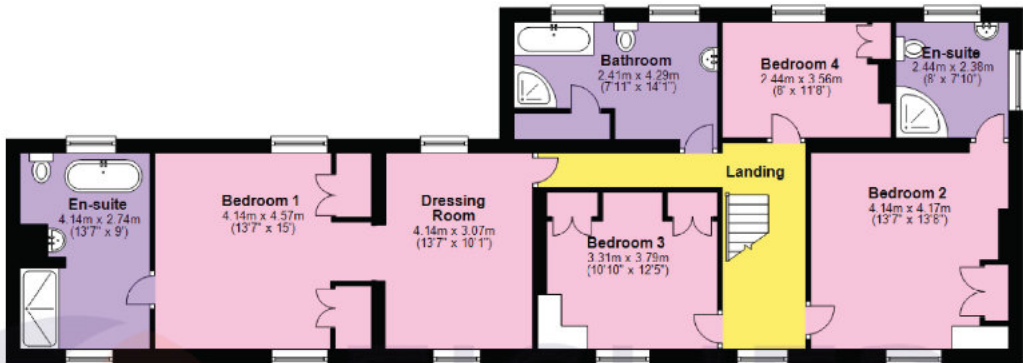
Superbly equipped farm buildings and stable yard



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First Floor
Approx. 115.0 sq. metres (1237.4 sq. feet)



Ground Floor
Approx. 147.1 sq. metres (1583.7 sq. feet)



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
100	A		
81-100	B		83
61-80	C		
41-60	D		
21-40	E		51
1-20	F		
0	G		

Best energy efficient (lower energy costs)
 Not energy efficient (higher energy costs)

EU Directive
 2002/91/EC

England & Wales
 www.epc.official.com

Farm buildings extending to approximately 14,900 sq ft



Viewings

Strictly by appointment through the joint selling agents Fisher German LLP. Telephone: 01905 726220
Email: worcesteragency@fishergerman.co.uk

Joint Agent Nick Champion
Telephone: 01584 810555
Email: info@nickchampion.co.uk

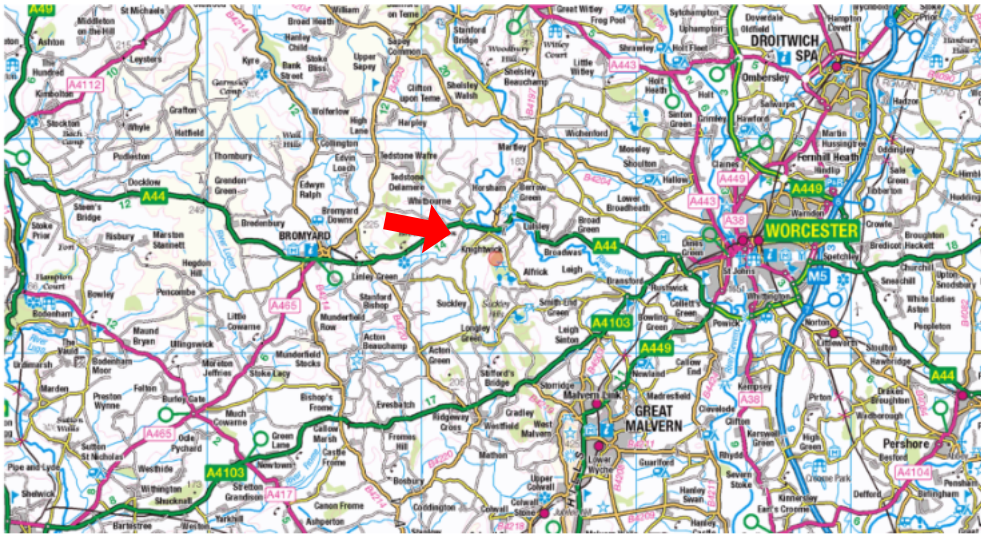
Directions

Postcode: WR6 5QT.

From Worcester head west on A44 for approximately 8 miles. Shortly after the turning for Martley and after crossing the River Teme turn left signposted Lulsley and Alfrick. Take an immediate left hand turn signposted Alfrick and Lulsley and continue along this lane for approximately 1 mile. Straight after the Fox & Hounds Public House on your left the drive to Warren Farm is then found immediately on your right.

What3words: ///loops.hillsides.whizzed.

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Approximate Travel Distances



Locations

- Knightwick 1.6 miles
- Malvern 7.2 miles
- Bromyard 6.6 miles
- Worcester 10 miles
- Hereford 20.7 miles
- M5 (Jct 7) 12.5 miles



Nearest Station

- Worcestershire Parkway 14.8 miles



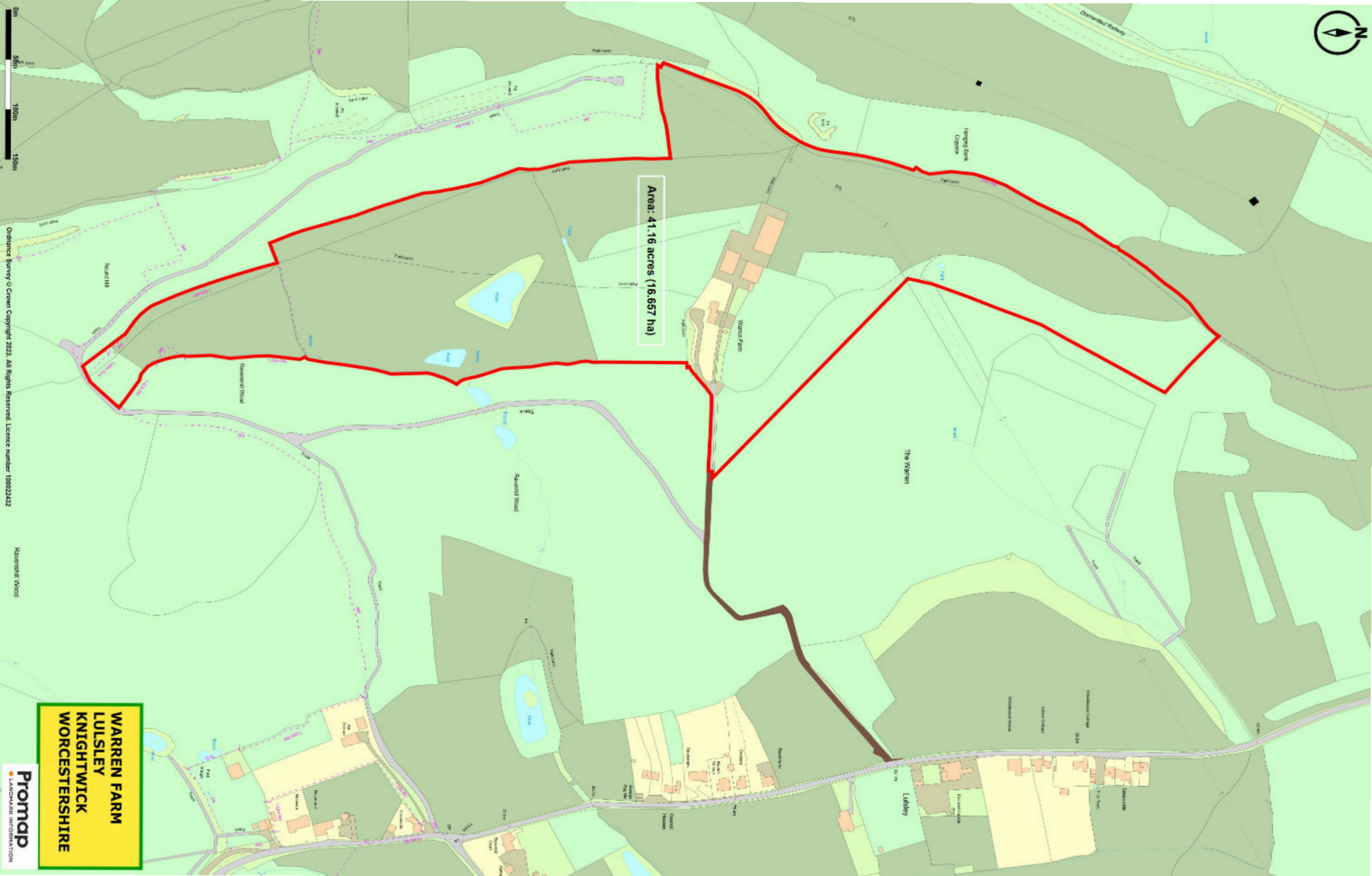
Nearest Airport

- Birmingham International 47 miles

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Particulars and photographs dated June 2023.

Grounds and land extending to approximately 41 acres





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 NICK
CHAMPION