



Castle Farm, Stourton, Stourbridge.

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EST. 1898



CASTLE FARM
Greensforge Lane
Stourton
Stourbridge
DY7 5BD

A wonderfully positioned small residential farm or country house with separate cottage and land.

- Superb 4-bedroom farmhouse
- Detached 2-bedroom cottage in a charming walled garden
- Farm office
- Extensive range of outbuildings with stabling
- About 68.9 acres of gently sloping pastureland
- Woodland with the River Stour

Stourbridge 3 miles; Kidderminster 9 miles;
Bridgnorth 11.5; Birmingham 15 miles;
Wolverhampton 11.5 miles

Introduction

Castle Farm has been in the same family ownership since 1974. It is a fabulous opportunity to acquire a highly desirable small residential farm/equestrian property. The Vendors have run a successful livery business at Castle Farm for the last 22 years. Despite being incredibly well placed for commuting, the property enjoys a remarkably quiet and private setting. Approached over a long private driveway it enjoys exceptional views.

Situation

Castle Farm lies off a country lane in the much-favoured hamlet of Stourton on the Staffordshire borders. The hamlet lies on the River Stour, the Staffordshire and Worcestershire Canal and the Stourbridge Canal. It is a short driving distance from Stourton Park the home of Stourbridge RFC, Stourbridge Lawn Tennis, Squash Club and a range of golf clubs including Enville.

Stourbridge is a very well serviced town with a variety of schools including Old Swinford Hospital, extensive retail facilities and 2 rail stations. There is good M5 motorway access via junctions 3 at Quinton and 4 at Lydiate Ash.

Stourton has a popular country pub; The Fox and the charming villages of Kinver and Enville are a short drive away.

The property provides a perfect balance between lovely country living together with surrounding towns and cities.

Castle Farm Main House

The farmhouse is a most delightful period house with generous double-glazed accommodation. It is approached by a central reception hall with cloakroom at one end. Lying off the hall is a useful spacious study and sitting room with brick fireplace with woodburning stove.

The excellent two-tier dining kitchen is a major feature of the house. The kitchen has a range of wall and floor mounted cabinets, central island unit with Corian, leisure cooker and dishwasher and space for fridge freezer. There is a spacious lower dining room with solid ash floor and twin doors to the exterior.

Utility room off the kitchen with door to the walled garden, sink unit, oil fired boiler, plumbing for washing machine and range of cupboards.

The first floor is serviced by a spacious central landing with airing cupboard. There are 4 good-sized bedrooms and 3 bath/shower rooms, 2 of which are en-suite.

The Cottage

A charming detached single storey cottage built in 2017 against the wall of the walled garden. It provides splendid, double-glazed accommodation which is in excellent order throughout. It has a central hall with

shower room, a bright and light sitting room with twin double-glazed doors to the walled garden.

The excellent dining kitchen has tiled flooring and a range of cabinets, Bosch oven and microwave, fridge-freezer, Lamona ceramic hob and extractor hood over. There are 2 bedrooms, master with fitted wardrobes, en-suite cloakroom, 2nd bedroom with storeroom. Shower room with wash hand basin, W/C and airing cupboard.

The Walled Garden

This beautiful large walled garden includes the cottage with paved terrace, the intriguing castellated farm/home office 16'5 x 10x10 max. Former iron framed period greenhouse and potting shed. There is an expansive lawned garden and orchard, summer house and formed fenced poultry run.

The Farm Buildings

The extensive range of farm buildings are set well below the house and comprise of; substantial 6 bay steel framed barn 90' x 50' with high roller shutter door, water and power supply, 2 loose boxes.

Large work room 30' x 28' with power and water supply, double glazing, sink unit. Adjoining barn 44 x 27'4 with power, store and cloakroom.

Lying at the top of the approach drive is a 3 bay Dutch barn, 70' x 42' overall incorporating a lean to, 14 loose boxes, water and power. Adjoining hay store

The Approach

Long stone drive approach leading off Greensforge Lane terminating in extensive parking to the side of the house. Adjoining paddock.

The Land

An extensive block of sloping pastureland presently subdivided into temporarily fenced paddocks with water troughs. Block of mixed woodland with the River Stour.

EPC - MAIN FARMHOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

EPC - THE COTTAGE

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Planning Uplift

The Dutch barn and stables will be subject to a planning uplift of 30% for a period of 20 years.

Basic Payment

The land is registered with the Rural Payments Agency on their Rural Land Register should the purchaser wish to enter any environmental stewardship schemes.

Sporting, Timber, Mining and Mineral Rights

All sporting rights, timber rights, mining and mineral rights are in hand and will pass to the purchaser with the property.

Restrictions, Easements and Rights of Way

The property is sold subject to and with the benefit of all restrictions, wayleaves, easements, rights of way, whether public or private and disclosed in these particulars or not.

Tenure

Freehold vacant possession will be granted on the Farmhouse, cottage, farm buildings land and woodland at completion. The livery is subject to 1 months notice.

Services

The farmhouse and cottage both have mains electricity and water. Private drainage to both properties. Oil fired central heating to the house and under floor heating to the cottage.

Local Authority

South Staffordshire District Council: 01902 696000

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans. The areas have been calculated with reference to the RPA's online mapping and an Ordnance Survey Promap. Any error or misstatement shall not entitle the purchaser(s) to annul the sale nor receive compensation in respect thereof.

Viewing

Viewing is strictly by prior appointment with the sole selling agents Great Witley Office: 01299 896968

Fixtures and Fittings

Fitted carpets, curtains and light fittings may be available by separate negotiation. Otherwise any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.



Sales particulars produced September 2023

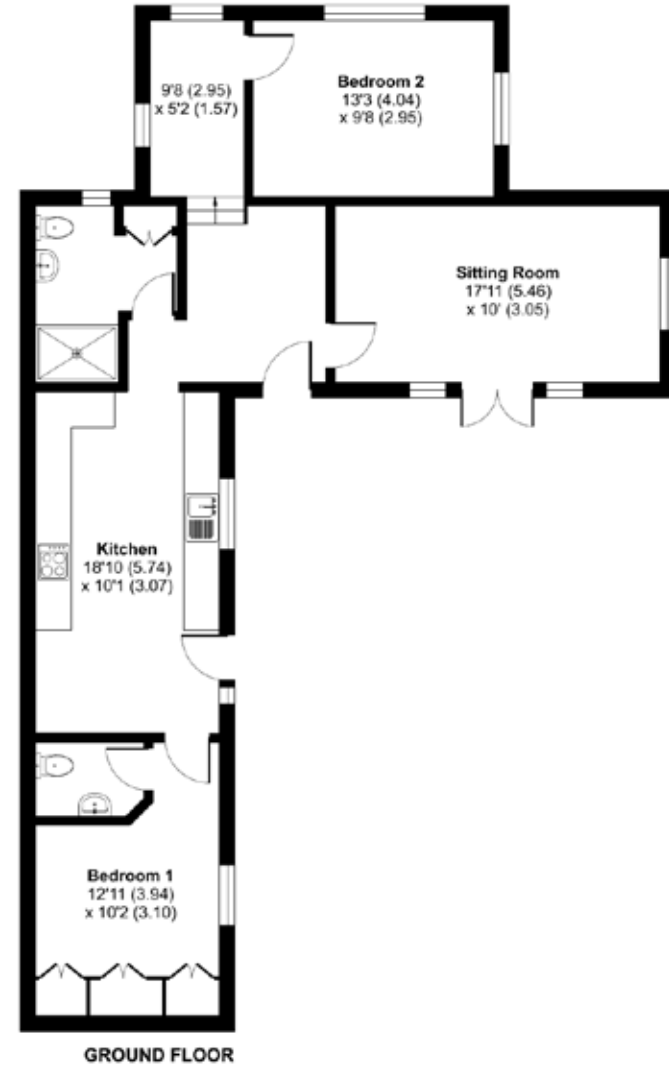
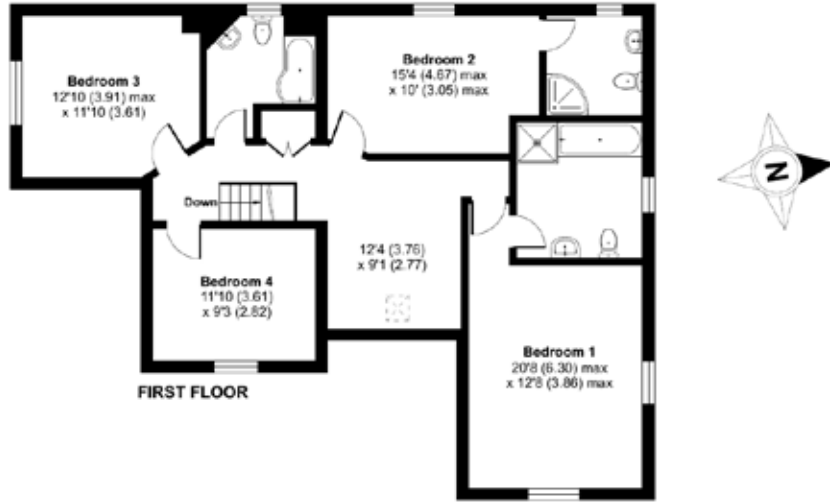


Castle Farm, Greensforge Lane, Stourbridge, DY7

Approximate Area = 2355 sq ft / 218.7 sq m
For identification only - Not to scale

Greensforge Lane, Stourbridge, DY7

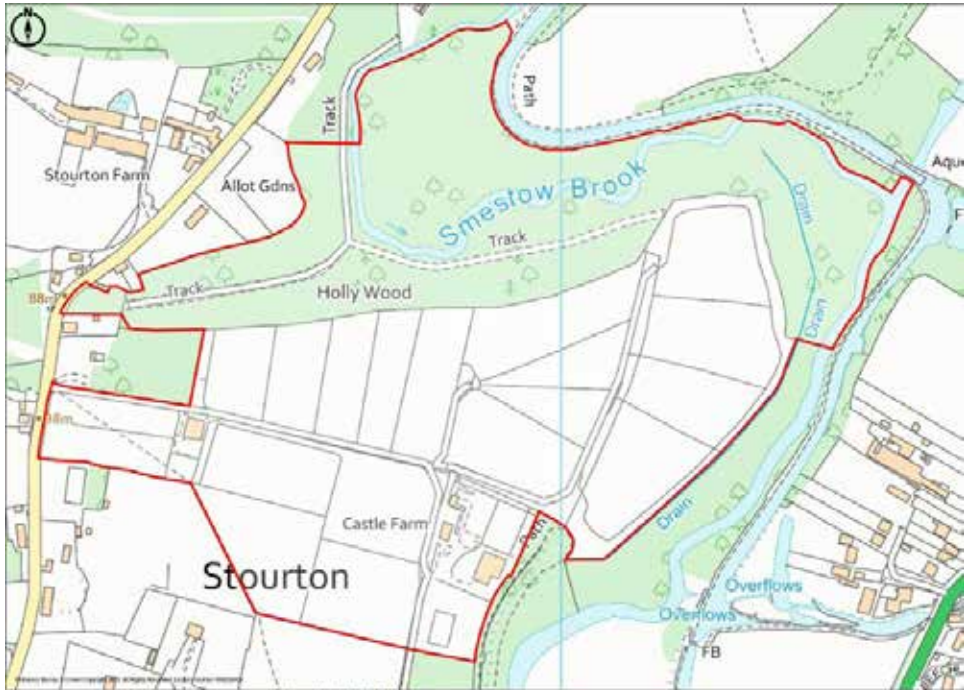
Approximate Area = 883 sq ft / 82 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023. Produced for G Herbert Banks LLP. REF: 989689



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