



Stirt Farm, Stanford Bridge, Worcester WR6 6SA

01562 820880

Offers Invited
£560,000



3 reception
rooms



5 bedrooms



3 Bath/Shower
rooms



Approximate
4.5 acres

Mileage (all distances approximate)

Worcester 13 miles Droitwich 13 miles Tenbury 13 miles Bewdley 10 miles Stourport 7 miles

DIRECTIONS

From Kidderminster proceed in a westerly direction onto Long Bank A456, continuing onto Callow Hill into Clows Top and at the crossroads turn left towards Abberley on the B4202. Continue to the junction, turn left onto the A443 Worcester Road and turn right onto the B4203 towards Stanford Bridge and Stirt Farm will be found on the right hand side as indicated by the agents For Sale board.

From Worcester proceed in a north easterly direction on the A443 through the village of Hallow and into Great Witley turning left at the petrol station onto the B4203 towards Stanford Bridge and Stirt Farm will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

Superbly positioned in the beautiful northwest Worcestershire countryside, ideally situated for those seeking a country life style with easy access to rural pursuits. The Teme Valley offers excellent walking, riding and outdoor activities, not to mention some excellent fishing on the River Teme.

A short distance from the property is the village of Stanford Bridge with a public house, restaurant and farm shop providing day to day essentials. Great Witley provides further local amenities including a post office, petrol station, doctor's surgery and a primary school.

More extensive retail, social and cultural facilities can be found within the cathedral city of Worcester or the beautiful market town of Tenbury Wells, which has a number of individual shops and the wonderful art deco theatre and cinema. The south Shropshire town of Ludlow is also within easy reach and boasts several restaurants which appear within the Michelin guide as well as a wide variety of independent shops. Stirt Farm is well-positioned for great schooling including the exclusive Abberley Hall Preparatory School being a short distance away.

The renowned Chantry High School at Martley is within easy reach. Both RGS and Kings schools are in nearby Worcester. This Cathedral City also boasts Premiership rugby, county cricket and horse racing on the banks of the River Severn.

DESCRIPTION

The property is well situated in this picturesque and elevated position and is approached via a five bar double timber gate onto a private gravelled driveway with plenty of parking and turning space leading around the side of the property. Independent access is available to both the Bungalow and attached barn from the driveway via a cast iron pedestrian gate and paved pathway to the bungalow and directly from the driveway into the Barn. The Bungalow has glazed sliding doors into a covered canopy entrance with an attractive obscure stained glass and leaded entrance door into a generous reception hall.





The RECEPTION HALL allows access to all of the bungalows accommodation to include TWO DOUBLE BEDROOMS the second of which is currently being utilised as a home office with large dual aspect windows overlooking the private and attractive gardens.

The MASTER BEDROOM is situated to the rear of the property with a dressing area offering a range of fitted matching bedroom furniture and dual double glazed windows overlooking the gardens with long distance rural view beyond.



The main LIVING ROOM is situated to the front of the property and is beautifully spacious with three dual aspect glazed windows with attractive views.



The fitted KITCHEN DINER situated to the rear has access from the main reception hall and living room.

- 2 Attached Properties with Unique & Versatile Accommodation
- 2 Bedroom Bungalow
- Master Bedroom with Dressing Area
- Bathroom & Breakfast Kitchen
- Attached Barn with 3 Bedrooms
- Separate Office & Living Room
- Bathroom, Shower Room & Kitchen Diner
- Attached Work Shop & Double Garage
- Private Gardens & Land Approx 4.5 Acres
- Potential Development, Rural Location & Fabulous Views

The kitchen diner is fully fitted with a range of matching units with rolled top work surfaces, 'Range Master' cooker, inset one and a half stainless steel sink unit and double glazed window to the side overlooking the adjoining grass paddock. The kitchen has plenty of space for dining table and chairs and also a solid wood burning 'Villager' stove.



Access from the kitchen diner to the rear is the link building between the bungalow and the attached barn with a multi panelled glazed door with steps leading down to the barns reception hall.

ATTACHED INDEPENDENT BARN

The barn is accessed either via the attached bungalow or via the sweeping gravelled driveway leading to the side of the property allowing independent access to the attached barn via a double glazed entrance door into a reception hall with solid wooden panel doors giving access to a ground floor bathroom, main sitting room and separate ground floor study/office.



From the SITTING ROOM there is an arched exposed brick access leads into an inner hallway which in turn gives access to a ground floor DOUBLE BEDROOM, BATHROOM and attractive and fitted KITCHEN DINER.



Additionally the first floor offers an attractive gallery style landing with double glazed windows to the rear and wooden panel doors to TWO DOUBLE BEDROOMS.

The barn is well presented and well cared for with attractive and deceptively spacious accommodation with a well proportioned kitchen living diner and beautiful sitting room, each with access to the rear enclosed low maintenance paved courtyard. From the courtyard gated access can be found to mature private gardens with outstanding long distance rural views over the Teme valley and beyond.

OVERVIEW

This versatile property can be lived in comfortably as one detached country home set within mature private gardens with additional paddock. There are options and planning permission allowing for flexible living for dependent family members enabling the properties to be split between the bungalow and barn respectively. There are also potential commercial opportunities incorporating the attached work shop and double garage with lapsed planning permission for conversion of a holiday let allowing for a business opportunity investment potential.

OUTSIDE

With a sweeping driveway passing to the rear of the property intersecting the property and the adjoining grass paddock.



To the rear of the barn is a useful attached work shop and double garage. (See floor plan). On a concrete structure with large double timber doors to both work shop and double garage with power, lighting and glazed windows to the rear overlooking the gardens. The additional space has fabulous potential for conversion and/or useful storage/work shop. Also to the rear is a Robinson lean-to greenhouse.



The gardens themselves are mature and well proportioned and interspersed with attractive shrub and mature trees with part post and rail, part mature borders. There is access 360 degrees around the property/properties.



In total the gardens and land measure approximately 4.5 acres with gated pedestrian and vehicular access with a small apple orchard with some further useful detached outbuildings and stores. The driveway continues to the bottom of the paddock and approaching the woodland surrounding the property.

SERVICES

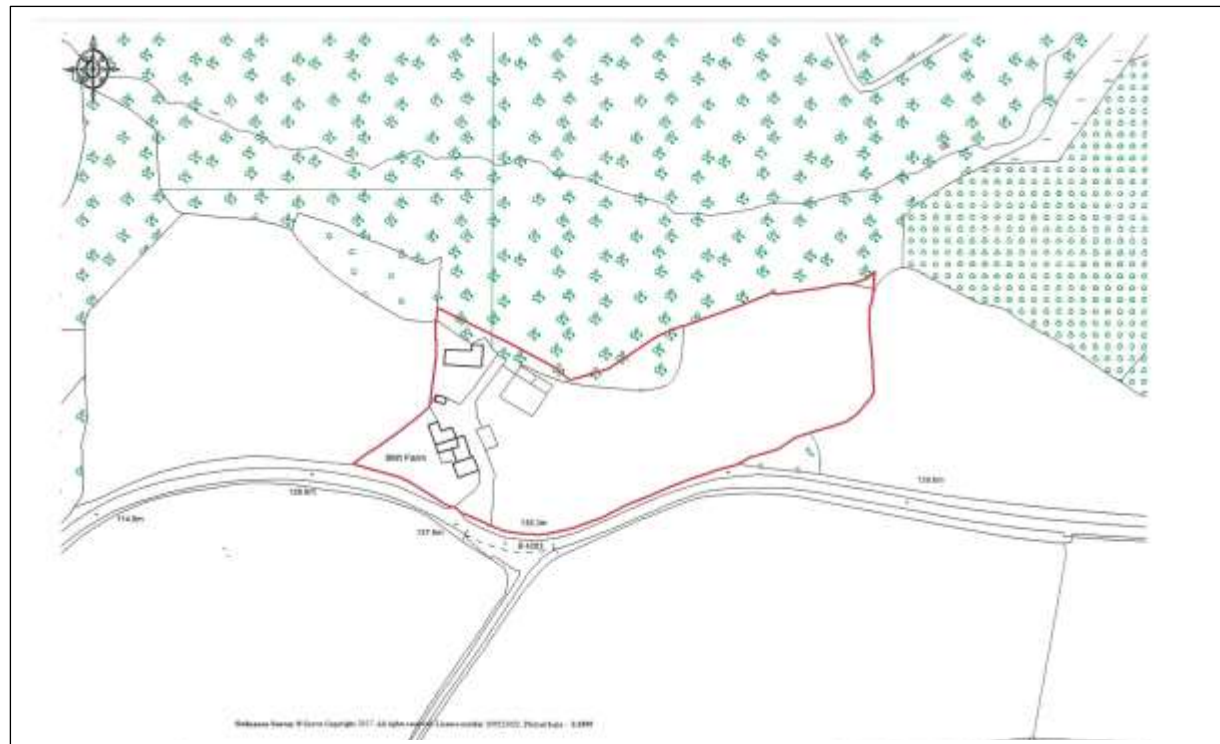
Mains water, electricity and oil fired central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.



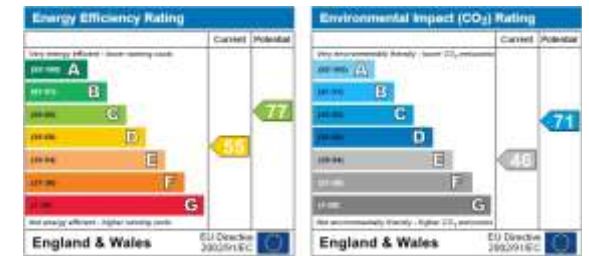
Stirt Farm

Approximate Gross Internal Area = 221 sq m / 2379 sq ft.
 Garages = 80 sq m / 861 sq ft.
 Total = 301 sq m / 3240 sq ft

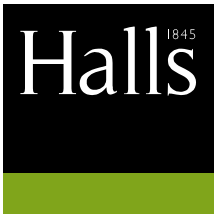


This plan is for guidance only and must not be relied upon as a statement of fact.

Energy Performance Ratings



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