



LOVE LYNE LANE, HUNT END, REDDITCH, B97 5QH

*jpm*  
Real Homes

Jeremy & Co



A BEAUTIFUL GRADE II LISTED PERIOD FARMHOUSE SET IN APPROX. 2 ACRES, WITH COUNTRYSIDE VIEWS TO THE DISTANT MALVERN HILLS. THE GARDENS INCLUDE STABLING FOR TWO PONIES, A MANEGE, AN ORCHARD, A HEATED SWIMMING POOL & SEPERATE ONE BEDROOM ANNEXE. ACCOMMODATION OFFERS FIVE BEDROOMS, FRONT & REAR SITTING ROOMS, FAMILY/DINING ROOM, BREAKFAST KITCHEN & GRAND ENTRANCE HALL WITH FIREPLACE. VIEWING IS A MUST TO APPRECIATE THIS UNUSUAL & BEAUTIFULLY MAINTAINED FAMILY HOME. NO UPWARD CHAIN.

THE ACCOMMODATION COMPRISES:

**FRONT RECEPTION HALL 15' 10" X 11' 0" (4.83M X 3.35M)**

Having an impressive oak staircase rising to the first floor galleried landing, recessed fireplace with LPG coal effect fire, flag stone floor, exposed beams, leaded windows to front and rear, doors to Front Reception Room and Dining/Family Room, built in storage cupboard, two central heating radiators, security intercom system to entrance gates, two wall lighting points and door to:

**CLOAKROOM**

Having a white suite comprising: low level WC, wash hand basin, opaque leaded window, exposed timbers and central heating radiator.

**FRONT RECEPTION ROOM 16' 3" X 15' 9" INCLUDING CHIMNEY BREAST (4.95M X 4.8M)**

Having a wood burning stove and oak book case fitted into recess to side, leaded windows to front and rear, leaded door to the rear garden, two central heating radiators, television aerial point, exposed timbers and four wall lighting points.

**DINING/FAMILY ROOM 16' 8" X 13' 10" (5.08M X 4.22M)**

Having stone fireplace with flag stone hearth, leaded windows to front and side, exposed timber, two central heating radiators, telephone point, recess with display shelving, four wall lighting point and door leading to:

**BREAKFAST KITCHEN 17' 0" X 14' 2" (5.18M X 4.32M)**

Having a range of bespoke oak base and wall mounted units with concealed lighting over work top surfaces, double bowl Belfast sink with complimentary tiled surround, integrated fridge and dishwasher, tiled flooring, two leaded windows to the side, central heating radiator, leaded door to the rear garden, exposed timbers, four inset ceiling lights and opening to:

**REAR ENTRANCE HALL**

With staircase to first floor rear landing, under stairs storage cupboard, leaded double glazed door to the side elevation, oak flooring, central heating radiator, security intercom to entrance gates, alarm control panel, ornate ceiling cornice and inset spot ceiling lights. An opaque door with glazed panels to either side opens to:

**REAR RECEPTION ROOM 16' 6" X 15' 2" (5.03M X 4.62M)**

Having leaded double glazed window overlooking the rear garden and open countryside and beyond, two leaded double glazed windows to side, twin leaded double glazed doors opening to the rear garden, oak flooring, television aerial point, two central heating radiators, ornate ceiling cornice and inset ceiling lights.

From the reception hall, an easy tread oak staircase with ornate balustrade leads off to the:

**FIRST FLOOR GALLERIED LANDING**

Having vaulted ceiling with leaded dormer windows to front and rear, recess with glass display shelving and lighting, exposed timbers, two central heating radiators, door leading off to Master Suite and opening to:

**SIDE LANDING**

With exposed beams, built in storage cupboard, inset spot ceiling lights and doors leading off to Bedroom Four and Study/Bedroom Five.

**BEDROOM FOUR 13' 0" X 8' 8" INCLUDING RECESS (3.96M X 2.64M)**

Having leaded dormer window overlooking rear garden and countryside beyond, exposed beams, central heating radiator and inset ceiling lights.

**STUDY/BEDROOM FIVE 12' 10" X 7' 4" (3.91M X 2.24M)**

Having leaded dormer window overlooking pond and gardens to the front. two central heating radiators, exposed beams, telephone point and fitted corner desk. From the galleried landing a door opens to:

**LOBBY**

Having built-in closet with window to the front, two built in cupboards, central heating radiator, exposed timber, inset ceiling lights and an opening to:

**MASTER BEDROOM 16' 10" X 14' 0" EXCLUDING FIREPLACE (5.13M X 4.27M)**

Having a recessed brick fireplace with LPG coal effect fire, leaded window overlooking the pond and gardens to the front, leaded window to the side, exposed timbers, three central heating radiator, television aerial point and inset ceiling lights. Door leads to:

**ENSUITE BATHROOM 12' 11" X 8' 8" (3.94M X 2.64M)**

Having a white suite comprising: low flush WC, pedestal wash hand basin, ball and claw bath and corner shower cubicle, part tiled walls, exposed timbers, leaded window to the side, central heating radiator, heated towel rail and inset ceiling lights and built in closet with shelving and hanging rail. A door opens to:

**REAR FIRST FLOOR LANDING**

Having leaded double glazed dormer window to the side elevation, central heating radiator, inset ceiling lights, two built in storage cupboards and doors leading off to: Family bathroom and Bedrooms two and three.

**BEDROOM TWO 13' 4" X 9' 7" (4.06M X 2.92M)**

Having leaded double glazed window overlooking the rear garden, leaded double glazed window to the side and further leaded double glazed dormer window to the side with inset spot lights. There is a central heating radiator, television aerial point, two wall lighting points, built in store cupboard with double doors and vaulted ceiling with inset spot lights.

### **BEDROOM THREE 12' 4" X 5' 5" EXCLUDING WARDROBES (3.76M X 1.65M)**

Having two leaded double glazed windows to the side elevation, central heating radiator, television aerial point, loft access point and inset ceiling lights.

### **FAMILY BATHROOM 8' 4" X 4' 11" (2.54M X 1.5M)**

Having a white suite comprising: low level wc, pedestal wash hand basin and panelled bath, surrounded by part tiled walls, central heating radiator, loft access point and inset ceiling lights.

## **OUTSIDE**

### **THE GRANARY**

The Granary set on to stone stilts with flag stone steps and wrought iron railings to the front door.

### **STORAGE ROOM 13' 3" X 10' 2" (4.04M X 3.1M)**

Having exposed beams, vaulted ceiling, power and lighting.

### **THE DOG HOUSE**

Having wooden double glazed entrance door with double glazed window to side aspect and alarm system.

### **ENTRANCE**

Having stairs leading to the first floor, under stairs storage cupboard, central heating radiator and wooden flooring.

### **KITCHEN 7' 10" X 6' 10" (2.39M X 2.08M)**

Having a range of base and wall mounted units with work top surfaces, stainless steel sink unit with mixer tap and drainer, stainless steel whirlpool four ring electric hob, with cooker hood over, pan drawers below and corner base unit, part tiled walls, central heating radiator, wall mounted central heating boiler, double glazed window to the side elevation, tiled floor and inset ceiling lights.

From the Entrance Hall a dog leg staircase leads to the first floor landing having double glazed window to the rear aspect, skylight and access to loft space.

### **BEDROOM/SITTING ROOM 15' 1" X 13' 4" (4.6M X 4.06M)**

Having a built in wardrobe with hanging rail and shelving, two double glazed windows, Velux skylight window, two central heating radiators and inset spot lights.

### **BATHROOM 7' 9" X 6' 10" (2.36M X 2.08M)**

Having a white suite comprising: low level WC, pedestal wash hand basin with mixer tap and corner bath with mixer tap and shower head fitting. part tiled walls, double glazed window to rear elevation, skylight, central heating radiator, wooden flooring, inset ceiling lights and an extractor fan.

To the rear of the Dog House there is a:

### **UTILITY ROOM 10' 3" X 7' 5" (3.12M X 2.26M)**

Having base and wall mounted units with work top surfaces, sink unit with drainer, space and plumbing for an automatic washing machine, space for tumble dryer and freezer, double glazed window to the rear, double glazed door to the rear, central heating radiator and door leading to:

### **WC**

Having a white suite comprising: low level we, pedestal wash hand basin and double glazed window to the side elevation.

### **DOUBLE GARAGE 15' 10" X 17' 9" (4.83M X 5.41M)**

Having automatic up and over door to front, concrete floor, double glazed window to the side, power and lighting.

### **FORE GARDENS**

This imposing property is approached via automatic double gates with stone chipping driveway providing parking for numerous vehicles with mature lawned fore gardens. To front there is a large pond with water feature, rockery beds and wealth of flora and variegated plants. There is a decking pavilion path which leads to steps leading to:



### **OCTAGONAL WOODEN SUMMER HOUSE 11' 4" X 11' 4" (3.45M X 3.45M)**

Having wooden flooring, leaded light window to front and side aspects overlooking the beautiful fore gardens, power and lighting.

There is a semi-circular wall with stone chipping pathway, this leads around the summer house and to the gated access sleeper path leads to a pedestrian gate gaining access to the front. A planted coppice having various trees and well stocked beds and borders.

### **SIDE GARDENS**

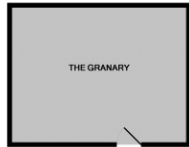
Around to the side of the property there is a further lawned garden with open fencing and a rose covered gazebo with side borders and a pedestrian gate leading to:

### **FORMAL REAR GARDENS**

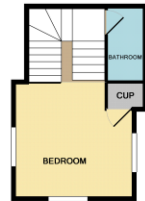
The orchard which is planted with various fruit trees bordered by a fenced ménage and a path leads from stable to ménage. The lawned fore garden has natural hedgerows and benefitting from open views and the Worcestershire countryside beyond. At the rear of the dwelling is a paved patio with a brickbuilt seat and raised decking area with a central Silver birch tree with seating surround. An open Plan paved patio leads to the:



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with Metropen (2010)

**SWIMMING POOL**

**STABLE/PUMP ROOM 23' 7" X 11' 7" (7.19M X 3.53M)**

Stable for two ponies, concrete floor, power and lighting.

**TIMBER GARDEN SHED**

With path and vine covered gazebo and mature conifer trees screening the oil tank and leading to the:

**CHILDREN GARDENS**

With raised sand pit with sleeper edging and path leading to the Granary and The Dog House.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		32	35
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		34	37
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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