



Coldridge Farm, Shatterford, Bewdley, DY12 1TH

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Coldridge Farm, Shatterford, Bewdley, DY12 1TH

£975,000

Coldridge Farm is a beautifully appointed four bedroom detached farmhouse offering fantastic living accommodation within a stunning setting which includes ample off road parking, a gorgeous rear garden with wildlife pond and a triple garage. The farmhouse itself which has been expensively improved comprises: entrance porch and hall, lounge with multi fuel burner, study, snug, sitting/dining room with vaulted ceiling and wood burner, orangery, modern fitted kitchen dining room, utility room, ground floor cloakroom and a rear lobby with access to the garden. The property also benefits from having a spacious converted cellar with heating and facilities. To the first floor, off the lovely landing is an impressive master suite with bedroom, two en suites and a walk in wardrobe, there is a further double bedroom with en suite, two bedrooms with vaulted ceilings and beams and a modern fitted family bathroom. Well manicured gardens surround the property including a patio area perfect for entertaining, long lawn, gravelled driveway with gates to the front and a wildlife pond situated to the left of the Farmhouse. Shatterford is a village in the Wyre Forest District of Worcestershire, located approximately 5 miles north-west of Bewdley. The village is surrounded by wonderful countryside and includes Shatterford Wildlife Sanctuary and Fishery and Man Wood. Bewdley is fortunate to benefit from two primary schools and a high school, all rated as Good by Ofsted in their most recent inspections.





**Front Of The Property**

Accessed via gates which lead to ample gravelled driveway and to the rear of the property including the triple garage, to the front of the property are well manicure lawns with a path leading to the Farmhouse and a wildlife pond to the side of the property which is enclosed with fences.

**Porch**

With a double glazed door to front, door to entrance hall and two double glazed windows to side.

**Entrance Hall**

With a door from the porch, doors to rooms, oak staircase to the first floor landing, wooden floor and a central heating radiator.

**Lounge**

14'1" x 12'9" + bay

With a door from the entrance hall, double glazed bay window to front, multi fuel burner with beam and brick surround, wooden floor and a central heating radiator.

**Study**

13'9" x 12'9" + bay

With a door from the entrance hall, double glazed bay window to front, gas fire with decorative surround and a central heating radiator.



**Snug**

12'1" x 12'1"

With a door from the entrance hall, doors to conservatory and kitchen, laminate and wooden floor, steps with a door to dining/sitting room, storage cupboard and a central heating radiator.

**Dining/Sitting Room**

23'11" x 19'0"

With a door from the snug, wood burner with decorative surround, vaulted ceiling with skylight, double glazed doors to rear, laminate floor, double glazed windows and two central heating radiators.

**Orangery**

13'9" x 13'1"

With a door leading from the snug, double glazed doors to rear, fitted furniture and tiled floor.

**Utility Room**

With doors from the kitchen dining room and to the cloakroom, fitted wall and base units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, cupboard housing boiler, tiled floor, storage cupboard, double glazed window to side and a central heating radiator.



**Cloakroom**

With a door from the entrance hall, WC, part tiled walls, tiled floor, double glazed window to rear and a central heating radiator.

**Kitchen Dining Room**

19'8" x 13'9"

With a door from the entrance hall this modern kitchen is fitted with wall and base units, granite work surfaces, island with induction hob, granite breakfast bar, cooker with extractor fan over, integrated microwave, oven and freezer, belfast sink, two double glazed windows to front, Aga with built in extractor, further double glazed window to side, underfloor heating, tiled floor, further double doors to rear lobby and a central heating radiator.

**Rear Lobby**

With double doors from the kitchen dining room, stable door to rear, three double glazed windows, underfloor heating, tiled floor, vaulted ceiling and a central heating radiator.

**Cellar**

With stairs from the rear lobby, WC, power, light, laminate floor, recessed spotlights and a central heating radiator.

**Landing**

With stairs from the entrance hall, double glazed window to front, doors to rooms, storage cupboard and two central heating radiators. There is also a separate landing to the master suite, with a cupboard housing water tank, double glazed window to rear and two central heating radiators.

**Master Bedroom**

13'9" x 12'9"

With a door from the landing, triple aspect double glazed windows, fitted wardrobes and drawers, wooden floor, recessed spotlights and two central heating radiators.

**Master En Suite One**

With a door from the landing, bath with shower over and separate shower attachment, WC, wash hand basin, tiled floor, part tiled walls, double glazed window to front, recessed spotlights and a chrome heated towel rail.

**Master En Suite Two**

With a door from the landing, shower cubicle, double glazed window to side, recessed spotlights, tiled floor, part tiled walls and a chrome heated towel rail.

**Dressing Room**

With a door from the landing, recessed spotlights, double glazed window to rear, fitted wardrobes and a central heating radiator.



#### **Bedroom Two**

13'9" x 13'9"

With doors from the landing and to the en suite, wooden floor, fitted wardrobes, double glazed window to rear, vaulted ceiling with beams and a central heating radiator.

#### **Bedroom Three**

13'9" x 13'9"

With a door from the landing, wooden floor, fitted wardrobes, double glazed window to front, vaulted ceiling with beams and a central heating radiator.

#### **Bedroom Four**

11'9" x 11'1"

With doors from the landing and to the en suite, wooden floor, fitted wardrobes, double glazed window to rear, vaulted ceiling with beams and a central heating radiator.

#### **En Suite**

With a door from bedroom four, shower cubicle, WC, wash hand basin, double glazed window to side, wooden floor, part tiled walls and a central heating radiator.

#### **Bathroom**

With a door from the landing, corner shower cubicle with waterfall shower head and separate shower attachment, claw foot roll top bath with shower attachment, WC, wash hand basin, tiled floor, part tiled walls, double glazed window to rear, recessed spotlights and a central heating radiator.

#### **Garden**

Well manicured gardens surround the property including a patio area perfect for entertaining, long lawn with mature shrubs and trees, gravelled driveway with gates to the front and a wildlife pond situated to the left of the Farmhouse.

#### **Triple Garage**

29'6" x 18'4"

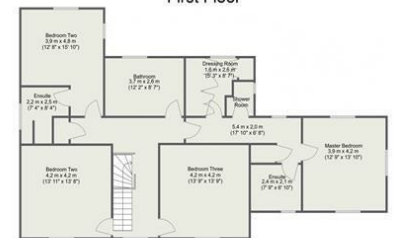
With three electric roller doors, power and lighting.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Coldridge Farm

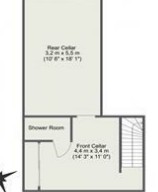
First Floor



Ground Floor



Cellar



Total area approx. 330-1411 / 3655sq.ft.  
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>34</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>





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