



Little Shortwood Farm
Brockhill Lane | Tardebigge | Worcestershire | B60 1LU

FINE & COUNTRY

LITTLE SHORTWOOD FARM

A four-bedroom barn conversion situated in a tranquil setting in the west Worcestershire countryside. Beautifully presented with three reception rooms and featuring a wealth of period features. The Stables boast a double garage with EV charger, south-west facing garden and a detached office.



Ground Floor

Little Shortwood Farm is accessed through a glazed porch and into a hallway where the staircase is found. From the hallway the snug is located. This delightful room has a large fireplace with a log burner and original beams. The main sitting room also has a log burner and feature fireplace and leads into the conservatory which has heating and a ceiling fan and enjoys views of the garden and patio areas.

The farmhouse kitchen has a range of wooden floor and wall units with attractive wooden worktops and has a range cooker, sink, integrated dishwasher, and wine rack built in. There is a brick fireplace with a log burner. Leading from the kitchen is the utility room which has includes an integrated washing machine and tumble dryer, the boiler and some storage units.

There is a downstairs guest WC located as you make your way to the back door and the cloaks area.









Seller Insight

“ The initial draw to this home was the peacefulness and the presence of wildlife. From deer to skylarks, buzzards, ducks, and geese, it's like living in a natural sanctuary, say the current owner.

What I love most about this home is the privacy it offers, along with its charm, character, and welcoming atmosphere. Every corner of the house holds a special place in my heart.

The standout features that make this home unique and inviting are the breathtaking views, the presence of pools and nature, and the ability to enjoy both a summer and winter lounge.

The interior spaces are quirky with no real design, but that's what adds to its charm. I've personalised the living spaces with mainly antique touches, creating a space that feels like a reflection of my own taste and style, continues the vendor. This home supports my daily routines and lifestyle needs to perfection. The natural light and ambiance are incredible throughout the day, with the sun gracefully circling the house.

The outdoor spaces, including the garden and courtyard, are extremely therapeutic and peaceful. I often find myself enjoying the tranquility and beauty of nature. I've hosted regular BBQs, even in the winter with up to 20 guests, making the most of the welcoming atmosphere. Recently, I upgraded the bathroom for added comfort.

This home truly reflects my lifestyle and values, surrounded by water, woodland, and opportunities for walks. One memorable experience was witnessing young deer being born in the woods next door.

The sense of community in the neighbourhood is strong, with a village hall, church, school, and a courtyard of businesses and a pub bringing everyone together. Despite the spaced-out nature of the area, we all know each other.

The location is advantageous, with all facilities close by - Redditch just 5 minutes away and Bromsgrove 10 minutes away. If you enjoy beauty, privacy, stunning views, walks, and the freedom for pets to run free, this is the place for you. My advice to future owners; embrace the beauty, make use of the privacy, and savour every moment in this unique and inviting home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

Located on the first floor are the two ensuite bedrooms and the family bathroom. The main bedroom is large and has double aspect windows with a fireplace which houses an electric fire. There are two dressing areas and a newly fitted bathroom which has attractive blue fitted cupboards with two vanity units and storage. A large walk-in shower has been fitted in the new bathroom as well as a bath with a further shower over, a WC and a heated towel rail.

A door leads from one of the dressing areas onto a small outdoor area which could easily be used as a balcony - as it enjoys stunning views over the gardens and duck pool.

Bedroom two has an ensuite shower room with vanity unit and heated towel rail and two fitted wardrobes.

The family bathroom has a bath with a shower over, vanity unit and WC and a handy heated towel rail.

Second Floor:

There are three bedrooms on the second floor with an attractive split landing. Bedrooms three and four are large rooms which both include built-in wardrobes and storage cupboards.

Bedroom five is currently being used as a study and there is a small landing and a further storage cupboard in this area.











Outside

The property has two driveways which lead off the track. The primary entrance leads to the farmhouse and into a large, gravelled driveway with parking for several vehicles. Within this area is the block of outbuildings which include a gymnasium, workshop, garage and a further room which currently houses a model railway village. The outbuildings have electricity and are perfect for a variety of uses. The second driveway leads to an area of approximately 3.5 acres with its own block of garaging and storerooms and two detached chalets which provide a rental income for the property (see additional notes).

In all there are approximately 9 acres which come with the property including stunning gardens which surround the farmhouse and plenty of patio areas for entertainment. The owner has created beautiful, peaceful outdoor spaces with lovely plants and shrubs and has personally planted a fabulous arboretum.

There are 3 duck pools within the grounds which host a plethora of wildlife and plants including lilies and irises. There are 3 small copse' included with the property and further paddocks which are located to the front of the largest of the ducks pools.

A detached, self-contained BBQ hut provides the perfect space for year-round entertaining and has a fire pit which can be used for both heating and cooking.

There is access to the Tardebigge Canal from the property and a bridal path is located on the perimeter of the paddocks.







LOCATION

Little Shortwood Farm is conveniently located in Tardebigge, just a few miles from the village of Barnt Green and the market towns of Bromsgrove and Redditch. Access to the canal is a few hundred metres away within a wood which is ideal for dog walking. Train stations are only 5–10 minutes drive, as are doctors surgeries, dentists, shops, gyms and plenty of country pubs and restaurants.

The market town of Bromsgrove, lying to the north, is equally well served with busy commercial and retail outlets centered on its pedestrianised High Street. Droitwich Spa provides for most daily needs with supermarkets, including Waitrose, a thriving precinct and high street with a mix of large brands, cafes, public houses and boutique shopping.

If education is a priority, in addition to the primary school, the independent sector is well served with Bromsgrove School retaining a reputation of international repute. Further afield, highly regarded schools may be found in Worcester including The Royal Grammar School and King's School. The King Edward Schools are within the Birmingham conurbation.

For commuting, train stations may be found at Droitwich, Bromsgrove and Worcester Parkway railway station offers improved access and capacity to London. The new electrified line from Bromsgrove offers fast access to Birmingham City Centre. The motorway network may also be accessed at Droitwich (M5 junction 5) for travel southwards to Cheltenham, Gloucester and the south-west peninsula and north onto Birmingham, the Black Country and M6 motorway. The M42 may be accessed at Bromsgrove for onward travel to Birmingham International Airport, M1 north and M40 south-east to London.







Services

Mains electricity and water.

Private drainage via a septic tank system which services all properties on site (including 2 caravans).

LPG gas central heating.

Additional Information

Lawful certificate obtained for chalet. The two chalets proved a rental income of £10,000 per year.

Shortwood Chalet has 3 bedrooms, 2 bathrooms and an open plan kitchen/dining and sitting area and is included in the sale of the property. Long Shortwood Chalet is not included in the sale as it is privately owned.

The neighbour owns the private drive but Little Shortwood Farm has right of way in the deeds. Occasional pot hole repairs carried out by the current vendor.

Tenure

Freehold

Local Authority

Bromsgrove District Council

Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

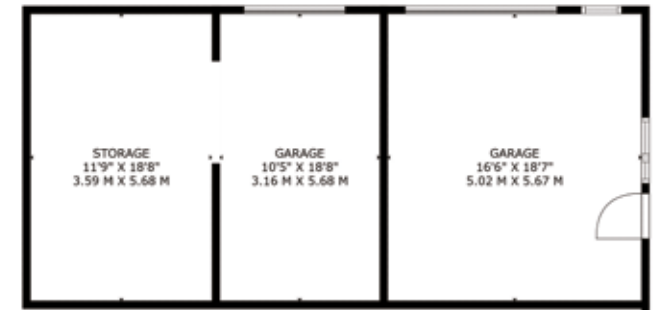
Saturday 9.00 am - 1.00 pm



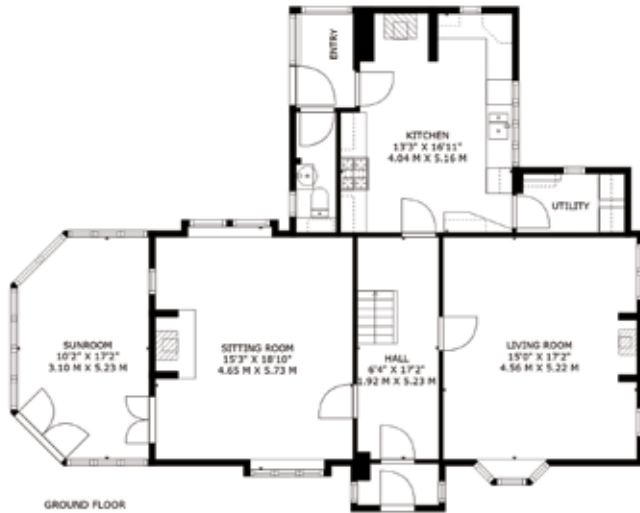
FIRST FLOOR



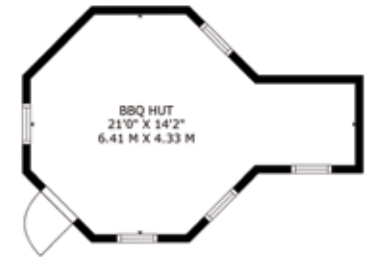
SECOND FLOOR



GARAGING



GROUND FLOOR



LODGE

GROSS INTERNAL AREA
 GROUND FLOOR: 1176 sq. ft, 109 m2, FIRST FLOOR: 923 sq. ft, 86 m2, SECOND FLOOR: 708 sq. ft, 66 m2
 TOTAL: 2807 sq. ft, 261 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



ADDITIONAL AREAS
 TOTAL: 1659 sq ft, 154 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.11.2023

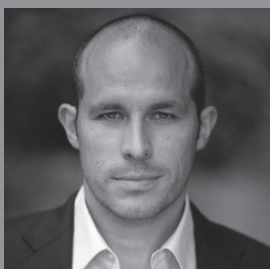






VANESSA BRADFORD

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07967 046051
email: vanessa.bradford@fineandcountry.com



NICK KENDRICK

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07801 981629
email: nick.kendrick@fineandcountry.com

YOU CAN FOLLOW US ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

