



Rowley Farm

Holt Heath | WR6 6LY



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A rare opportunity to acquire a country residence with agricultural buildings with circa 50 acres of land, combined with separate, beautifully appointed holiday cottages.

Situated in a peaceful rural location surrounded by open countryside views and yet only 1 mile away from the village of Holt Heath. The village offers a post office, licenced village store, millennium playing field, two farm shops and the Holt Fleet pub which sits alongside the river. The Cathedral City of Worcester is approximately 9 miles away and offers a great range of shopping, leisure and recreational facilities.

Rowley Farm offers residential and commercial opportunity. The detached Georgian farmhouse offers an abundance of charm and character throughout with delightful period features to include beamed ceilings, inglenook fireplace and original doors. The spacious family accommodation has further potential to modernise and improve.

A side porch and entrance leads into a reception room with exposed brickwork and flagstone flooring.

A door leads to the well-proportioned dining room with beamed ceiling and brick fireplace and a log burning stove.

The adjoining sitting room offers wonderful south facing countryside views, with ceiling beams and a large original inglenook fireplace with dual bench seats and a flagstone hearth together with an oil-fired stove, currently decommissioned.

At the heart of the farmhouse is the kitchen with further ceiling beams and offers wonderful views over the garden and fields. A lovely light room due to its triple aspect. Offering a range of wall and base units, Belfast sink and fitted appliances to include oven, hob and dishwasher. There is direct access to outside via a sliding patio door; ideal for entertaining with family and friends.

The rear hall/boot room also benefits from a Belfast sink with a door leading out to the rear and a separate cloakroom.

The scullery with room over on the first floor, offers great scope to be utilised as an annex, subject to planning permission. It is currently used as a laundry room and has an independent staircase to a first-floor games room with exposed timbers.

The basement is accessed from the inner hallway and is currently used as a home office.





The first floor has three generous sized double bedrooms to include the principal bedroom with fitted wardrobes and luxury appointed en-suite shower room. To complete the first floor is a family bathroom with separate shower.

The second floor is ideal for a teenager as it offers two attic rooms that are currently used as a large bedroom and adjoining seating area.

Rowley Farm Holiday Cottages

Link to the website:

<https://rowleyfarmholidays.co.uk>

Offering a good level of income are three beautifully appointed self-catering holiday cottages together with a luxury shepherds hut. Accessed via a separate electric gated driveway with private gardens and allocated parking spaces to each cottage.

The three cottages offer an abundance of charm and character throughout whilst benefitting from all the modern-day utilities and facilities.

The shepherds hut has a patio with an enclosed private woodland garden. All four properties have an eco-wood fired hot tub.

To complete the holiday cottages is a purpose-built outdoor dog wash with hot and cold thermostatic shower.

Hayloft

Sleeps 4, circa 1200 sq ft

Open plan kitchen diner with 2 en suite bedrooms and a first floor sitting room with a wood burning stove and a Juliet balcony with delightful views.

The Old Dairy

Sleeps 2, circa 500 sq ft

Open plan sitting room, kitchen and bedroom with a separate luxury shower room.

The Stables

Sleeps 2, circa 450 sq ft

Open plan sitting room and kitchen with wood burning stove, large double bedroom and luxury appointed bathroom.

The Hideaway Hut

Sleeps 2, circa 200 sq ft

This bespoke shepherds hut features a handmade kitchen, seating area with woodburning stove and wet room.

Outside:

Set back from Ockeridge Lane and accessed via three separate driveways; one to the farmhouse, a separate electric gated access to the holiday cottages and a further access to the farm buildings.





A south facing garden serves the farmhouse, principally laid to lawn with mature shrubs and borders alongside a natural pond. To the rear of the property and side are patio areas together with ample parking and a small orchard.

Land – Circa 50 acres

The land lies to the west and north of the farmhouse. The pastureland is divided into 8 enclosures, each fenced with own water supplies. There is a woodland area and a pond fed by a stream over which there are sleeper bridges.

Farm Buildings

The agricultural and storage buildings are circa 3330 sq ft. There is an open fronted Dutch barn and two steel portal frame buildings.

Services:

Mains water, electricity, Biomass heating system, treatment plant.

Important Note to Purchasers:

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/> Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property. RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Viewings by appointment only via RJ Country Homes- 01905691043 or contact@rjcountryhomes.co.uk

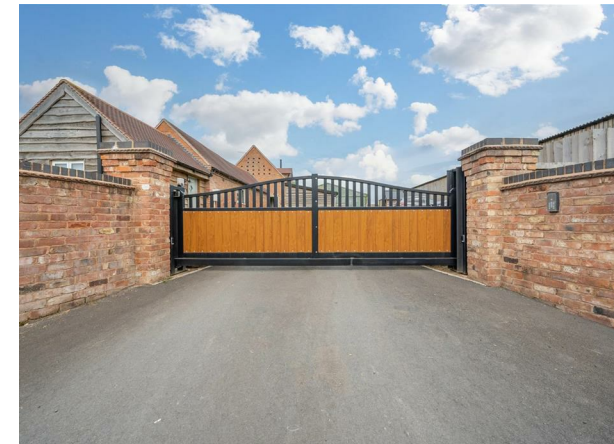




Rowley Farmhouse



Approx. Gross Internal Floor Area 5656 sq. ft / 525.50 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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

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

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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