



Steppe Farm
Worcester Road | Harvington | Worcestershire | DY10 4LJ

FINE & COUNTRY

STEPPE FARM

A thoughtfully and recently renovated, Grade II Listed, detached country home situated in the Worcestershire village of Harvington. Steppe Farm incorporates four bedrooms, four reception rooms and a detached one-bedroom annex; all set within circa 0.47 acres. A beautiful period home. This property has a new central heating system and has been re-wired.



Ground Floor

Walking through the original front door of Steppe Farm takes you into a large entrance reception hall. The principal reception rooms are all situated off the hallway including a spacious family room leading onto the rear patio, a dining room and a large sitting room. The sitting room has a beautiful inglenook fireplace with a log burner, dual aspect windows and flows through into the study. There is a guest cloakroom and a door leading to the side of the property. The new, contemporary kitchen is situated to the rear of the property featuring a kitchen island, a Smeg Opera 150 oven and a large, exposed beam. There is a new oak framed veranda to the rear of the property which leads directly into the rear hallway. In addition, there is a cellar measuring circa 130 sq/ft.













Seller Insight

“ Built in the 15th century, Steppe Farm is a renowned local property that is full of character and history. Regarded as one of the most notable British residences, in its day it would have been where local gentry conducted their meetings and was only sold for the first time in the 1940s,” say the owners.

“I had known about Steppe Farm for many years and had passed by thousands of times. We liked the character, scale, and sheer size of the property and jumped at the opportunity to acquire it in early 2000 when fortunately, we were lucky with our offer to become only the sixth set of owners. We could talk all day about the changes we have made but some of the main improvements include the addition of an oak frame car port and parking area. We also removed the old wooden conservatory and replaced it with an oak frame cloister which provides welcome shade on sunny days.”

“We love the character of Steppe Farm and have enjoyed being a part of its long history and making our own changes to make it suitable for modern lifestyles whilst retaining the original features, including the amazingly well-preserved medieval roof. The old cow shed has been converted into a self-contained annexe which we have previously utilised as an Air BnB but it could also be used as accommodation for visiting guests.”

“Steppe Farm is perfect for day-to-day family life and entertaining. We’ve hosted numerous garden parties and have fond memories of our fancy-dress house warming party when we met up with our 90 guests for drinks in the local pub before heading back to the house. The space and layout is brilliant and easily swallows up large numbers of visitors but it’s peaceful and relaxing too and there’s nowhere better to be than curled up in the sitting room by the inglenook fireplace when it’s cold outside.”

“The location is wonderful as we’re centrally located in the heart of Worcestershire where we can easily access good road links. There are some lovely walks nearby and a fabulous gastropub, and we’re just 3 miles away from Kidderminster which has a good range of amenities. It’s just as easy though to head into Birmingham for an even wider range of shops, restaurants, and leisure facilities.” *

* 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

The first floor is configured of four large double bedrooms, and a family bathroom. Two of the bedrooms boast ensuite bathrooms and fitted wardrobes, bedroom 3 has an impressive vaulted beamed ceiling.









Outside

Steppe Farm is approached through private electric gates and driveway leading to parking to the side of the property and a double car port. There is a patio to the rear of the property providing entertaining space. There is a generous lawned garden with a large shed, a brick-built store and a pathway leading to the separate gated access. This access is situated on the opposite side of the property to the main driveway and has a large gravel parking area.

Annex:

The detached, one bedroom annex is situated to the rear of Steppe Farm and features a living room, shower room, kitchen and double bedroom.







LOCATION

Steppe Farm occupies a sought-after location in Harvington within the Wyre Forest district of north Worcestershire. Belbroughton (4.6 miles), Hagley (5 miles) and Chaddesley Corbett (2 miles) are nearby and all three areas providing for a wide range of local amenities including village shops, schooling, churches, sporting facilities and local hostelrys; including a number of popular gastro pubs.

This beautifully presented property sits only 4 miles from Kidderminster, 4.7 miles from Stourbridge, 7 miles from Bromsgrove, and 20 miles from central Birmingham. Birmingham is a city of international importance, both commercially and culturally, as defined by its magnificent library, town hall and Symphony Hall, the home of the Birmingham Symphony Orchestra.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 13 miles south providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

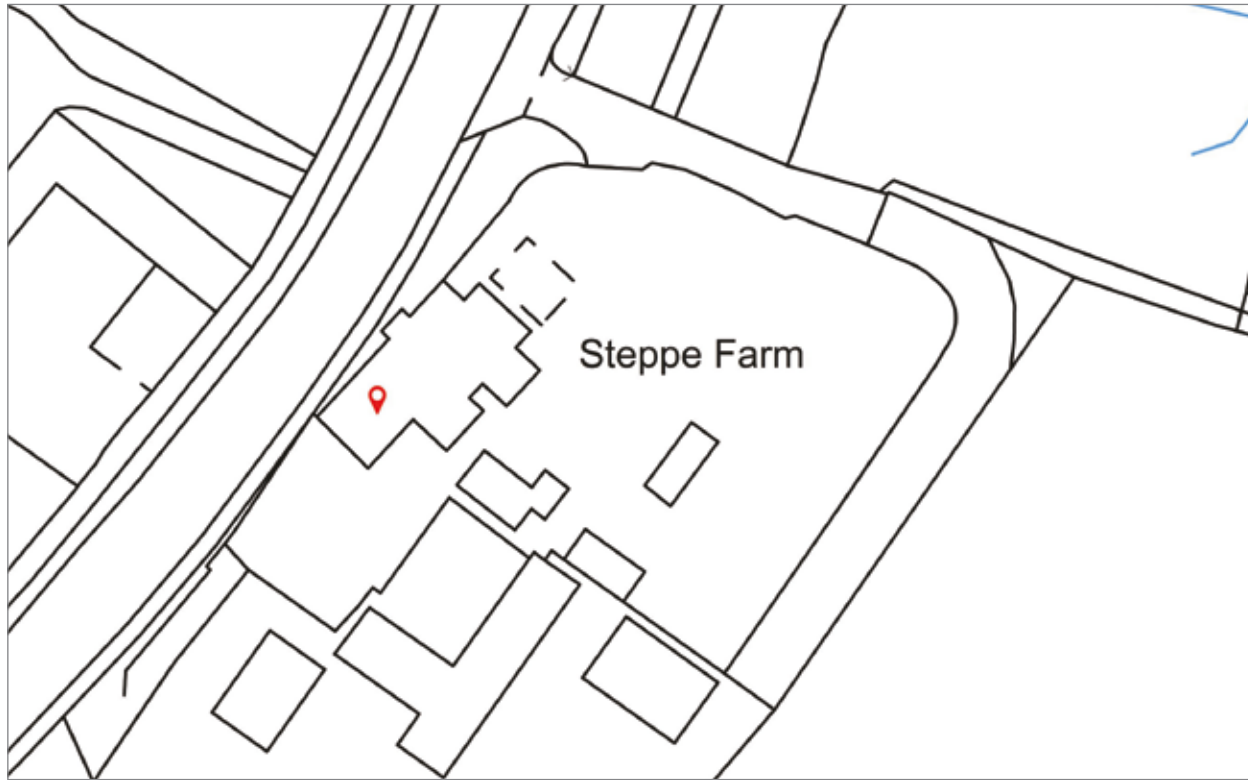
The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, J3 of the M5 at Halesowen or J1 of the M42 at Lickey End) provides for ready access to the north and southwest, greater Birmingham and the surrounding industrial and commercial areas, as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the northeast. Road travel to London is best via the M40 or M6/M1, both accessible from the M42.

The recently opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, is also intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The railway network locally may also be accessed at Kidderminster, next to the glorious Severn Valley Railway, and at Droitwich Spa and Bromsgrove.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, The Kings Schools and Royal Grammar School at Worcester, Heathfield School at Wolverley, The King Edwards Schools in Birmingham and, more locally, Winterfold House School at Chaddesley Corbett.

For days out and recreation, Steppe Farm is well placed for ready access to the north Cotswolds and Broadway (35 miles), as well as Stratford-upon-Avon (28 miles), Great Malvern (23 miles) and the Malvern Hills, and Ludlow (28 miles). The west coast of Wales, at Aberdovey, is 99 miles.





Services
Mains electricity, gas, water and drainage

Additional Information
Re-wired / new central heating system.
Current owners are the 5th occupiers of the property.
Property built in the 15th /16th Century.

Tenure
Freehold

Local Authority
Wyre Forest District Council
Council Tax Band G

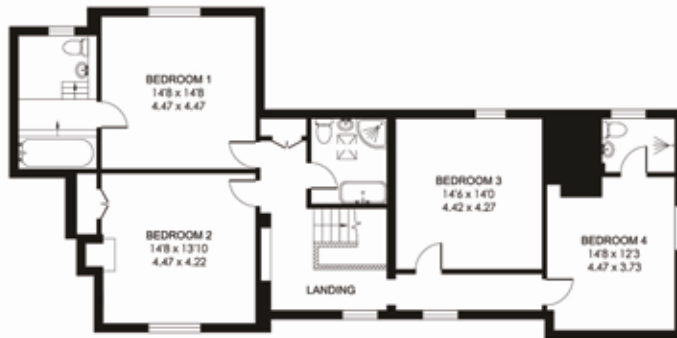
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

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



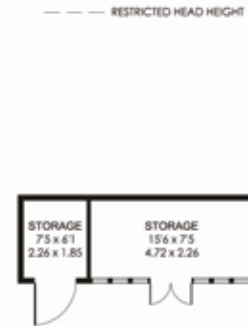
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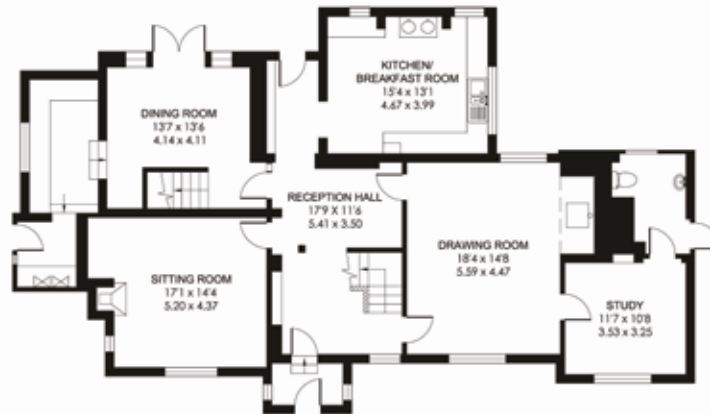
FIRST FLOOR



ANNEXE



STORAGE



GROUND FLOOR



CELLAR



STORAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	3165 SQ FT/294 SQ M
ANNEXE :	323 SQ FT/30 SQ M
STORAGES :	312 SQ FT/29 SQ M
TOTAL AREA :	3800 SQ FT/353 SQ M

EPC Exempt



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 08.09.2023







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