



Callow Farm, Angel Street, Upper Bentley, Redditch, Worcestershire B97 5TA

01562 820880

FOR SALE

Guide price
£1,300,000



2 Reception
Rooms



5 Bedrooms



3 Bath/Shower
Rooms



16.6 Acres of
Gardens &
Paddocks



DIRECTIONS

From Stoke Prior proceed in an Easterly direction on Fish House Lane before turning right onto Sugarbrook Lane. After a short distance bear left onto Copyholt Lane and turn right onto Black Lake Lane, signposted Feckenham. Turn left onto Manor Road and immediately right onto Angel Street and Callow Farm will be found on the left-hand side as indicated by the agents For Sale Board.

From Droitwich proceed in an Easterly direction on the B4090 toward Hanbury. After approximately 4 miles turn left onto Hanbury Road and at the Jinney Ring Craft Centre turn right onto Forest Lane. In just 2 miles turn left onto Bentley Lane and after 1 mile right onto Pumphouse Lane. At the T junction turn left onto Angel Street where Callow Farm will be found a short distance on the right-hand side.



CALLOW FARM

Callow Farm house is an attractive period red brick detached home under a pitched tiled roof having been extended over time to provide spacious family accommodation. The main entrance leads into an initial entrance porch and through to a generous reception hall with attractive exposed timbers and feature open fireplace with a wood burner.

From the reception hall there is access into both ground floor reception rooms and through into the large open plan family kitchen diner. Situated to the rear of the property, the fitted kitchen has attractive views across the formal rear gardens and beyond and the kitchen opens out to a fabulous oak framed garden room with double glazed ceiling lantern. The garden room has direct access to both the rear gardens and via bi-fold glazed doors into the main living room.

There is a useful utility room with ground floor cloakroom with WC. And pedestrian access from the utility room to the side of the property overlooking the impressive stable block.

A turning staircase leads to the first-floor accommodation with three generous bedrooms, two benefitting from en-suite facilities as well as a modern family bathroom. A further staircase to the second floor and two additional bedrooms into the roof space with exposed timbers, some restricted head height and fabulous rural views.



- A Wonderful Detached Equestrian Home
- Five Bedrooms & Three Bathrooms
- Independent Annex Accommodation
- Pretty Rural Location & Attractive Views
- Private Gardens & Paddocks Circa 16.6 Acres
- Impressive Equestrian Facilities
- Outstanding Detached Stable Block fitted with Monarch Stables
- 60m x 25m All Weather Menage & Horse Walker
- Highly Sought after Location – No Chain
- Must be Seen to be Appreciated Appointment Only



EQUESTRIAN FACILITIES

The stable block is of brick and block construction with some timber external render and a concrete base and offers eight individual 14' x 13' Monarch stables each with automatic drinkers and built-in hay feeders. There is a horse solarium, hot water supply and generous tack room. Within the yard can be found an additional timber stable with two 12' x 12' stables as well as a 4 horse, horse walker and a fabulous 60m x 25m all-weather menage with mirrors and a turn out barn.

The total acreage is 16.6 acres with fenced paddocks to the rear and opposite on the other side of the lane. The fenced and gated paddocks across Angel Street benefit from an all-weather canter track around the perimeter.

DETACHED GARAGE BLOCK & ANNEX

There is a double garage with separate boot room & W.C with a car port allowing for vehicular access to the yard. The annex is light and spacious with modern fixtures & fittings with a double bedroom and en-suite shower room and an open plan fitted kitchen with living area. There is access from the living area on the first floor to an indoor Jacuzzi, Resistance Swim Spa on the ground floor. The detached garage, annexe and stables have independent power, heating and water.



LOCATION

Callow Farm is conveniently located in Upper Bentley, a pretty village just a few miles from the market towns of Bromsgrove and Redditch, offering glorious far reaching rural views and within easy reach of other popular villages including Hanbury and Feckenham. Train stations are only a short drive away, as are doctors' surgeries, dentists, shops, gyms and plenty of country pubs and restaurants.

The market town of Bromsgrove, lying to the north, is well served with busy commercial and retail outlets centred 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.

EDUCATION

If education is a priority, in addition to the primary schools, 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.

TRANSPORT

Train stations may be found at Droitwich, Bromsgrove and Worcester, with the new Worcester Parkway Railway Station offering improved access and capacity to London. The 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 the M6 motorway. The M42 may be accessed at Bromsgrove for onward travel to Birmingham International Airport, M1 North and M40 South East to London.



0m 30m 60m 90m

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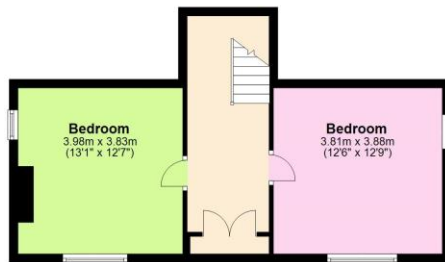
Ground Floor



First Floor

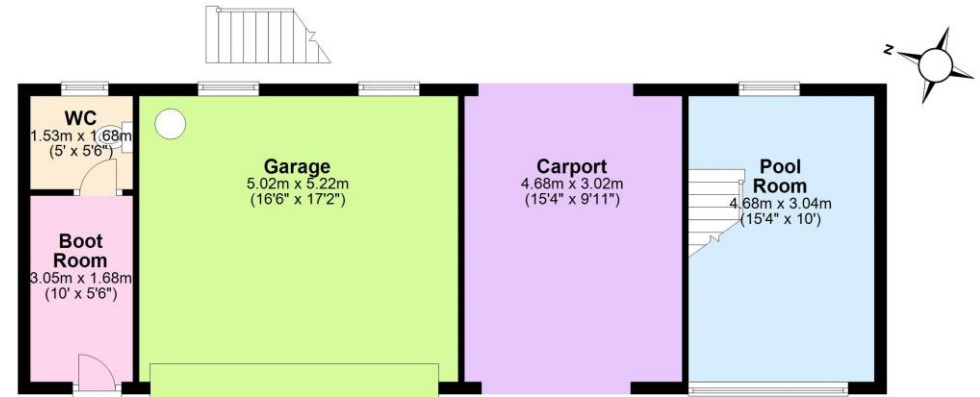


Second Floor

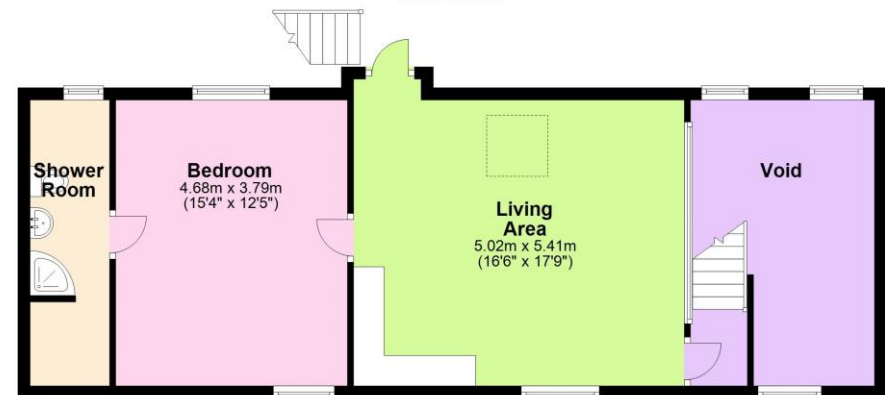


Total area: approx. 256.0 sq. metres (2755.4 sq. feet)
Callow Farm

Ground Floor

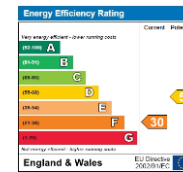


First Floor



Total area: approx. 131.4 sq. metres (1414.4 sq. feet)
Callow Farm, Annexe

Energy Performance Ratings



Floor Plan



Total area: approx. 352.2 sq. metres (3790.7 sq. feet)
 Callow Farm, The Stables



SERVICES

Mains water, electricity, LPG central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

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01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
 Email kidderminster@halls.gb.com

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