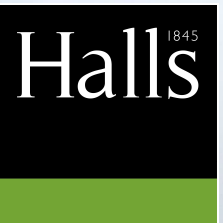


FOR SALE

Easthams Farm Low Habberley, Kidderminster, DY11 5RQ



Eastham Farm

Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

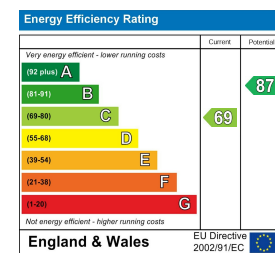
Price £1,295,000

Easthams Farm Low Habberley, Kidderminster, DY11 5RQ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A rare opportunity to purchase a detached timber framed cottage with separate detached bungalow set in this peaceful rural setting with a detached barn, stores and stables sitting within private gardens and adjoining pasture and woodland of 36.04 Acres, fabulous views and convenient for local amenities. NO Onward Chain – Viewing Essential



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)  
 Worcester 17 miles, Hagley 10 miles, M5 (J3) 14 miles, Bewdley 4 miles, Kidderminster 3 miles, Birmingham 21 miles



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A Characterful Timber Framed Detached Cottage
- 3 Double Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Fitted Kitchen Diner & Utility Room
- A Detached 2 Bedroom Bungalow
- A Detached Red Brick Barn & Outbuildings
- Gardens & Land Circa 36 Acres
- Unique Rural Location with Wonderful Views

**FULL DETAILS**

Within a superb setting surrounded by its own pasture land and woodland, Easthams Farm sits in a superb elevated position with far reaching views and forms part of the village of Low Habberley.

The property is a detached, half timbered, period dwelling having undergone significant improvements to create an individual dwelling full of character that could further benefit from some updating and with additional potential development opportunities. The current accommodation offers three first floor bedrooms with two bathrooms, whilst the ground floor has a large entrance hall with a living room and separate dining room/study. There is a generous and extended kitchen diner and utility room. The detached bungalow within the grounds was completely rebuilt in 2014 and has been long term let on a 6-month shorthold tenancy agreement, ideal for additional accommodation for extended or dependent family or as a potential commercial benefit.

Easthams Farm is approached over a single track from Low Habberley leading to a yard providing parking and accessing the useful barn and outbuildings with gated access to the formal gardens of the cottage.

The spacious reception hall, part of the original building with brick floor and a fabulous wood burning stove and fire place. There is access into the kitchen, living room and dining room as well as understairs storage and a straight flight staircase to the first-floor accommodation

The living room is beautifully proportioned with slate flooring, exposed timbers, dual aspect double glazed windows and double-glazed French doors allowing views across the adjoining paddocks and beyond and access to a peaceful decked seating area in front of an ornamental pond.

The snug currently being used as a study, has wooden floor, tiled open fire place and double-glazed box window overlooking the formal lawn garden.

The kitchen diner is generously proportioned with original quarry tiled floors, set on two levels with a dining area, offering plenty of space for dining table and chairs, exposed timbers and a step down to the kitchen area with a kitchen island, a range of work surfaces with inset ceramic Belfast style sink and mixer tap. There are base and eye level wooden units with electric Aga with two hot plates, space and plumbing for dishwasher, space for larder style fridge freezer and two pull out floor to ceiling larder units.

The utility room has solid wooden work surfaces with inset ceramic sink and mixer tap. There are storage units, space and plumbing for washing machine, tumble dryer and chest freezer. There are dual aspect glazed windows overlooking the private garden and adjoining paddocks beyond.

To the first floor a generous 'L' shaped landing with beautiful original exposed wooden floor boards, seating area potential for work/study space, glazed window and access to all three bedrooms and family bathroom.

A step up from the landing and accessed via double swing doors leads to the double master bedroom with an abundance of exposed wall and ceiling timbers, a pitched vaulted ceiling and dual aspect double glazed windows to the side and rear with wonderful long distance rural views.

The en-suite shower room is accessed via a pocket sliding door with a white suite of low level close coupled WC, pedestal wash hand basin and corner shower unit. Opposite the en-suite shower unit there is a walk-in wardrobe with pocket sliding door with plenty of storage and hanging space and inset spot lights.

The two additional first floor double bedrooms each with attractive views, wooden floors and one with an ornamental cast iron feature fire place with quarry tiled hearth.

The family bathroom has a suite comprising a free-standing bath with contemporary swan neck mixer tap and shower attachment, vanity wash hand basin, low level WC and a separate corner shower unit with non-slip tray and glazed sliding doors. There is a radiator with towel rail attachment, inset spot lights to ceiling and double-glazed window.

**OUTSIDE**

Outside are private lawned gardens with two ponds and private paved seating areas, a raised deck overlooking the garden pond with two water features and pathway leading down to a larger natural pond. The gardens are fenced and gated with a detached timber dog kennel, generous storage shed, beautifully secluded to enjoy and benefit from views across the adjoining owned paddocks and long distance attractive rural views beyond.

The main access to Easthams Farm is over a stoned driveway leading from Trimpley Lane which leads to a hard standing parking area and small yard with a generous lean too four bay store and covered parking area to the rear of the detached red brick and stone barn. The barn currently acts as a useful machinery storage with a pitched beamed roof. Opposite is a detached brick stable block with three stables and storage unit and a further breeze block store behind the barn.

The land totals approximately 36 acres and comprises of a mixture of woodland and pasture, with vehicular access all bordered via a mixture of post and rail fencing and mature hedge rows. The property is approached via a single lane track and arrives to the side of the farmhouse where there are various outbuildings, including an attractive red brick and stone barn, with further stables and stores

- OS NO Description Area
- Ha Acres
- 8593 Pasture 2.99 7.38
- 9986 Pasture 1.68 4.15
- 8282 Woodland/Dingle 0.21 0.51
- 9478 Woodland/Dingle 0.79 1.96
- 0376 Pasture/Woodland 0.55 1.35
- 0880 House, Bungalow & Buildings 0.26 0.64
- 1389 Pasture 2.72 6.73
- 2094 Pasture 0.70 1.73
- 2178 Pasture 1.84 4.54
- 1872 Dingle & Driveway 0.82 2.02
- 2888 Woodland 1.16 2.88
- 3402 Woodland 0.87 2.15

14.59 36.04

**EASTHAMS BUNGALOW**

With independent vehicular access and parking with a gated tarmac driveway. The detached bungalow is light and spacious with contemporary design with underfloor heating throughout, offering an entrance hall which allows access to the family bathroom and two double bedrooms and a generous open plan living kitchen diner. The kitchen is fully fitted with triple aspect glazed windows and French doors opening out to the private garden. The bungalow has a ground source heat pump for heating with mains electricity and water.

Outside the bungalow has its own private garden with a lawned area, ornamental garden pond, two timber storage sheds, external water supply with external courtyard and security lighting with attractive views across the neighbouring paddocks with long distance views beyond.

**SERVICES**

Mains water & electricity, with BioDisc Domestic Sewage Treatment Plant shared between the house and bungalow. There is solid fuel heating with multi-boiler for heating and hot water. There are solar panel to the house and under floor heating to both properties. 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.