



# HIGH MEADOW

BATFIELD LANE | ENVILLE | STOURBRIDGE | WEST MIDLANDS | DY7 5LF



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Alveley 2 miles | Bridgnorth 6 miles | Stourbridge 5.5 miles | Kidderminster 7 miles | Birmingham 18 miles  
(all mileages are approximate)

## A BEAUTIFULLY LOCATED SMALLHOLDING WITH POTENTIAL FOR EQUESTRIAN USE.

- Four Bedroom Detached Dormer Bungalow within private gardens
- Double Detached Garage with potential to conversion into an annexe
  - 15.79 Acres of Productive Permanent Pasture land
    - Steel Portal Frame Agricultural Building
    - For sale as a whole by Private Treaty
    - No onward chain – Viewing Essential



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

High Meadow is situated approximately two miles to the east of Alveley, and six miles south east from the town of Bridgnorth. The property benefits from panoramic views over Shropshire, Staffordshire and as far as Cannock Chase.

The property benefits from a substantial detached dormer bungalow, with garaging, storage, 15 acres of permanent pasture grass land in two enclosures, both with road access, and an agricultural storage building. The land is ring fenced, and surrounded by mature hedges, interspersed with deciduous trees.

## HIGH MEADOW BUNGALOW

The bungalow is constructed of red brick under tile roof. The front aspect is south facing, and has potential for sympathetic modernisation. It is approached from Batfield lane by its own private stone driveway.

### Accommodation comprises:

Entrance porch leads via glazed doors through into spacious front hall, with hardwood floors. There is access into the kitchen, lounge, dining room, bedroom, office, and bathroom, and a straight flight staircase to the first-floor accommodation.

The lounge is beautifully proportioned with a functioning log burner, set in stone hearth surround. There are partially glazed doors which lead through to the most fabulous garden room, with feature exposed timbers, and panoramic views over the land belonging with the property. The garden room was added to the property circa fifteen years ago, and makes the most superb addition to the property.

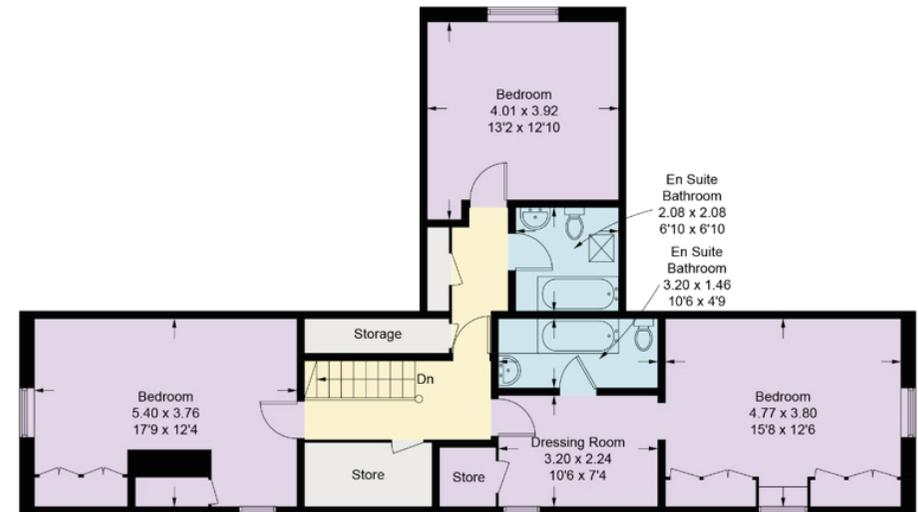
The spacious dining room features views over the front gardens, which includes a solid oak table to seat ten.

Guest bedroom, located on the ground floor, has a separate door accessing the garden room, with fantastic dual aspect views, complete with built in wardrobes with vanity unit and sink enclosed.

The office is fitted with shelves, and understairs storage cupboard.

## High Meadow, Batfield Lane

Approximate Gross Internal Area = 289.9 sq m / 3120 sq ft  
(Including Double Garage)



First Floor



Ground Floor

The kitchen diner with pantry off, is an L shape, with the most splendid panoramic views over Shropshire, and Staffordshire to Cannock Chase. An oil-fired Rayburn with back boiler fuelling the central heating system. A seated area adjacent to the Rayburn doubles as a snug area leading to the fully fitted oak base and wall units with marble counter tops. A fully shelved pantry is off the kitchen.

Downstairs bathroom and cloakroom comprise of low-level WC, bath with shower over, and a pedestal wash hand basin.

Integral single garage, and porch/sun room over looking the rear gardens.

The first floor leads to a landing with access to all three bedrooms.

The master bedroom is equally spacious under a pitched roof, with dressing area with built in wardrobes, ensuite bathroom comprising of low-level WC and pedestal wash hand basin.

Bedroom two also has its own private dressing area, double bedroom, and ensuite and views across to Cannock Chase.

Bedroom three has a unique feature of a built-in desk area enclosed behind doors, with built in wardrobes, and views across the garden room windows.

There is also a box room/storage room off the landing, which was used as a nursery.



## OUTSIDE

Outside are private lawned gardens with mature hedges providing seclusion, as well as mature flower/rose gardens. The gardens are fenced and gated, beautifully secluded to enjoy and benefit from views across the adjoining owned paddocks and long distance attractive rural views beyond.

### DETACHED DOUBLE GARAGE (7.81m x 5.74m)

Complete with two roller vehicular access, pedestrian door, WC and wash hand basin, stairs up to full length (2.96m x 7.81m) attic room, which subject to planning offers potential for conversion into annexe or work from home offices.

### LOG STORE (2.61m x 8.3m)

Timber Frame log store open fronted.

Timber frame garden shed/workshop, and BBQ/seating area located in the rear gardens.

### MACHINERY AND HAY SHED (9.16m x 18.14m)

Located in the field adjacent to the house and gardens. Steel portal frame, 3 bays, clad with box profile sheets, concrete floor, fibre cement roof.

The land totals 15.12 acres and comprises of two parcels of relatively level productive pasture land, surrounded by mature hedgerows interspersed with mature deciduous trees.

Field No.	Hectares	Acres	Description
SO7986 7656	3.42	8.45	Permanent Pasture
SO7986 6149	2.70	6.67	Permanent Pasture
Total	6.12	15.12	

The land has been registered on the Rural Land Register and claimed under the Basic Payment Scheme, there are no current SFI or CSS agreements in place.

## DIRECTIONS

what3words: ///bleaker.stutter.juggled

## SERVICES

Mains water, electricity, septic tank drainage. Oil Fired central heating. None of these services have been tested.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## FIXTURES & FITTINGS

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

## TENURE & POSSESSION

Freehold with Vacant Possession upon completion.

## BOUNDARIES, ROAD AND FENCES

The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendors, nor their Agents will be responsible for defining ownership of the boundary, fences or hedges.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.





