



CONNINGSWICK FARM HOUSE

GREENWAY | ROCK | KIDDERMINSTER | DY14 9SG





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Bewdley 6 miles | Cleobury 7 miles | Tenbury 7 miles | Kidderminster 10 miles | Worcester 16 miles | Birmingham 27 miles
(all mileages are approximate)

A WONDERFUL 4 BEDROOM GEORGIAN FARM HOUSE IN PARTS DATING BACK TO THE 17TH CENTURY, RECENTLY IMPROVED & MODERNISED THROUGHOUT. SITUATED IN A BEAUTIFUL RURAL LOCATION, SET IN ALMOST 2 ACRES OF MATURE GARDEN AND INCLUDING A USEFUL DETACHED BARN TO THE REAR TO INCLUDE A STABLE, TACK ROOM, KENNEL AND FIRST FLOOR STORE, AND DOUBLE CAR PORT, ALL WITH AN ADJOINING Paddock.

A Beautiful Detached Georgian Farmhouse
4 Double Bedrooms & 2 Bathrooms
Living Room with Inglenook Fire Place
Dining Room & Breakfast/Family Room

Fitted Kitchen with Utility & Boot Room
Mature Gardens & Adjoining Paddock
Useful Outbuildings & Car Port
Fabulous Rural Position with Views



Kidderminster Office

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Kidderminster DY11 5AP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A wonderful Georgian farm house in parts dating back to the 17th Century, refurbished throughout to create this fabulous country home combining character with modern day living.

SITUATION

Situated in a beautiful rural location, set in almost **2 ACRES** of mature garden and including a useful **DETACHED BARN** to the rear to include a stable, tack room, kennel and first floor store, and double car port, all with an **ADJOINING Paddock**.

Over the last 5 years, the current owners have renovated the entire property including new wiring throughout and a full new central heating system and boiler.

Before their move, they were planning on finishing the property with a large kitchen-diner project but with the situation moving on, it was decided to let a new owner stamp their own authority on it.

LOCATION

This wonderful Farm House is fabulously positioned in this popular rural setting bordering beautiful rolling countryside on the edge of Rock village, a delightful rural community in the midst of fine Worcestershire countryside and an ideal spot for those seeking a peaceful rural lifestyle which is not too remote.

For lovers of the outdoors there is much to enjoy right on the doorstep, including the Wyre Forest nature reserve; a diverse woodland oasis which covers around 6,000 acres, with various access points including from nearby Callow Hill.

There are many trails for walking, cycling and horse riding throughout the reserve leading down to the River Severn and Bewdley. The historic riverside town of Bewdley is approximately 6 miles away and has much to offer including a diverse range of interesting shops and boutiques, friendly pubs and waterfront restaurants, and is home to the celebrated Severn Valley steam railway which provides scenic trips along the valley to Arley and Bridgnorth.

Conningswick Farm House, Greenway

Approximate Gross Internal Area = 233.7 sq m / 2515 sq ft

Cellar = 34.3 sq m / 369 sq ft

Total = 268 sq m / 2884 sq ft



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

The property is approached via gated driveway leading to the main entrance to an attractive **ENTRANCE PORCH** and wonderful reception hall beyond.

The reception hall accesses all ground floor accommodation with a fantastic turning staircase to the first floor.

The **LIVING ROOM** has a wonderful exposed brick Inglenook fireplace with a recently installed log burner with timber surround with quarry tiled hearth dominating this comfortable room. The living room itself is wonderfully spacious with tall ceiling, exposed timbers and attractive outlook over mature formal gardens to the front.

The **SECOND RECEPTION ROOM** is equally impressive in size with fabulous limestone fireplace, fitted storage cupboards and equally attractive outlook to the front across the fore gardens.

The ground floor is completed with a generous **BOOT ROOM** with full length windows and **UTILITY** with a fitted **KITCHEN** with dual aspect windows to both front and rear with 2 particularly useful walk in pantries.

Alongside the kitchen is the **FAMILY/BREAKFAST ROOM** with a useful ground floor **CLOAKROOM** beyond.

The first floor accommodation has a split level landing with four steps leading to the landing area with **TWO** impressive **DOUBLE BEDROOMS** both situated to the front of the property with wonderful long distance rural views with the master bedroom benefitting from a generous, modern fitted **ENSUITE SHOWER ROOM** including 'his and hers' Burlington double vanity unit and de-misting mirror.

TWO impressive large **DOUBLE BEDROOMS** on the lower landing, one with dual fitted wardrobes and attractive outlook to the rear of the property across the mature gardens and into the orchard beyond, with the beautifully presented **FAMILY BATHROOM** which is particularly generous in size and is fully fitted with a bath and a separate shower, also situated on the first floor lower landing.



OUTSIDE

Outside the property sits within wonderful mature gardens to both front and rear with parking and a rear courtyard area and further garden area beyond.

Adjoining the gardens is a fabulous fenced paddock with its own independent road access.

Within the grounds further opportunities are found in the fabulous **DETACHED BARN** with Stable, tack room and kennel, further storage room above and rear store rooms. With great potential to convert into a **DETACHED COTTAGE** offering separate living/annex accommodation for either dependant relatives or potential holiday home/rental opportunity.

DIRECTIONS

Proceed from Kidderminster in an Easterly direction and take the Bewdley Bypass and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill and continue towards Clows Top.

Before Clows Top, turn left onto Rectory Lane and then turn left onto Porchbrook Road, continuing onto The Greenway where Conningswick Farm will be found on the left hand side.

FIXTURES & FITTINGS

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

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

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



COUNCIL TAX

Council Tax Band – G

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House
Finepoint Way, Kidderminster, DY11 7WF
Tel: 01562 732928

AGENTS NOTE

There is an option to purchase the adjoining development of red brick barns all offering planning permission for the change of use of agricultural buildings to 3No. dwellings with a Guide Price of £550,000.

APPLICATION REF: 24/0013/PNR

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.



