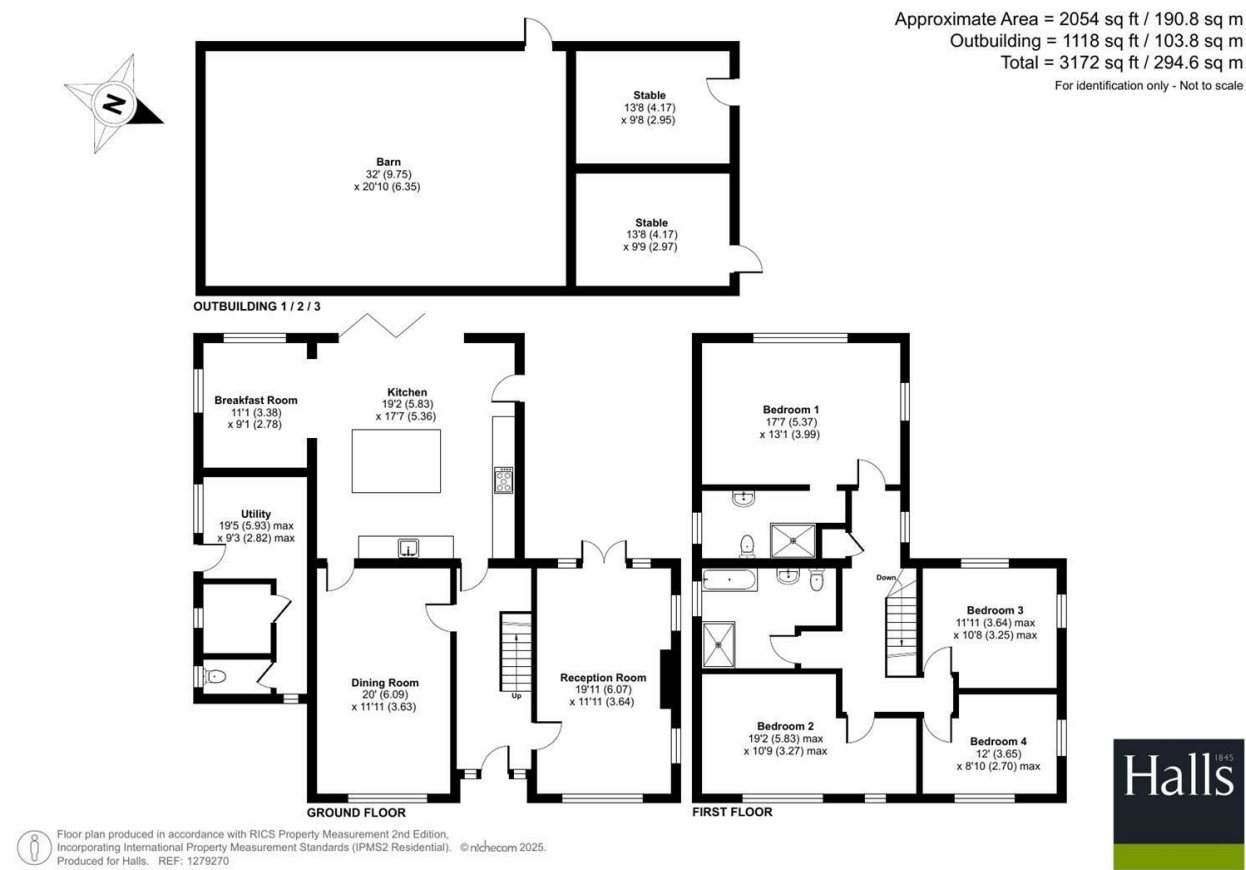


FOR SALE

Park Farm House, Kinlet, Bewdley, DY12 3AR



FOR SALE

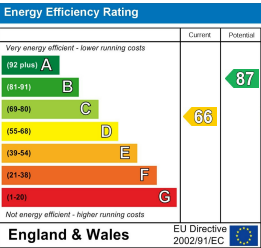
Price £875,000

Park Farm House, Kinlet, Bewdley, DY12 3AR

**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



Park Farm House is an impressive 4 bedroom detached country home that has been extensively improved to create a comfortable, modern, and spacious home. Set within its own private grounds and surrounded by mature gardens, the property includes two substantial paddocks, a stable block, a large timber barn, and an all-weather ménage totalling approximately 2.01 acres. A viewing is essential to fully appreciate the space, location, and views.



01562 820 880

Kidderminster Sales

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

FOR SALE

Mileage (all distances approximate)

Bewdley 6, Kidderminster 9, Bridgnorth, 9, Ludlow 16, Worcester 20, Wolverhampton 20, Birmingham central 25, London 130, M5 (Junctions 3, 4 and 5) 20.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Beautifully Presented Detached Family Home
- High Quality Refurbishment Throughout
- 4 Double Bedrooms & 2 Bathrooms
- 2 Wonderful Reception Rooms
- Impressive Open Plan Living Kitchen Diner
- Utility Room, Boot Room & Cloakroom
- Spacious Mature Gardens & Paddocks
- Stables, Barn, Menage & Circa 2.1 Acres
- Stunning Rural Views - Viewing Essential

**DIRECTIONS**

Just 5 miles from Bewdley, follow the Dowles Road, B4194 to Button Oak around 2½ miles distant and continue for approximately 2 miles and turn right, signposted Kinlet. After another ½ mile the property can be found on the left hand side accessed over a track and set back from the road.

**LOCATION**

Park Farm House sits in a wonderful, rural location on the outskirts of the village of Kinlet. The surrounding, undulating countryside, together with the nearby Wyre Forest, offers extensive opportunities for walking, riding and outdoor pursuits. Further facilities for shopping, leisure and education are available in the delightful towns of Cleobury Mortimer and Bewdley, with more extensive facilities within Bridgnorth and the market town of Ludlow. There is a village pub within Kinlet just a short distance away as well as the village hall.

**INTRODUCTION**

Park Farm House is an impressive detached country home having been improved immeasurably throughout to create a comfortable modern and spacious home set within its own private setting and surrounded by mature gardens, paddocks and scenic countryside. The property is approached off a quiet lane into a private driveway which leads to a turning circle to the front of the property with plenty of parking. Offering four double bedrooms and two bathrooms, the light and spacious first floor boasts plenty of space with the ground floor having two beautiful reception rooms to the front of the property allowing spectacular views. The impressive contemporary living kitchen diner is the heart of the home with lots of space to enjoy and to entertain, along with an adjoining practical utility room, boot room and cloakroom. The mature gardens compliment the property offering privacy and space with two adjacent paddocks, a stable block, with a large part block and timber barn attached - in all approx. 2.01 acres. A viewing is essential to appreciate the quality, space, location and views.

**FULL DETAILS**

This wonderful property is approached over a private track via a five bar timber gate onto the private driveway for Park Farm House. The driveway leads to the property, set back with a lawned turning circle with plenty of off road parking.

The recessed porch with oak entrance door gives way to the beautiful private reception hall with fabulous flagstone flooring with underfloor heating and a bespoke oak and glazed turning staircase to the first floor. Access can be gained from the reception hall into the two front reception rooms and into the fabulous rear family living kitchen diner.

The main living room is beautifully presented, flooded with light with generous double aspect windows and French doors to the rear accessing and overlooking the mature garden. The living room has a fabulous wood burning stove with flagstone hearth and attractive reclaimed beam over.

The generous dining room is a fabulous space, formally two rooms with attractive panel walls, tall ceilings, double glazed window with outstanding long distance views and separate access directly to the rear kitchen.

The heart of the home is definitely this impressive, high quality re-modelled open plan living kitchen diner to the rear of the property, offering an abundance of space with beautifully crafted matching units with a generous kitchen island, all with marble work tops and an inset double ceramic 'Belfast' sink with character mixer tap.

There are gorgeous flagstone floors throughout with a wonderful raised log burning stove with feature reclaimed brick shelf and wood store. There is plenty of light via the new bi-fold doors with further UPVC double glazed windows overlooking the gardens. The kitchen opens into a lovely seated area with further dining space to the side with continuation of the flagstone floor.

From the kitchen is the useful utility room with boot room and cloakroom, offering all the practical storage space with plenty of storage and pedestrian door to the side of the property into a private outdoor paved seating area.

**FIRST FLOOR**

The first floor accommodation is equally impressive and spacious with the initial first floor landing having an attractive and contemporary oak and glazed balustrade, a useful storage cupboard, contemporary vertical radiator, UPVC double glazed windows and access to all four bedrooms and the family bathroom.

The master bedroom is to the rear, particularly stylish with smoked oak flooring, dual aspect windows and with a range of Hammonds fitted floor to ceiling wardrobes and access to the beautifully presented, contemporary en-suite shower room.

The en-suite shower room is extensively tiled with a modern suite of low level close coupled WC, vanity wash hand basin with mixer tap and a generous double walk in glazed shower cubicle with overhead rain shower.

Bedroom two is situated to the front of the property with spectacular long distance countryside views and is a beautifully presented as is bedroom three with dual aspect UPVC double glazed windows allowing for wide ranging views across the beautifully tended garden and the rural beauty beyond.

Bedroom four is currently utilised as a home office with dual aspect UPVC double glazed windows to magnify the attractive outlook surrounding this attractive home. The family bathroom is generously proportioned with a white suite of low level close coupled WC, large vanity wash hand basin with swan neck mixer tap, panel bath, separate raised shower cubicle with wall mounted shower and glazed sliding doors.

**OUTSIDE**

A particular feature of this property is its location allowing for wonderful vistas and views, as well as the privacy as it is set back from the road along a private track and driveway allowing an abundance of space with some beautifully tended private mature gardens having recently been improved with new patios and new fencing along the driveway and paddocks.

The garden is well stocked with renewed planting for the pretty flower and shrub beds and borders with generous lawns and a wonderful flagstone paved seating area, allowing complete privacy and tranquillity. There is access all around the property with a private courtyard style, paved seating area to the side overlooking the neighbouring paddocks next door to the useful stables and barn.

The grounds extend in total to approximately 2.01 acres combining useful private parking and turning space with mature well-tended gardens and to include an all-weather menage and grass paddocks, all with vehicular access. There is gated access from the private courtyard seating area to a rear yard accessing the stables and barn.

The barn is of part block construction with power & lighting with a concrete base, a particularly spacious and useful facility. The attached stable block has been refurbished with oak doors to the two separate stables which has an external water supply and gated access to the paddocks and menage, all with external courtesy and security lighting and a vehicular right of way for access.

Having been re-modelled and modernised throughout the property benefits from new windows, patio doors and bi-fold doors with high quality fixtures and fittings as well as being fully re-wired and having a new septic tank.

**WHAT 3 WORDS**

///musically.audit.proofs

**SERVICES**

Mains water, electricity, are understood to be connected with oil fired central heating and private drainage via 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.

**LOCAL AUTHORITY**

Shropshire Council - Council Tax Band 'G'