



THE OLD FARM SHOP

YARHAMPTON | STOURPORT-ON-SEVERN | DY13 0UZ





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Bewdley 6.1 miles | Kidderminster 8.4 miles | Worcester 11.9 miles | Stourbridge 14.9 miles | Birmingham 42.3 miles
(all mileages are approximate)

A STYLISH RURAL BUNGALOW WITH DOUBLE DETACHED GARAGE, SET
WINTIN 2.2 ACRES OF LAND, INCLUDING A Paddock, STABLES AND
STUNNING VIEWS OVER THE GARDENS AND GROUNDS.

A beautiful rural smallholding with views
A contemporary link-detached bungalow
Spacious terrace & mature gardens, greenhouse & polytunnels
Detached double garage & abundant parking
An attractive & flexible lifestyle property



Kidderminster Office

Gavel House, 137 Franche Road,
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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

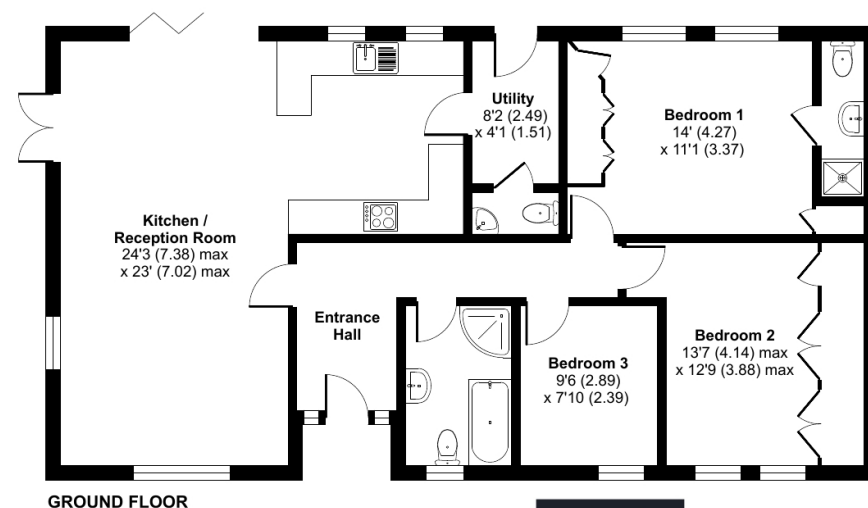
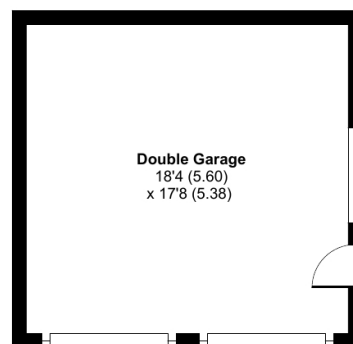
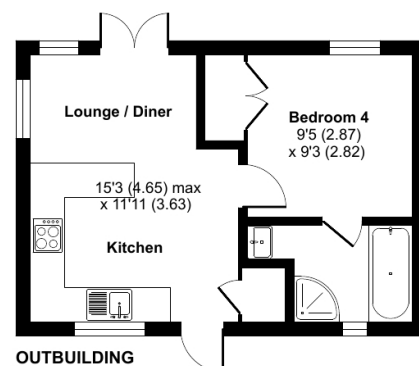
We are delighted to offer this contemporary, stylish 3-bedroom rural bungalow set within 2.2 acres of land, including a paddock and stables. The property is located at the foot of Abberley Hill, offering stunning views over the gardens, paddock, and picturesque countryside beyond. With its large forecourt area, double detached garage and further beautiful detached chalet/cabin, this is a rare opportunity to acquire a beautifully finished rural property in an accessible location with commercial potential through the holiday rental income of The Cabin. The property benefits from direct access to bridlepaths and footpaths, making it perfect for those who enjoy outdoor activities such as hacking or walking. This property is also located within the catchment area for Chantry School. This beautiful smallholding needs to be seen to be appreciated with the wonderful, generous gardens and views.

SITUATION

The Old Farm Shop is situated in the picturesque hamlet of Yarhampton, nestled at the foot of Abberley Hill. The property enjoys breathtaking views over the gardens, paddock, and Abberley Woods. The surrounding area offers excellent opportunities for walking and outdoor activities, with direct access to a network of bridlepaths and footpaths through a small wooded area at the rear of the property. The village of Great Witley is just 1 mile away, offering a range of local amenities including a doctors' surgery, post office, garage, an excellent primary school, and a village hall with a tennis court and play area. Worcester, with its regional shopping and leisure facilities, is approximately 10 miles away. The property also benefits from excellent commuter links, with the M5 motorway easily accessible at junctions 5 and 6, both within 14 miles, and London just 126 miles away.

PROPERTY

Internally, the property boasts a spacious and well-designed layout, with a contemporary and stylish finish



Approximate Area = 1094 sq ft / 101.6 sq m
Garage = 324 sq ft / 30.1 sq m
Outbuilding = 333 sq ft / 30.9 sq m
Total = 1751 sq ft / 162.6 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1348984



throughout. The living areas are particularly light and airy, with large windows offering stunning views of the gardens, paddock, and surrounding countryside.

The main living area is open plan, providing an excellent space for both relaxing and entertaining. The kitchen/breakfast room opens directly off the living/dining area and is well equipped with modern units and high-quality fixtures. The master bedroom features an en-suite, and there are two further

good-sized bedrooms. There is also a family bathroom and a utility room with a cloakroom.

The entire property has been finished to a high standard, with chrome flat plate fittings, solid Canadian maple strip flooring, and thermostatically controlled flat white panels heaters throughout.



GARDENS & GROUNDS

The property is set within 2.2 acres of land, offering a range of outdoor spaces. The entrance leads to a large gravelled forecourt with ample parking space for multiple vehicles, including horseboxes and trailers.

The rear of the property features a wonderful large raised seating terrace, immediately accessed from the property allowing a fabulous outdoor family and entertaining space with a special outlook across the gardens, paddock and beyond. The generous and mature gardens are beautifully maintained and with large lawned areas with fruit trees and particularly large and spectacular vegetable garden and accompanying greenhouses.

PADDOCK & STABLES

Beyond the garden is a paddock with stables and a feedstore. The stables are housed in a timber "L"-shaped block, with three stables and a storage area, and a concrete yard enclosed by post-and-rail fencing. The paddock leads to a wildlife pond and a small wooded area, which offers direct access to a quiet lane and a network of bridlepaths and footpaths. This makes the property ideal for those who enjoy outdoor pursuits, including horse riding and walking.

SCHOOLING

The Old Farm Shop is within the catchment area for Chantry School, offering excellent educational opportunities for families. Additionally, the nearby village of Great Witley has a well-regarded primary school, and there are several independent schools within easy reach. The property's location also provides convenient access to Worcester, where a variety of schools and further educational options are available.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and private drainage and solar panes are understood to be connected. None of these services have been tested. (In 2024 the solar panels produced £2520)

LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Rd, Malvern WR14 3AF

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

From Stourport-on-Severn, take the A451 towards Worcester, continue for approximately 1.5 miles and The Old Farm Shop at Yarhampton (DY13 0UZ) will be found on your left-hand side.

What3words: ///fault.balconies.dark



RIGHT 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.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



