

**Andrew Grant**  
PRESTIGE & COUNTRY



# The Farm House

Crossway Green, DY13 9SE



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**4 Bedrooms   2 Bathrooms   4 Reception Rooms**

“The pinnacle of bespoke country living”...

Scott Richardson Brown CEO

- This bespoke country home, crafted around 38 years ago to impeccable standards, exudes a timeless charm in harmony with its surroundings.
- With a spacious layout, including a grand sitting room with a marble fireplace and an outstanding garden room adorned with gothic-style windows, this home offers ample space for luxurious living and entertaining.
- Every detail of this home is crafted to the highest standards, such as the granite-topped islands in the kitchen, ensuring both style and functionality.
- Four sizeable double bedrooms offer comfort, each boasting scenic views and are served by the family bathroom and an en-suite.
- A substantial outbuilding/annexe enhances the property's allure, offering endless potential for personal or commercial use that extend beyond traditional boundaries, from home offices to rental accommodation.
- The garden exceeds half an acre and features an array of plants, expansive lawns and a natural pond, offering the perfect backdrop for outdoor relaxation.

4,872 sq ft (452.6 sq m)







The epitome of modern country living, tailored for families seeking luxury and comfort.

Spanning over 2,500 sq ft, The Farm House offers expansive accommodation including a garden room adorned with gothic-style windows, an open-plan kitchen boasting two granite-topped islands and a grand drawing room-style sitting room centred around a marble fireplace. Upstairs, four sizeable double bedrooms enjoy scenic views, served by the family bathroom and an en-suite shower room.



A substantial self-contained outbuilding/annexe enhances the property's allure, offering versatile potential for personal or commercial use. Whether as annexe accommodation or for rental, Airbnb or home offices, the options are endless, subject to obtaining the necessary planning consents.



Outside, the property is set on secluded grounds exceeding half an acre, with a central pond and a gated driveway. Positioned in a sought-after rural location, Crossway Green offers serene countryside living with convenient access to amenities, green spaces and commuter routes, enhancing the quintessential country lifestyle.





## The driveway

A driveway extending from the lane provides convenient access to both the main property and the outbuilding/annexe. Ample parking space is available, catering to the needs of multiple vehicles, ensuring that guests and residents alike have plenty of room to park with ease.





The outbuilding features a practical two-bay garage, one open-fronted for quick access and the other enclosed by sturdy double wooden doors for added security. Enhancing the property's charm and privacy,

wrought iron double gates mark the entrance from the driveway to the main house and its expansive grounds, creating a welcoming and secure environment.





## The kitchen

Upon entering through the front door, you step into the open-plan family kitchen which, together with the adjoining garden room, serves as the heart of this home. The kitchen boasts generous space and high-end finishes, including two impressive islands

topped with granite, a Belfast sink and ample cupboard space. Its country-style charm is accentuated by two dressers and features like a double oven, wine rack and both parquet and tiled flooring.





## The garden room

Flowing seamlessly from the kitchen, the outstanding garden room welcomes abundant natural light through nine gothic-style arched windows, framing picturesque views of the surrounding gardens. Adjacent to the kitchen is a convenient utility room, equipped with ample space and plumbing for appliances, double cupboards and a floor-mounted oil-fired boiler.





## The snug

Adjacent to the kitchen, the spacious snug boasts a cosy fireplace as its focal point. The bay window bathes the room in natural light, streaming through French doors that open up to the outdoors, inviting the beauty of the surroundings inside.





## The sitting room

The sitting room, accessed via double doors from the hallway, exudes grandeur with its high ceilings and stunning marble fireplace. A huge bay window with French doors open to the terrace, enhancing the room's allure.





## The dining hall

The spacious dining hall exudes a sense of grandeur with its elegant parquet flooring that adds a touch of luxury to the space. This inviting area serves as a central gathering point within the home, seamlessly linking different areas of the house and leading to the staircase.





## The shower room

Completing the ground floor accommodation is a convenient downstairs shower room, consisting of a low-level WC, pedestal washbasin with window above, shower cubicle and towel radiator.





## The master bedroom

The spacious master bedroom includes dual aspect windows offering delightful garden views and fitted mirror-fronted wardrobes. A fully tiled en-suite includes a shower cubicle, pedestal washbasin and low-level WC.





## Bedrooms two, three and four

Bedroom two enjoys dual aspect views and is equipped with two fitted double wardrobes. Bedrooms three and four are also generously sized double rooms, each featuring dual aspect windows.





## The bathroom

Completing the first floor accommodation, the fully tiled family bathroom includes a panelled bath, pedestal washbasin, towel radiator and low-level WC.





## The outbuilding

A distinctive feature of this property is its expansive outbuilding, nestled in one corner of the grounds, offering versatile potential for various uses such as a business space, home office, annexe accommodation or even an Airbnb. Resembling a period-style

barn conversion, the accommodation spans over two floors and includes a two-bay garage. Already partially converted, the extensive loft room presents vast potential to be finished as an additional bedroom or living space, subject to planning permission.



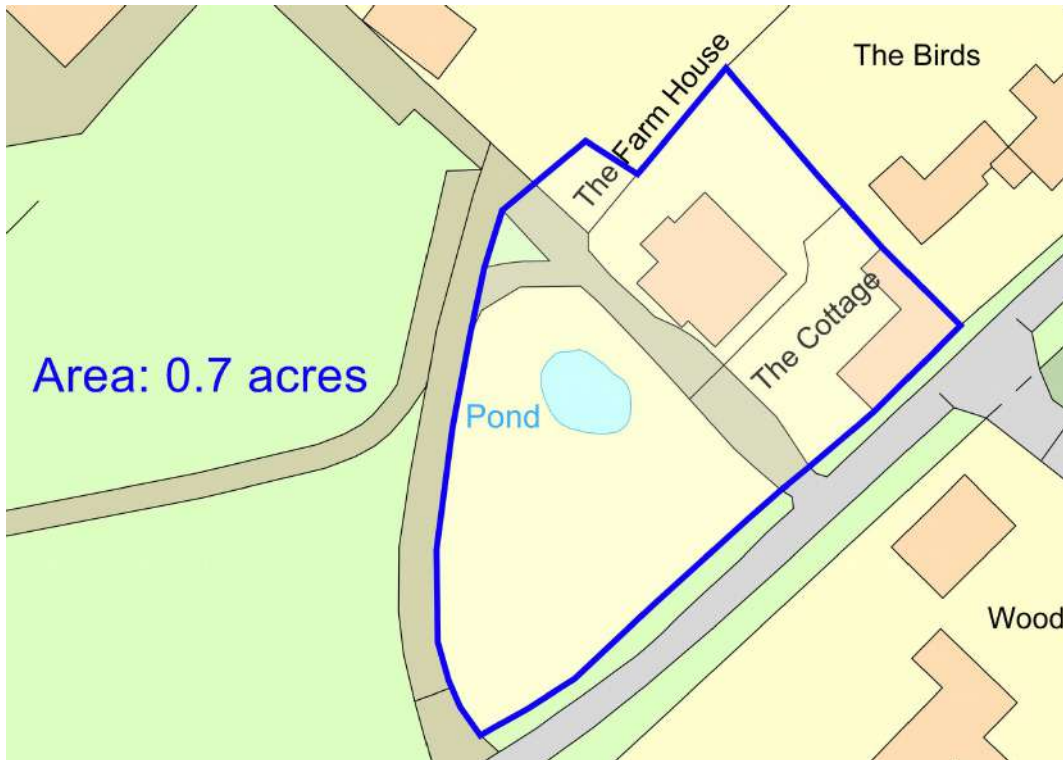


## Gardens and grounds

Situated within secluded and mature grounds spanning approximately 0.7 acres, the main house and annexe are enveloped in an abundance of ample outdoor space of exceptional quality. The well-maintained gardens are adorned with an array of plants and feature expansive

lawns surrounding a charming natural pond, attracting wildlife. Adjacent to the pond, a circular paved seating area offers an ideal setting for al fresco dining and relaxation, allowing residents to bask in the tranquility of the green surroundings.

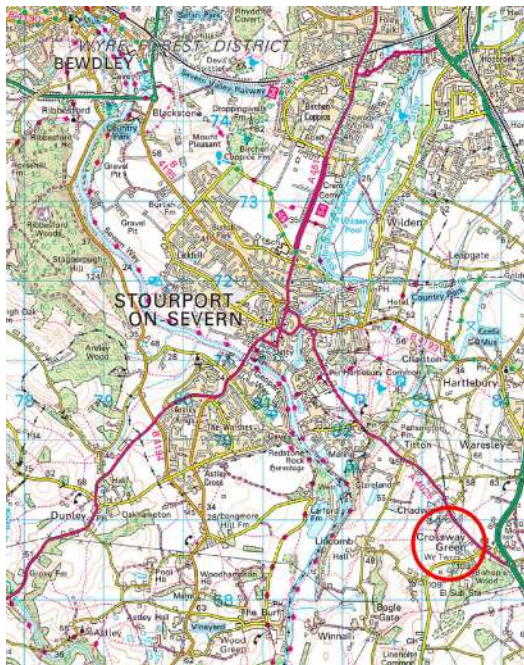




## Location

Bishops Wood Lane is positioned in a highly sought-after rural location, nestled between the picturesque villages of Hartlebury and Ombersley, and conveniently located within easy reach of both Stourport-on-Severn and Worcester City. This serene country lane provides residents with a peaceful retreat amidst the Worcestershire countryside, with ample green spaces nearby, including the renowned Hartlebury Common Nature Reserve, less than two miles away. Additionally, Bishops Wood Lane is home to Ombersley Golf Course, which offers top-quality facilities including a bar and restaurant.

For commuters, travel from this location is exceptionally convenient, with the nearby A449 providing direct access to Worcester and the M5 motorway. Furthermore, Hartlebury Train Station, just 2.3 miles away, offers regular services to Kidderminster, Birmingham and Worcester. Approximately three miles away lies the historic riverside town of Stourport-on-Severn, boasting a wide range of amenities such as shops, supermarkets, pubs, restaurants and cafés. At the heart of the town is a picturesque canal basin, where families can enjoy picnic areas and recreational spaces along the riverside.



## Services

- Mains electricity and water.
- Private drainage.
- Oil central heating.
- Security alarm system.
- Broadband is available at this property.

## Council Tax

The Council Tax banding for this property is **Band F**

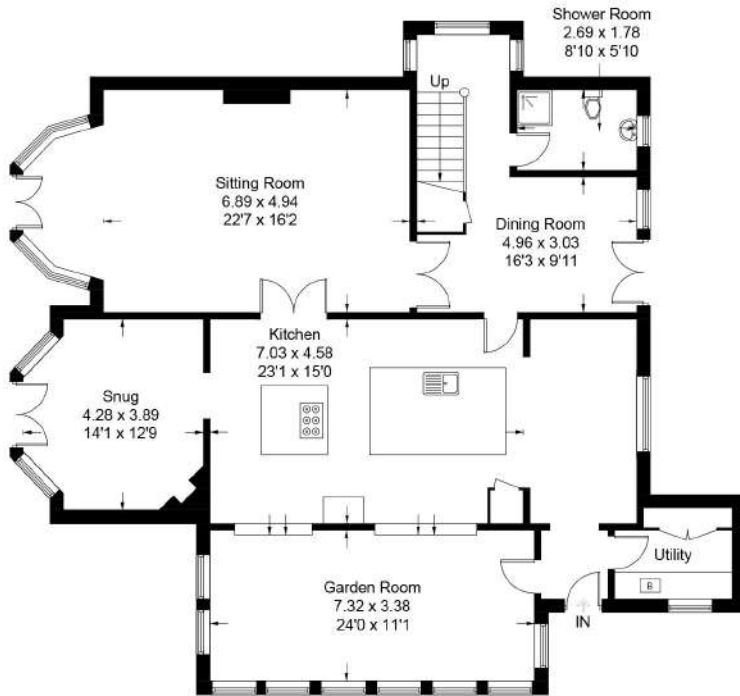


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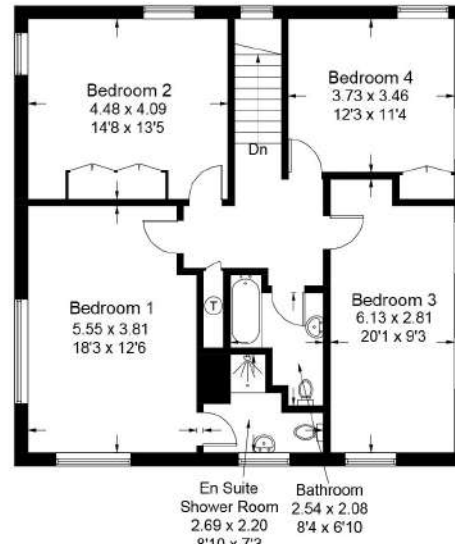
Approximate Gross Internal Area = 258.7 sq m / 2785 sq ft  
 Annexe = 150.8 sq m / 1623 sq ft  
 Garage = 43.1 sq m / 464 sq ft  
 Total = 452.6 sq m / 4872 sq ft



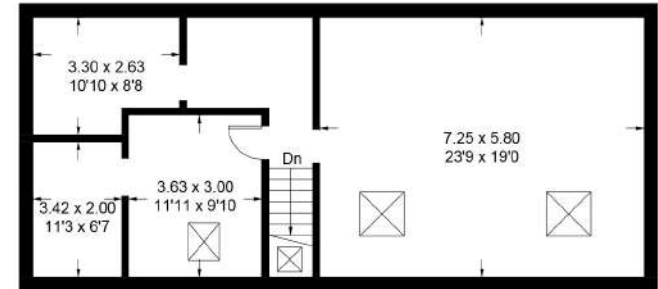
Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

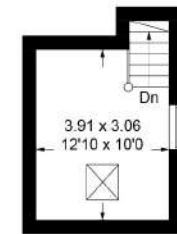


First Floor - Annexe



(Not Shown In Actual Location / Orientation)

Ground Floor - Annexe



First Floor - Annexe

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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