

Andrew Grant
PRESTIGE & COUNTRY



Ankretts Farm

Rock, DY14 9DN



Ankretts Farm

Buckeridge Bank, Rock DY14 9DN

4 Bedrooms 2 Bathrooms 3 Receptions 5 Acres

“A charmingly modernised cottage with exceptional equestrian facilities...”

Scott Richardson Brown CEO

- The charming stone-built cottage with high-quality modern enhancements seamlessly blends character and modernity, offering spacious living areas and an inviting kitchen extension on the ground floor.
- The contemporary kitchen harmoniously blends modern design with traditional charm, providing breath taking views of the surrounding countryside through its bi-fold doors and glazed full-height windows.
- A premium oak-framed pagoda houses an amazing outdoor kitchen that features a barbecue and pizza oven and is ideal for alfresco dining and gatherings with family and friends.
- Outstanding equestrian facilities include four stables a manège and five acres of expansive paddocks and grounds.
- The gardens offer a picturesque escape, featuring expansive lawns, tranquil seating areas and stunning views of the encompassing countryside.
- Nestled between Bewdley and Cleobury Mortimer, the property enjoys an idyllic location, providing serene countryside living with convenient access to local amenities and excellent schools.



2,689 sq ft (249.96 sq m)



Ankretts Farm is accessed from the lane via electric gates that open on to an extensive gravel driveway and offers ample parking space for numerous vehicles and turning space for horse boxes and trailers. There is also sufficient space available for the potential construction of garages, but would be dependent on gaining the relevant planning approvals.



The kitchen

The contemporary kitchen features full-height glass sliding doors that flood the space with natural light and provide panoramic views of the surrounding countryside. Bi-fold doors to the side seamlessly connect to the outdoor kitchen and barbecue area and enhance the overall flow and functionality of the space.





Central to the kitchen is a generously sized quartz-topped island, complemented by matching quartz work surfaces, shaker-style wall and base units, down lighters and 'Neff' appliances that include a double oven, dishwasher and wine fridge.

This stunning contemporary extension is exquisitely finished to a high standard throughout and when coupled with the outdoor kitchen, creates an idyllic space for family gatherings and informal entertaining.







The living room

This quintessential country living room offers warmth and charm, perfect for cosy winter evenings by the fire. It features a delightful Inglenook fireplace with an inset wood-burning stove, complemented by exposed beams, down lighters and Karndean flooring.





The playroom

This versatile playroom is perfect for families with children, featuring exposed beams, dual aspect windows and a doorway that leads to another generously sized ground floor bedroom.





The ground floor bedroom

This fourth bedroom is a generously sized double, and with down lighters and a window that overlooks the front aspect, could easily be reconfigured to serve as an additional office space.



The office

The French doors that open onto the side gardens ensure this office is a bright and airy room in which to work, whilst down lighters and 'Karndean flooring combine to add functionality to this space.





The utility room & cloakroom

The utility room and an adjoining cloakroom/WC complete the ground floor accommodation and features flagstone flooring, quartz worktops, an inset 'Belfast' sink, wall and base kitchen units and space for a washing machine, tumble drier and additional fridges.



The master bedroom suite

This superb master bedroom suite features a generously sized dressing room and an adjoining en suite wet room. Dual aspect windows and down lighters ensure the dressing has a bright and airy atmosphere.







The master wet room

Meticulously fitted to an impeccable standard, the sophisticated and luxurious en suite wet room features twin washbasins, contemporary lit mirrors, a low-level WC, a shower and a chrome radiator.



Bedroom two

The second bedroom is a generously proportioned double room, benefiting from dual aspect windows that flood the room with natural light.





Bedroom three

Bedroom three is a bright and spacious single room with a window that looks out to the east, enjoying the morning sunshine.



The family bathroom

The family bathroom is generously sized and tastefully appointed, featuring a large free standing bath, a shower cubicle and contemporary fixtures that include down lighters and a large chrome radiator with a towel rail.





The gardens & grounds

Ankretts Farm occupies a picturesque setting amidst secluded grounds that extend to approximately five acres and offer an idyllic haven for equestrian and outdoor enthusiasts alike. While much of the outdoor space is dedicated to paddocks, the sellers have ensured ample garden area, particularly to the west, providing an ideal spot for enjoying evening sunsets.





The outdoor kitchen

The formal gardens are thoughtfully designed, with the focal point being a paved seating area complemented by a premium outdoor kitchen and dining space.

Perfect for those who enjoy hosting, this area features an oak-framed pagoda that houses a barbecue and pizza oven, ideal for alfresco dining and gatherings with family and friends.



The manège

Complimenting the paddocks and stables, the manège has been thoughtfully positioned in a discreet corner behind the stables and provides a dedicated space for various training and exercise sessions.





The stables

The impressive stone-built stable block is accessed from the driveway via a concrete roadway and is equipped with power and lighting. It features four loose boxes, with one currently serving as feed store and tack room.



Location

Ankretts Farm enjoys a coveted location nestled between Bewdley and Cleobury Mortimer. Set within five acres of secluded paddocks and grounds, this is tailor-made for those with an interest in equestrian pursuits.

The property benefits from excellent access to numerous riding trails and bridleways that lead to local beauty spots and include the renowned Wyre Forest Nature Reserve. As England's largest protected area, the Wyre Forest has an abundance of splendid bridleways that offer riders many scenic routes to the nearby Bewdley, Arley and Button Oak.

The village of Far Forest is the closest settlement and has a recently upgraded village store, a vibrant village hall, a popular country pub/restaurant and a highly regarded primary school.

Just under 5 miles away lies the charming town of Bewdley, renowned for its picturesque riverside setting, rich history and unique attractions such as the Severn Valley Steam Railway and the West Midlands Safari Park. Bewdley School and Bewdley Sixth Form was the 2019 winner 'Secondary School of the Year' at the Worcestershire Educational Awards.

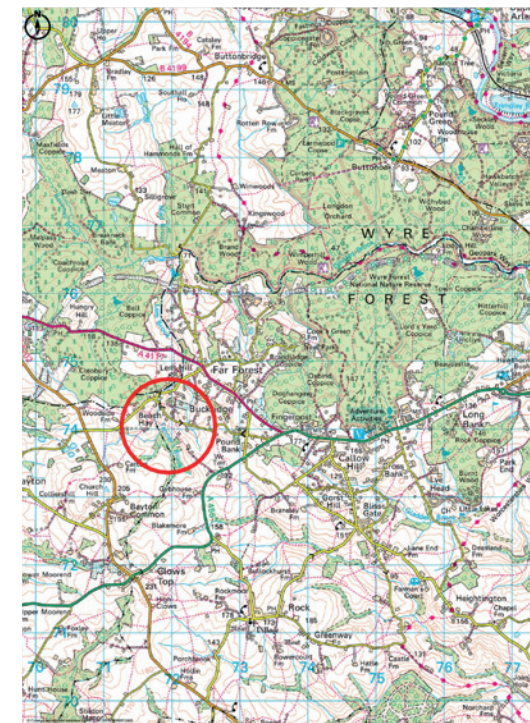
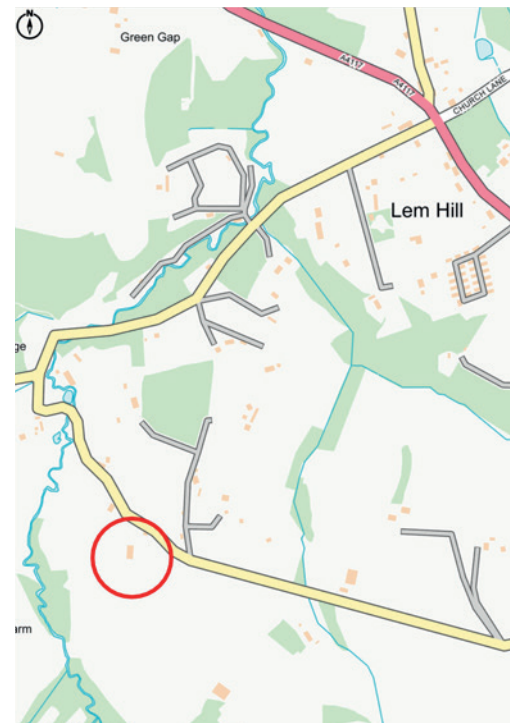
Ankretts Farm is in the enviable position of being surrounded by rural tranquillity yet less than 15 miles from Worcester City, where transport links are served by the mainline railway stations and the motorway network via the M5.

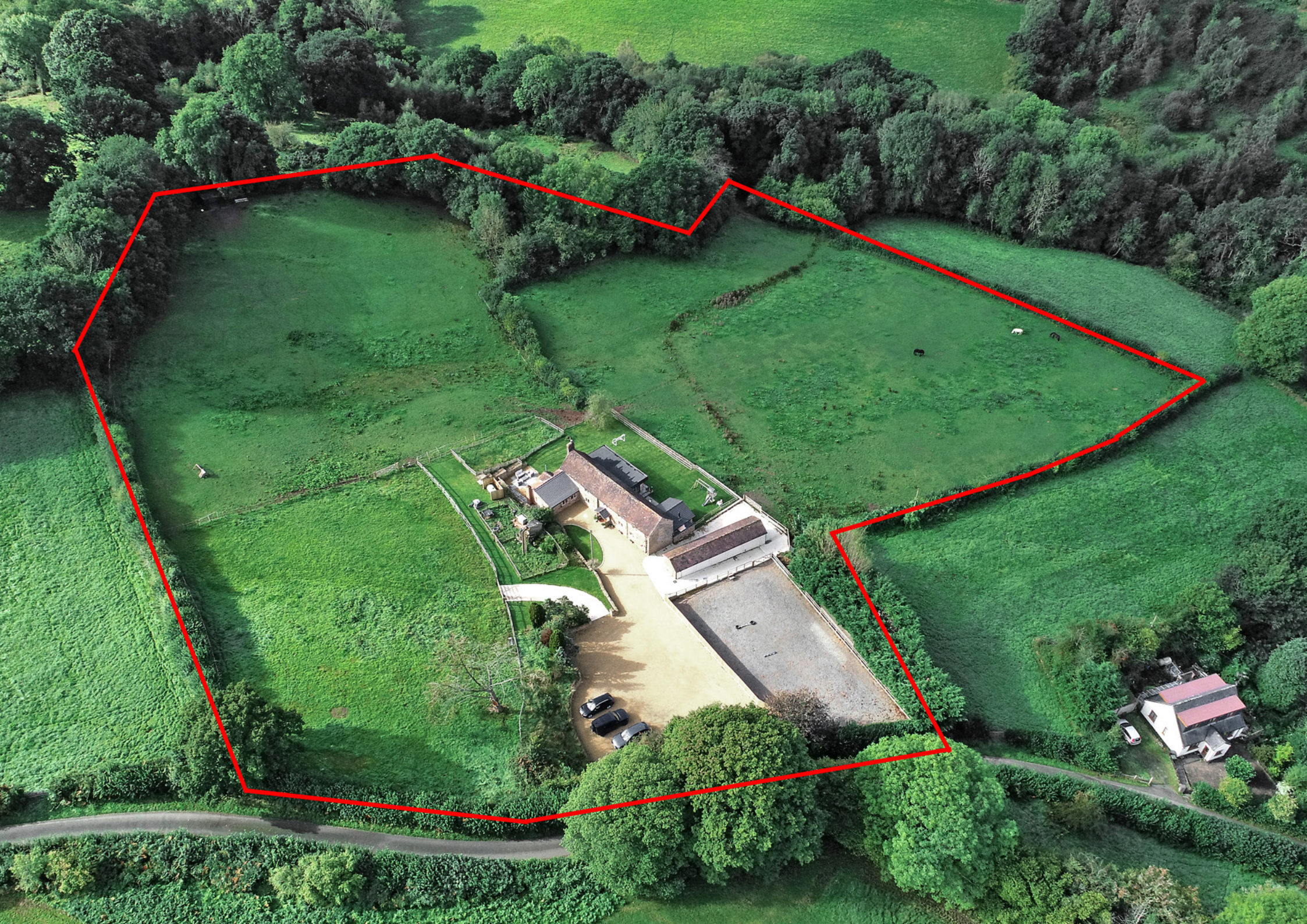
Services

This property benefits from mains electricity and water, LPG central heating, a newly upgraded private drainage and a security alarm system. Broadband is also available at this property.

Council Tax

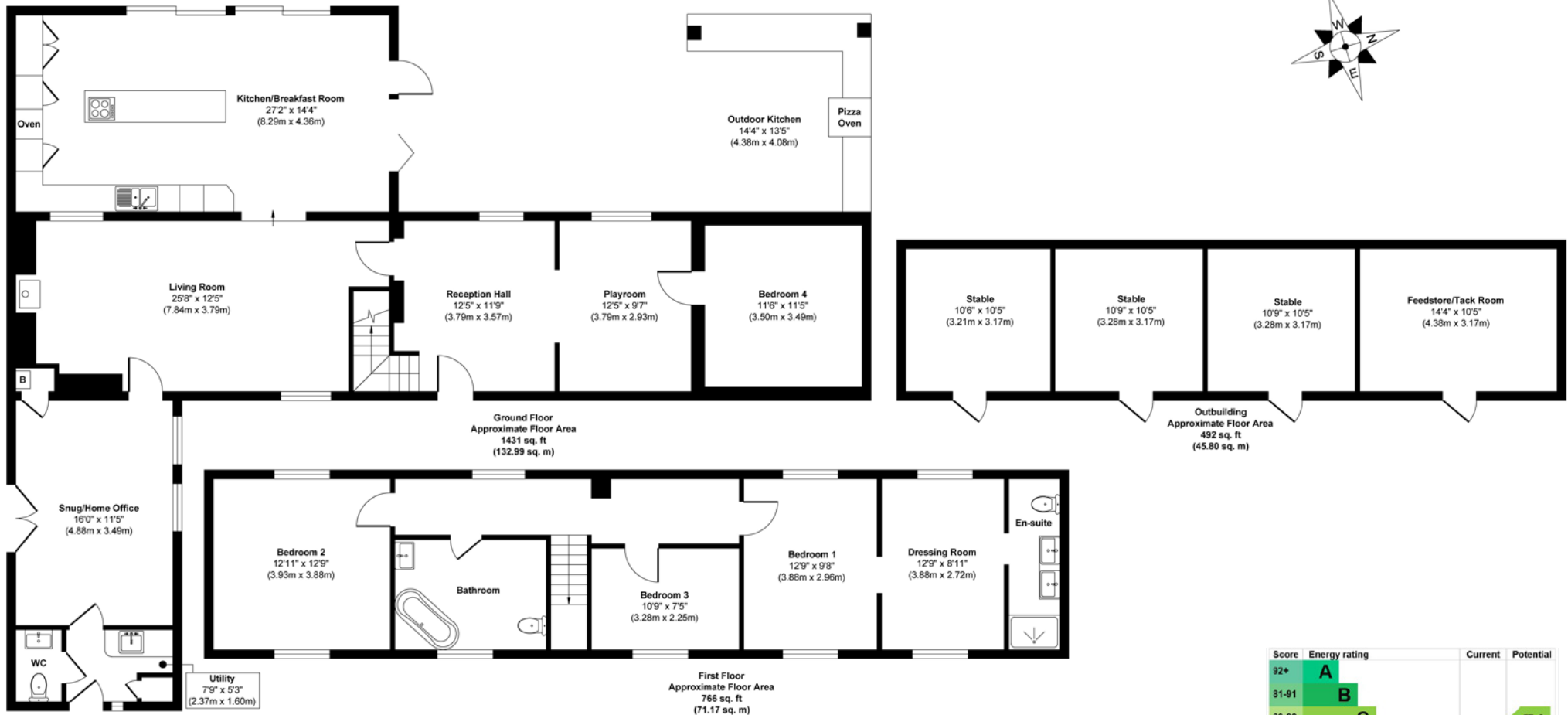
Band G





Ankretts Farm, Buckeridge Bank, Rock DY14 9DN

Approximate Gross Internal Area = 2,689 sq ft / 249.96 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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



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