

Andrew Grant
PRESTIGE & COUNTRY



School House Farm

Droitwich, WR9 0NL



School House Farm

Purshall Green, Droitwich, WR9 0NL

5 Bedrooms 2 Bathrooms 4 Receptions 1.5 Acres

“Escape to the charming Worcestershire countryside in this wonderful family farmhouse, situated in Purshall Green...”

Scott Richardson Brown CEO

- The property boasts five bedrooms, including one with its own ensuite and dressing room, designed to offer comfort and privacy.
- Multiple reception rooms provide plentiful space for entertaining and creating a delightful family home.
- Wonderful garden and patio, perfect for alfresco dinners and enjoying the summer sunshine.
- Impressive and versatile outbuilding offering space for stables, an outdoor office or any other functional area to suit your family's needs.
- Additional 1.5 acres of land offering sufficient space for paddocks, gardening and enjoying breathtaking countryside views.
- Gated driveway with a spacious carport, providing ample parking and ensuring privacy upon arrival at the property.



2862 sq ft / 265.9 sq m



The kitchen

To the left of the entrance hall lies the spacious kitchen, the heart of this farmhouse, seamlessly combining modern convenience with rustic charm. Equipped with an Aga stove, fridge freezer and dishwasher, it provides ample space for a six-seater dining table. This versatile area is perfect for hosting gatherings and enjoying family meals. The kitchen also connects to the conservatory, dining room and utility room, enhancing its functionality and appeal.





The dining room

Adjacent to the kitchen is the dining room, adorned with exposed wooden beams, authentic wooden flooring and an exposed brick fireplace with a woodburner, radiating countryside charm. Bright windows and a door leading to the garden flood the room with daylight, creating a seamless flow for indoor-outdoor living.



The sitting room

To the right of the entrance is an expansive sitting room exuding character and charm. Adorned with exposed wooden beams, the room benefits from floor-to-ceiling windows that provide an abundance of natural light and stunning views of the surrounding countryside. Vaulted ceilings, original wooden floors and a large wood burner enhance the space, making it ideal for entertaining guests or enjoying cosy nights by the fire.





The living room

The living room is a generous space featuring a wood burner, providing warmth during the winter months. Dual aspect windows illuminate the space, creating an inviting atmosphere for hosting guests or unwinding in this tranquil setting.



The entrance hall

Upon entering through the front door, you are welcomed by a bright and airy entrance hall. Glass panes frame the view of the front garden, enhancing the inviting atmosphere. The entrance hall seamlessly connects to the downstairs living areas and the rear conservatory, offering ample space for storing your belongings.



The front & rear conservatory

The property boasts two conservatories, creating wonderfully bright spaces that enhance its overall appeal. The front conservatory, accessible from the outside or the kitchen, is perfect for morning coffee or an evening read. The rear conservatory, accessible from the utility room, opens to the garden through French doors, making it an ideal spot for relaxation and enjoying the serene garden views.



The landing

As you ascend the staircase positioned between the kitchen and the additional reception room, you are greeted by a corridor style landing. This landing provides seamless access to the bedrooms and bathrooms on the first floor.



Bedroom one

Positioned at the far left of the landing, the generously sized primary bedroom exudes rustic farmhouse charm with its exposed wooden beams throughout. The double bedroom features a dressing area, slanted ceilings and Velux windows, creating a private, spacious and bright retreat.





Bedroom one ensuite

The primary bedroom also benefits from its own ensuite bathroom, which combines practicality with style. It is equipped with a walk-in shower cubicle featuring a waterfall head, a freestanding bath, a WC and a washbasin.



Bedroom two & three

Bedrooms two and three are generously sized adjoining rooms. Bedroom two features a large window overlooking the left side of the property, allowing ample natural light. The adjoining bedroom three offers space for a double bed and benefits from a vaulted ceiling with exposed wooden beams. This versatile space can be transformed into a dressing room, nursery, playroom or remain as two adjoining bedrooms.





Bedroom four

Bedroom four is a spacious double bedroom, featuring dual aspect windows that flood the space with natural light. It includes ample room for shelving units and nooks to position wardrobes, making it both functional and versatile, making it another generous bedroom within this family home.



Bedroom five

Completing the bedrooms is a cosy single room, positioned opposite the family bathroom and overlooking the rear of the property through large windows. This charming space offers ample natural light and a serene view, making it a perfect retreat.



The bathroom

Along the landing is a well sized bathroom, featuring a bath with a handheld shower head, a WC, a bidet, a washbasin and a large window that fills the space with natural light. With its generous layout, this bathroom holds the potential to be transformed into a wonderful and modern family bathroom.



The gardens and grounds

A wrap around garden encompasses the home, featuring mature trees that create a beautifully maintained woodland area, perfect for enjoying the warmer months. A sizeable patio area offers an ideal space for alfresco dining and entertaining guests.





Additionally, the property includes a generous 1.5 acres of land and paddocks to the right, ideal for grazing, starting a vegetable garden or simply enjoying your own piece of the countryside.





The outbuilding

Positioned at the front of the property, the impressive outbuilding features a generous carport and three additional rooms currently used for storage. These versatile spaces offer the potential to be transformed into stables, an outdoor office or any other functional area to suit your family's needs.

Location

Purshall Green offers countryside living with convenient access to amenities and transport links. The historic town of Droitwich Spa, just a short drive away, provides a variety of shops, supermarkets, cafes and restaurants. The area also boasts reputable primary and secondary schools, ensuring excellent education options for families. Nearby healthcare facilities include local GP practices and Droitwich Spa Hospital, ensuring medical care is easily accessible.

The area also benefits from excellent road links, with easy access to the A38 and M5 motorway, connecting to Birmingham, Worcester and beyond. Droitwich Spa railway station offers regular services to Birmingham, Worcester and other major cities, making commuting convenient. Local bus services connect Purshall Green to Droitwich Spa and surrounding villages, providing reliable public transport options.

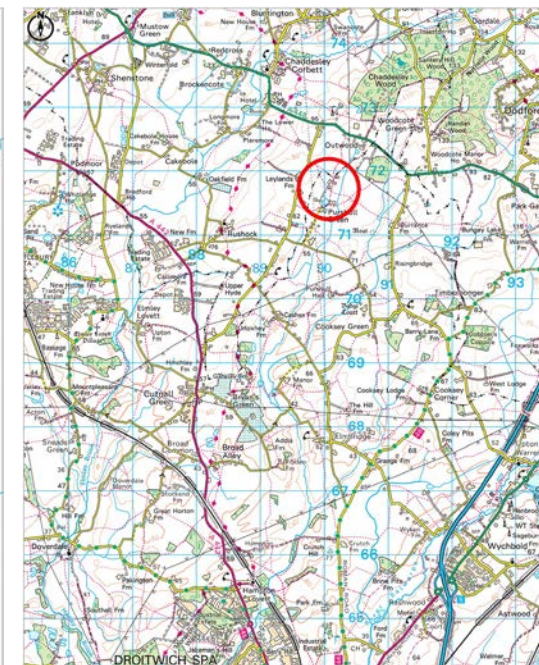
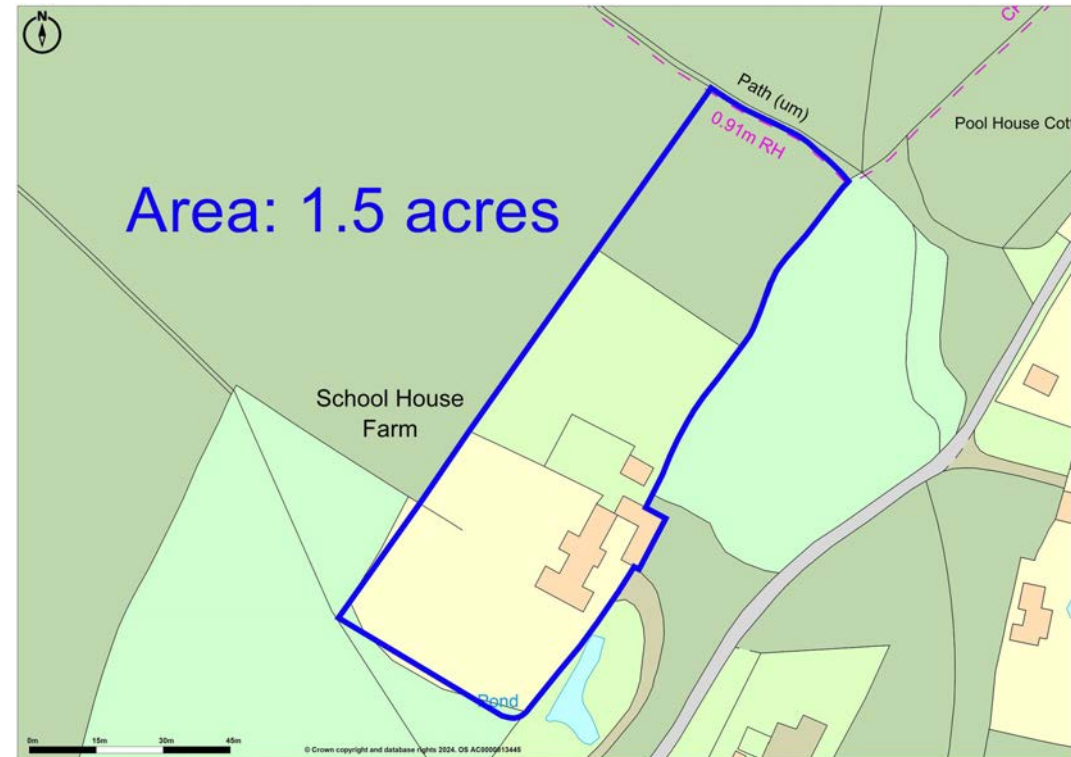
The surrounding countryside is perfect for outdoor enthusiasts, with numerous walking, cycling, and horse-riding trails. Additionally, Droitwich Spa offers a range of leisure facilities, including a lido, leisure centre and golf clubs.

Services

The property is equipped with gas central heating, mains water and electricity, a septic tank and broadband.

Council Tax

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



School House Farm, Purshall Green, Droitwich, WR9

Approximate Area = 2862 sq ft / 265.9 sq m (excludes carport)

Limited Use Area(s) = 101 sq ft / 9.4 sq m

Outbuilding = 313 sq ft / 29 sq m

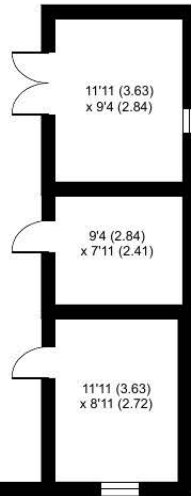
Total = 3279 sq ft / 304.3 sq m

For identification only - Not to scale

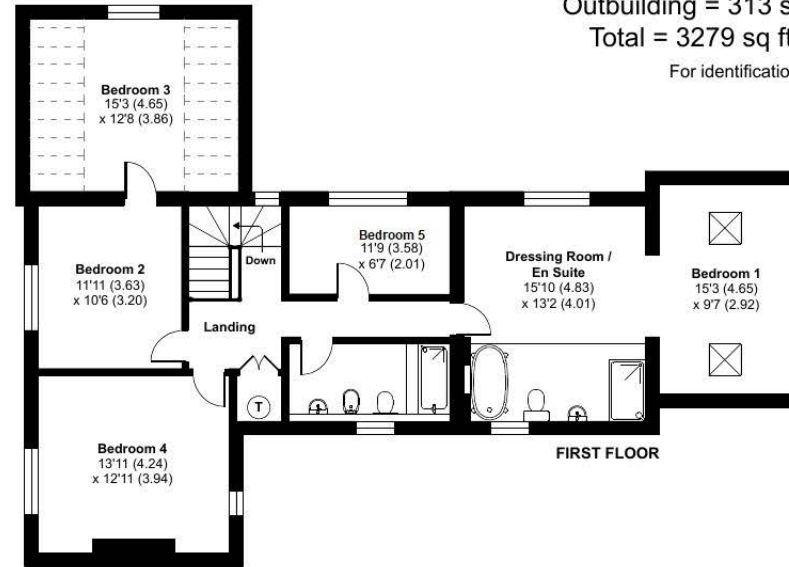


Denotes restricted head height

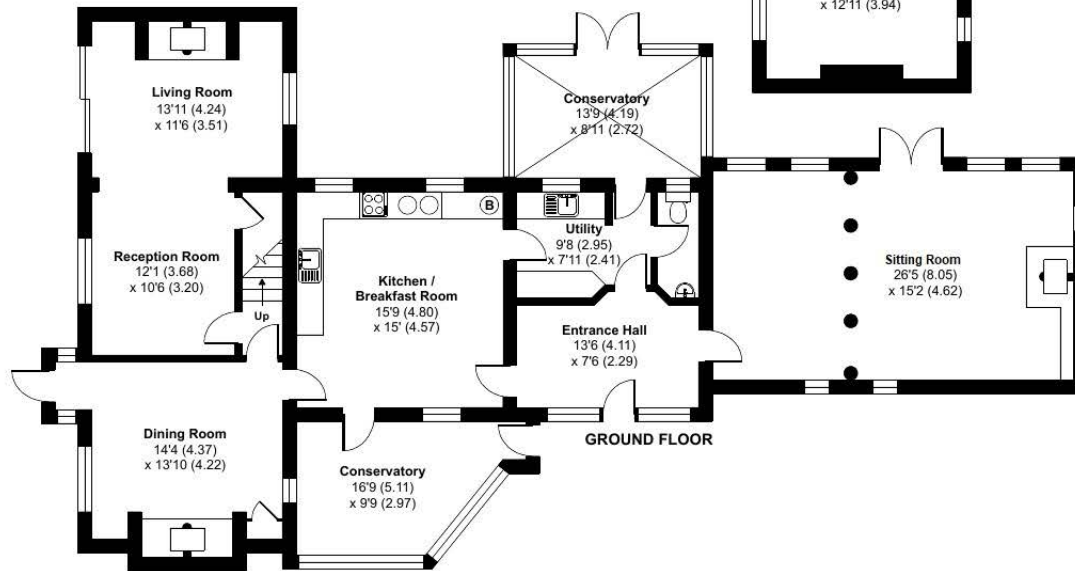
Carport
31'9 (9.68)
x 11'6 (3.51)



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	24 F	
1-20	G		



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.

