

**Andrew Grant**  
PRESTIGE & COUNTRY



# Netherfold

Chaddesley Corbett, DY10 4RD



# Netherfold

Long More, Chaddesley Corbett, DY10 4RD

**5 Bedrooms**    **4 Bathrooms**    **3 Reception rooms**    **3 Acres**

“An individual barn-conversion nestled in three acres of stunning grounds in Chaddesley Corbett...”

Scott Richardson Brown CEO



- This one of a kind property, converted by the current vendor, benefits from five generously sized bedrooms, four bathrooms and three reception rooms, providing ample space for family living and entertaining guests.
- Enjoy an acre of beautifully landscaped gardens, a two acre paddock and organic vegetable plot.
- A large garage offers a versatile space for a variety of uses. Including a workshop, additional storage or a potential annex (subject to planning permission).
- Located in a stunning rural setting in the sought after village of Chaddesley Corbett.
- Full of charming period features that add character and depth to this functional family home.
- A private wraparound driveway with electric gates, offers a picturesque approach to the property as well as parking for multiple vehicles.

**3260 sq ft (302.9 sq m)**



## The kitchen

At the heart of the home is a charming custom Shaker-style kitchen, benefiting from underfloor heating like the rest of the ground floor. Highlighted by exposed brickwork, wooden beams and handmade tiled flooring, the kitchen boasts extensive wooden cabinetry, ample countertop space and modern appliances, making it ideal for both everyday family life and entertaining.

Additionally, the kitchen features a convenient pantry for storage and an ornate log-burning stove, ideal for the cooler months.







## The dining room

This elegant dining room is bathed in natural light from large arched windows that offer stunning views of the surrounding gardens. A glass door opens onto the patio creating a seamless flow to the outdoor space; this and the room's expansive layout makes it an ideal space for hosting guests and enjoying meals with a beautiful backdrop.





## The sitting room

Adjoining the dining room is the similarly impressive sitting room. A characterful wooden beam and brick fireplace is the main focal point of the room, creating a charming warmth to the space. Matching the dining room, the large arched window and glass door offers stunning views and access to the patio, which is perfect for al-fresco dining.



## The study

This spacious study offers an ideal environment for work or reading, featuring extensive built-in bookshelves and large windows that allow for ample natural light. The room is enhanced by period features such as exposed wooden beams and brick detailing.



## The entrance hall

As you enter the property, you are greeted by an inviting and spacious entrance hall. Doors from here lead to the kitchen, sitting room and study, while a staircase ascends to the first floor. Additionally, a cloakroom with units matching the kitchen and a WC offers convenient amenities for guests.





## Bedroom five

This versatile room, bathed in natural light from dual aspect windows, offers a tranquil space perfect for various uses such as a home office, guest bedroom or quiet reading nook.

Additionally, there is a fully equipped adjoining ensuite with a WC, bath with shower and a wash basin. There is potential for this space, along with the garage to be converted to a separate annexe (subject to planning permission).





## The utility

Beyond the kitchen is an additional utility room complete with plumbing for appliances, ample cabinets and a sink. A door grants access to the integrated garage.



## The primary bedroom

This primary double bedroom offers a serene retreat to enjoy the surrounding countryside views. Double height windows flood the generous space with light and the room further benefits from built-in storage. A private ensuite adds to the functionality and luxury of the space.





## The primary ensuite

This spacious adjoining ensuite bathroom features a bath, a separate glass-enclosed shower and a well-appointed vanity unit with ample storage. The room is bright and inviting thanks to a Velux skylight. The bathroom also includes a bidet, adding to the suite's comprehensive amenities.





## The second bedroom and ensuite

This spacious second double bedroom is characterised by its vaulted ceiling, creating an airy and open atmosphere. The room benefits from ample natural light and steps down lead to a large adjoining ensuite shower room, featuring a walk-in shower, WC and basin, providing added convenience and privacy.





## The third bedroom

Practical and spacious, the third double bedroom offers ample built-in wardrobe space and shelving. Two large Velux windows illuminate the room, ensuring it feels bright and inviting for all occupants.





## The fourth bedroom

The final double bedroom features a large Velux window and ample floor space for a variety of furniture arrangements.



## The bathroom

Completing the first floor is the family bathroom, featuring a panelled bath, walk-in shower, WC, wash basin and a large Velux window.







## The driveway and garage

This spacious integrated garage, complete with loft space above, offers tremendous versatility for various uses beyond vehicle storage. Accessible through the utility room and both front and rear entrances, its substantial size and well-maintained structure make it perfect for a workshop, home gym or additional storage area. Additionally, there is potential to convert the workshop into a generous self-contained annexe, subject to planning permission.





## The gardens

The property boasts a stunning acre of gardens, featuring beautifully manicured lawns and several flower beds that create a serene and picturesque environment. A charming small pond with water feature adds to the garden's appeal, providing a tranquil spot to relax and enjoy nature.





Additionally, the garden includes an organic kitchen garden, as well as several Plum and Pear trees, perfect for those with a green thumb looking to grow their own produce. This includes seven well-maintained beds, a shed providing power and two water taps, a real selling point for the property.



## The paddock

The property includes a well maintained two acre paddock, ideal for equestrian activities. This expansive outdoor space offers a serene rural lifestyle, enhancing the property's value and appeal. Perfect for those seeking countryside charm.





# Location

Long Moore, located in the picturesque village of Chaddesley Corbett, offers a tranquil rural setting while maintaining excellent transport links. The area is well-connected by road, with easy access to major routes such as the A448 and M5, facilitating convenient travel to nearby towns and cities including Kidderminster, Bromsgrove and Worcester. Public transport options are also available, ensuring that commuting is straightforward.

The village itself boasts a range of local amenities, including charming pubs, a village shop and a primary school, providing the essentials for everyday living. Additionally, the nearby towns offer a broader selection of shopping, dining and recreational facilities. The community is vibrant and welcoming, with various local events and activities that foster a strong sense of belonging.

Surrounded by beautiful countryside, Long Moore is ideal for outdoor enthusiasts, with numerous walking and cycling trails to explore. The area is steeped in history, featuring several heritage sites and picturesque landscapes. This blend of rural charm and modern convenience makes Long Moore an attractive location for those seeking a peaceful yet accessible lifestyle.

# Services

The property benefits from mains gas, electricity and water.

# Council Tax

Band G

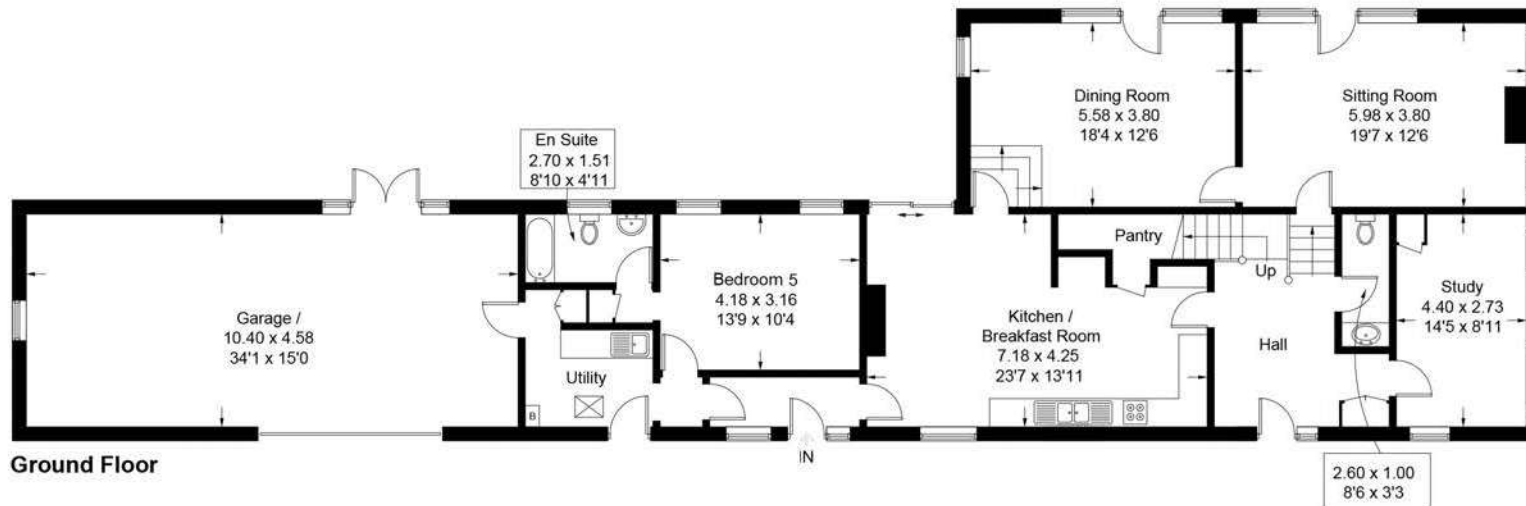
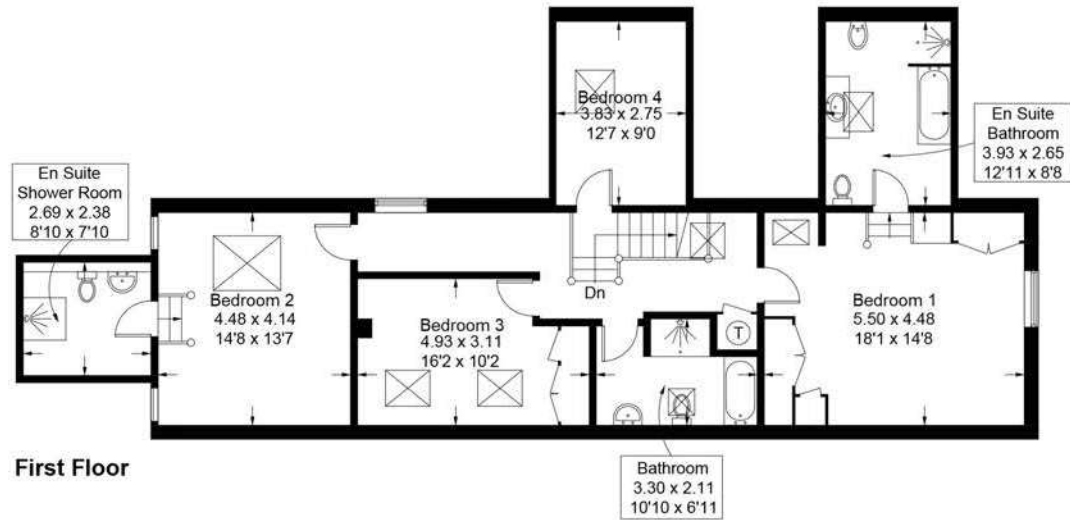


# Netherfold, Long More

Approximate Gross Internal Area = 302.9 sq m / 3260 sq ft  
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



**Andrew Grant**  
PRESTIGE & COUNTRY

T. 01905 734720 E. [prestige@andrewgrant.com](mailto:prestige@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)