



Summerfield Farm
Kidderminster, DY11 7SA

Andrew Grant

Summerfield Farm

Summerfield Lane, Kidderminster, DY11 7SA

3 Bedrooms 1 Bathroom 3 Reception Rooms 2 Acres

Summerfield Farm is a charming brick property brimming with potential and awaiting your personalised touch to transform it into a delightful family home. Featuring three double bedrooms, spacious reception rooms and a beautiful garden, this property combines the tranquillity of rural living with easy access to nearby amenities.

Key features

- A delightful brick home offering three double bedrooms, spacious reception rooms and beautiful gardens, perfect for creating a personalised family retreat.
- The property offers a solid foundation but requires updating to fully realise its potential.
- The estate includes over 4,500 sq ft of versatile outbuildings, including stables, barns and a workshop, providing ample space for various uses.
- With two acres of gardens and grounds, enjoy the privacy and tranquillity of the expansive garden, surrounded by mature shrubs and ideal for outdoor activities or potential paddocks.
- Ample off-road parking for multiple vehicles.
- Nestled between Hartlebury and Kidderminster, the property offers easy access to picturesque countryside, local amenities and excellent transport links.

2052 sq ft (190.6 sq m)





The kitchen

As you enter the property from the rear, you are greeted by a generously sized kitchen. The tiled floor, shaker-style cabinets and wood burner at the rear create a warm and welcoming atmosphere. The kitchen is equipped with plumbing for a dishwasher and oven, offering a solid foundation for a family-style kitchen. While simple in design, this space has immense potential for transformation.







The sitting room

To the left of the property is the sitting room. It features an electric fireplace set on a stone hearth and sliding patio doors that open onto the garden area. This creates an ideal environment for enjoying indoor-outdoor living and entertaining.





The dining room/bedroom four

Currently used as a fourth bedroom, the dining room offers another generously sized reception room on the ground floor. This versatile space can continue to serve as a downstairs bedroom, accommodating multi-generational living if desired. With a door to the right, it conveniently provides access to a fully equipped bathroom, enhancing the room's functionality and appeal.



The snug

Adjacent to the sitting room is a well-sized snug that overlooks the front of the property. This cosy space features an open fireplace set upon a stone hearth, adding warmth and charm. The snug is conveniently connected to the sitting room, kitchen and stairs leading to the bedrooms and family bathroom, enhancing its accessibility and functionality.





Bedroom one

To the right of the landing is bedroom one, a spacious double room featuring a built-in fireplace and double-glazed windows that flood the space with natural light. This room also includes a convenient storage area, which can be transformed into a wardrobe space if desired.





Bedroom two

To the left of the landing is bedroom two, a well-appointed double room offering ample wardrobe and storage space. It also boasts wonderful countryside views, adding to its appeal.





Bedroom three

Completing the upstairs accommodation is bedroom three, a cosy double room overlooking the rear of the property. This bedroom offers wonderful countryside views and features an open fireplace along with ample space for furniture.



The bathroom

Opposite bedroom three is the family bathroom, equipped with a shower cubicle, a bath, a WC, a bidet and a washbasin. This room is in need of renovation and awaits your personalised touch to be transformed into a sleek and modernised space.





The outbuildings

The property boasts six outbuildings, including housing for five stables, four barns, a workshop and several storage rooms. These versatile spaces offer immense potential to be transformed to suit your individual needs, whether you work from home, wish to create your own equine facility or utilise an abundance of storage space.







The garden

The property features a beautifully lawned garden, enclosed by mature shrubs to ensure complete privacy. This serene outdoor space is a perfect retreat for relaxation and enjoyment, offering ample room to create paddocks, build a patio area for alfresco dining or simply enjoy your own slice of untouched countryside.





Location

This semi-rural property is situated on a no-through road nestled between Hartlebury and Kidderminster and benefits from a serene countryside backdrop.

The area is rich with accessible public rights of way, including multiple footpaths and bridleways through the picturesque Worcestershire countryside, reaching quaint villages like Shenstone and scenic spots such as Hartlebury Common. A country pub across Summerfield Lane offers a welcoming spot to refresh.

Local schools include Hartlebury CofE Primary School and St. John's CofE Primary School, with secondary education options available in Kidderminster.

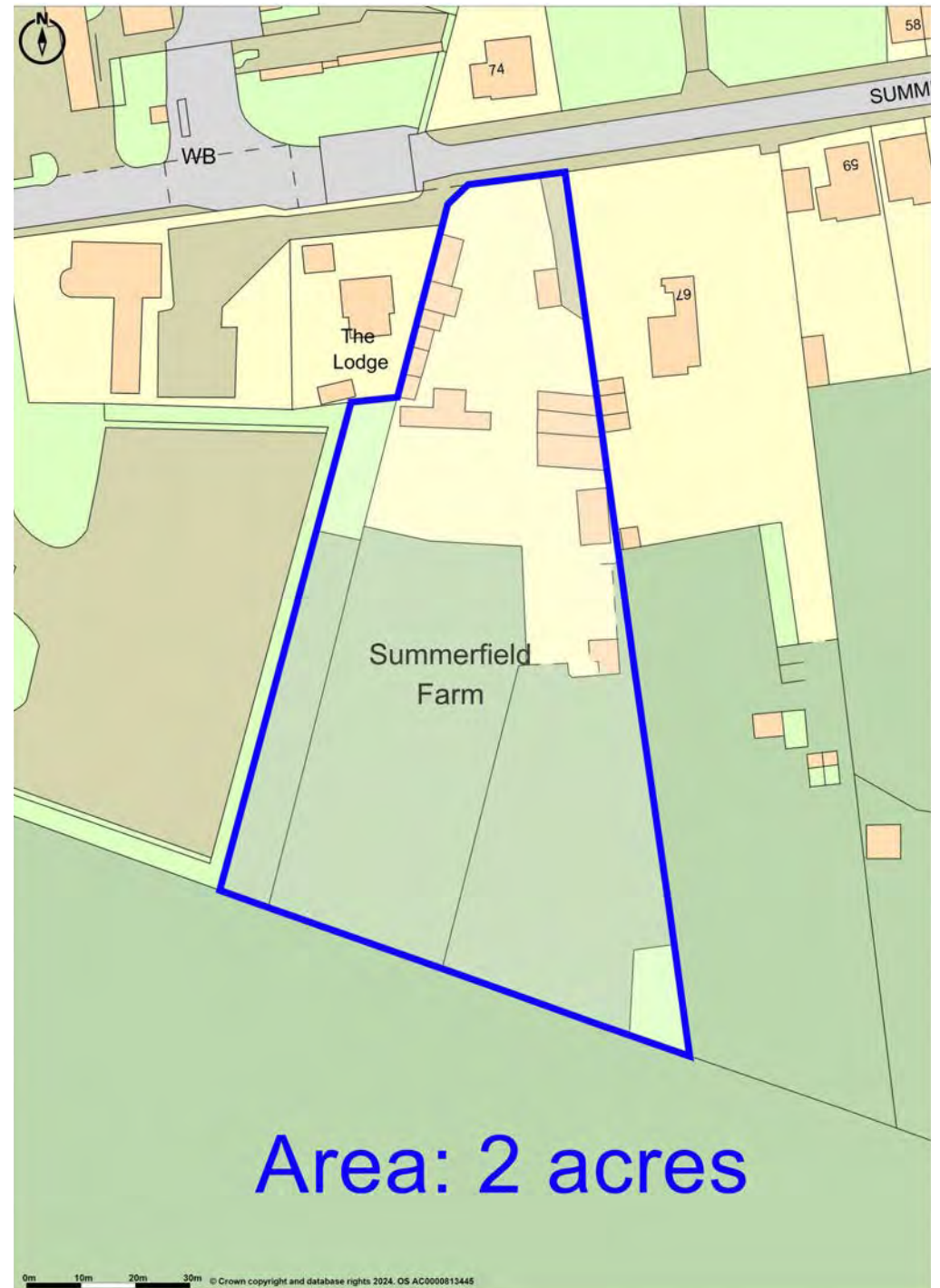
Just 2.5 miles away, Kidderminster offers an array of amenities, including high street stores, supermarkets, and numerous dining and drinking establishments.

The property is situated with easy access to the nearby A449, connecting to the M5 motorway for efficient routes to Worcester and Birmingham. Additionally, nearby Hartlebury train station offers regular services to both Birmingham and Worcester.

Services

The property benefits from oil fired central heating, mains electricity, water and drainage.

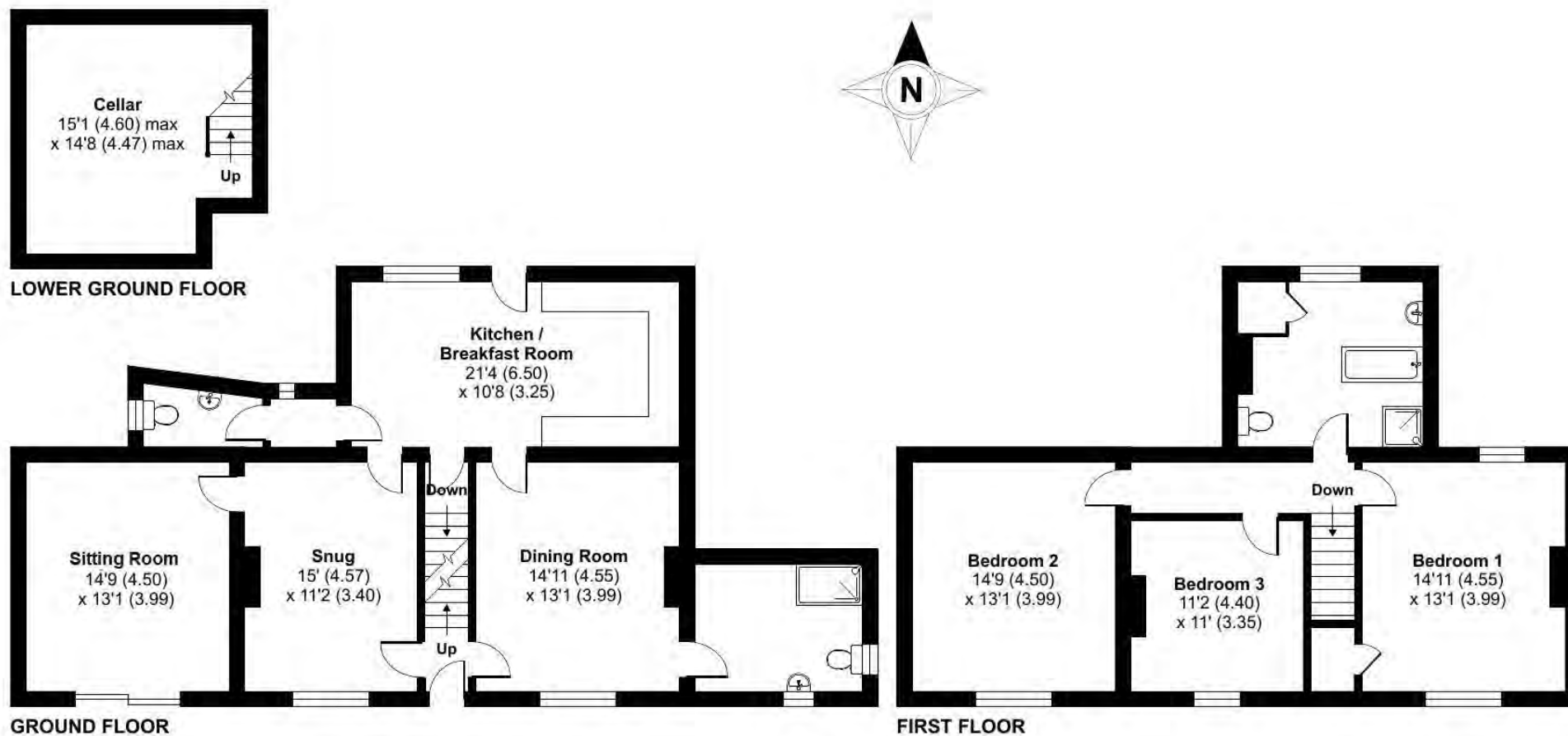
Council Tax - Band F



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Approximate Gross Internal Area = 2052 sq ft / 190.6 sq m

Total = 6649 sq ft / 617.7 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1161914

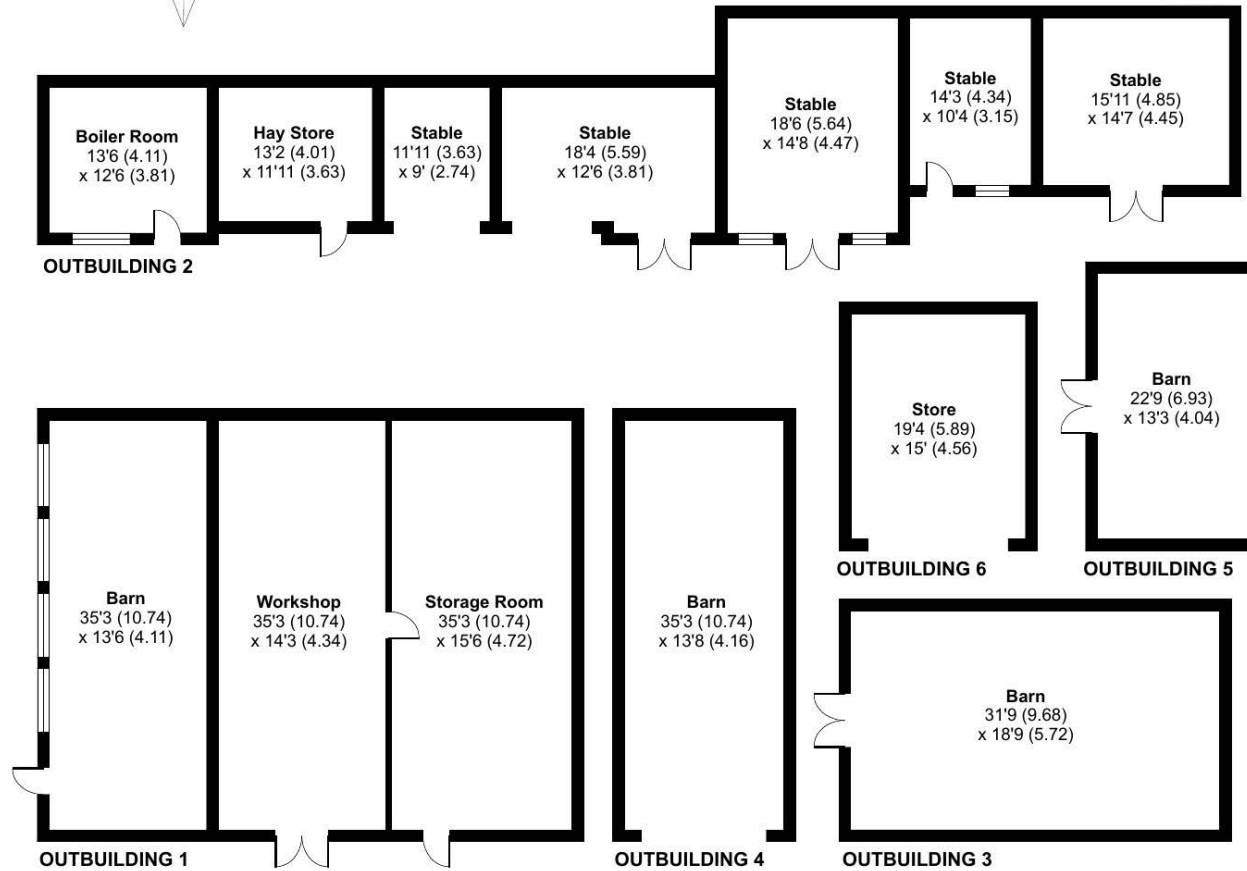
Illustration for identification purposes only, measurements are approximate, not to scale.



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Approximate Outbuilding Area = 4597 sq ft / 427.1 sq m



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