

**Andrew Grant**  
PRESTIGE & COUNTRY



# Pancake Farm

Kinlet, DY12 3BN



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Kinlet, Bewdley, DY12 3BN

**5 Bedrooms**    **5 Bathrooms**    **4 Reception Rooms**    **70 Acres**

“An exquisite five-bedroom modern farmhouse estate boasting impressive outbuildings and breathtaking views of the surrounding countryside...”

Scott Richardson Brown CEO

- The property boasts over 4,000 sq ft of living space, including three bedrooms with their own luxurious en suites, ensuring privacy and ultimate relaxation.
- Expansive living and garden room offering panoramic views of the surrounding countryside and garden, perfect for open-plan family living and entertaining.
- Generously sized kitchen equipped with a wooden block countertop island and top-of-the-range appliances to excite any culinary enthusiast.
- Meticulously maintained garden and extensive pastureland spanning approximately seventy acres including a trout pond.
- An array of versatile outbuildings including several barns, stables, kennels and stores equipped with CCTV, ideal for housing livestock.
- A versatile Farm office and double garage which could be transformed into an annexe for multi-generational living or rental opportunity.
- Exclusive and private location amidst the countryside, whilst still within close distance to local amenities and transport links.

**4,088 sq ft (379.8 sq m)**





## The kitchen

The beautifully appointed kitchen serves as the heart of the home and is the perfect space for entertaining and cooking. Featuring a central wooden block countertop island, an AGA fridge freezer, a built-in oven with an induction hob and fitted extractor fan, as well as shaker-style cabinets topped with elegant worktops creating a welcoming and sophisticated area.





The kitchen also showcases an exposed brick wall, with an AGA positioned within, serving as a stunning focal point that adds character and warmth. The sink, situated beneath a large window, offers picturesque views of the rear garden, making this kitchen not only functional but also an inviting space that will delight any culinary enthusiast.





## The breakfast room

Extending from the kitchen is a convenient breakfast room, perfect for everyday living. This space offers ample room for a dining table, complemented by cabinetry thoughtfully positioned along the walls for additional storage. The breakfast room also features direct access to the garden, creating a seamless indoor-outdoor flow that enhances the overall living experience.





## The sitting room

Positioned at the far left of the property, the spacious sitting room features a flagstone hearth within a redbrick inglenook fireplace, complete with a log basket and canopy hood, adding timeless character. Dual-aspect windows offer countryside views and natural light, making it perfect for entertaining or relaxing by the fire. Exposed wooden beams and double doors to the garden room enhance the seamless open-plan flow throughout the reception areas.



## The garden room

Through the double doors, you are welcomed into a charming garden room adorned with exposed wooden beams that beautifully frame the windows, offering picturesque views of the garden and surrounding fields. This inviting space provides direct access to the outdoors, creating a seamless indoor-outdoor living experience to be enjoyed year-round.





## The dining room

To the left of the entrance hall is a generously sized dining room, perfect for formal gatherings. This space easily accommodates a large dining table and features a large window that overlooks the surrounding pastureland, flooding the room with natural light and creating a bright, welcoming atmosphere within the home.





## The family room

Opposite the dining room is a versatile family room, currently used as a generously sized snug area. This flexible space offers the potential to become a children's playroom, a study or to remain as an additional living area, providing a peaceful retreat within the home.



## The utility room

Adjacent to the kitchen and breakfast room is a convenient utility room. This well-equipped space features matching cabinetry to the kitchen as well as plumbing for a washing machine and tumble dryer, a sink and ample cupboard space, as well as direct access to the rear hallway which leads to the games room.



## The games room

The games room is an expansive and welcome addition to the property. Dual-aspect windows flood the space with natural light and offer picturesque countryside views to both the front and rear. Currently housing a full size snooker table, this versatile room offers endless possibilities. Whether it remains an entertainment hub, transforms into a study, or even serves as a downstairs bedroom, this adaptable space can easily accommodate any homeowner's needs.





## The downstairs bathroom

Completing the downstairs and located next to the kitchen and games room is a convenient downstairs bathroom. This beautifully appointed tiled bathroom is equipped with a walk-in shower cubicle, a WC and a washbasin, providing ease of access and convenience to the downstairs of the property.



## The entrance hall

Upon entering the property through an impressive front door, you are greeted by a grand African mahogany staircase, serving as the focal point of this stunning entrance. The staircase elegantly divides access to the east and west wings of the downstairs living areas, setting the tone for the rest of this impeccably designed farmhouse. This captivating entryway offers a glimpse into the exquisite design and attention to detail found throughout the home.



## The landing

As you ascend the African mahogany staircase from the entrance hall, you are greeted by a stunning split-level galleried landing, offering elegant access to the first-floor accommodation.



## The principal bedroom

The principal bedroom is a grand and opulent retreat, perfect for unwinding. Situated in the western wing of the property, this space boasts bespoke built-in wardrobes and dressers, vaulted ceilings and dual-aspect windows that flood the room with natural light, offering delightful views of the surrounding countryside. This idyllic and private suite is designed for both effortless comfort and complete luxury.





## The principal en suite

The principal bedroom is further enhanced by a lavish and well-appointed en suite. This fully tiled space features a walk-in shower cubicle, a bath, a WC and a washbasin, providing both luxury and complete privacy.



## Bedroom two

Adjacent to the principal suite, bedroom two is another generously sized double room that overlooks the front of the property. This warm and inviting space offers ample room for wardrobes and additional storage, making it an ideal family bedroom.





## The bathroom

Adjacent to bedroom two is a well appointed family bathroom. Equipped with a walk-in shower cubicle, a bath, a WC and a washbasin set within built-in cupboards, this space also benefits from wonderful countryside views.





## Bedroom three & five

Situated in the east wing is bedroom three, currently being utilised as a bedroom housing two single beds. This space would provide ample room for a double bed creating another generously sized family bedroom.

Opposite bedroom three is a fifth bedroom which could make an ideal guest bedroom, playroom or study space.



## Bathroom three en suite

Bedroom three also has the additional luxury of its own en suite. Equipped with a bath with wooden panelling, a WC and a washbasin.



## Bedroom four

Located at to the end of the east wing of the property is bedroom four, an expansive double bedroom. The room benefits from vaulted ceilings, giving it a sense of grandeur and added space, dual aspect windows either side providing an abundance of natural light. Whether the room be used as an additional family bedroom, or guest room, this is another generously sized room benefitting the property.





## Bedroom four en suite & dressing area

Bedroom four further benefits from its own tiled en suite and dressing room. The en suite is equipped with a feature oval bath, a WC and a washbasin. The dressing area is expansive and includes several bespoke built-in wardrobes, as well as space for a vanity dresser providing bedroom four with complete privacy and ensuring ultimate comfort.





## The garden and patio

The gardens feature expansive lawns flanking both sides of the driveway and farmhouse, beautifully complemented by a variety of mature shrubs, trees and plants. Adjacent to the rear garden is a well-maintained, enclosed hard-surface tennis court, offering a perfect blend of recreation and natural beauty.





## The land

Pancake Farm Estate boasts an impressive seventy acres of land, offering a truly serene and untouched slice of countryside. The estate's vast pastures are its crowning feature, with the property itself enjoying magnificent views that encompass much of the surrounding fields. One field even boasts a trout pond, adding to the estate's rustic charm. From the farmyard, you can survey the breathtaking landscape, providing a tranquil and picturesque retreat right at your doorstep.





## The outbuildings

Behind the property is an array of farm buildings that sets this home apart. The farm buildings include a selection of beautifully refurbished buildings, barns, stables farm storage and garaging around a vast hard surfaced yard accessed via electric gates. The property also benefits from a kennels to the side of the main property all monitored by a comprehensive CCTV system.





## The barns & farm storage

The farm courtyard area features several generously sized barns designed for housing livestock. These newly refurbished steel portal structures with an internal gating system showcases the high standard that extends beyond the home's interior to the entire farm, including the outbuildings and surrounding pastureland. Additionally, the courtyard features newly refurbished farm storage units, all equipped with water and electricity, ensuring functionality and convenience across the property.





## The stables

The impressive stable complex consists of three spacious loose box stables, including one oversized stable used as a foaling box. There is also a secure feeder and tack room and to the side an adjoining hay or wood store.



## The farm office & garage

Completing the array of outbuildings is a versatile farm office with an attached double garage, all securely enclosed behind an electric gate for enhanced privacy and security. The farm office is fully equipped with power, a fitted kitchen and space for a bedroom, offering the potential for multi-generational living or rental income opportunities on the estate.



## The driveway

The property is accessed via electrically operated gates with telecom entry, leading up a long tarmac driveway that curves around a spacious turning island at the front of the home ensuring complete privacy and security.



# Location

Kinlet, a picturesque village near Bewdley, offers a tranquil rural setting surrounded by beautiful countryside. Known for its charming character and peaceful atmosphere, Kinlet is ideal for those seeking a quiet escape while still being within easy reach of the amenities in nearby Bewdley.

While Kinlet itself is a peaceful, rural retreat, residents benefit from the close proximity to Bewdley, where you will find a variety of shops, cafes, pubs and restaurants. The nearby Wyre Forest offers extensive opportunities for outdoor activities, including walking, cycling and wildlife spotting. For everyday essentials, there are local farm shops and markets in the surrounding area.

Kinlet is well-connected for those who commute or travel regularly. The village enjoys good road links, with the A456 providing direct access to Bewdley and Kidderminster. From Kidderminster, there are regular train services to Birmingham, Worcester and beyond, making it convenient for commuters. The nearby M5 motorway also offers easy access to the wider region.

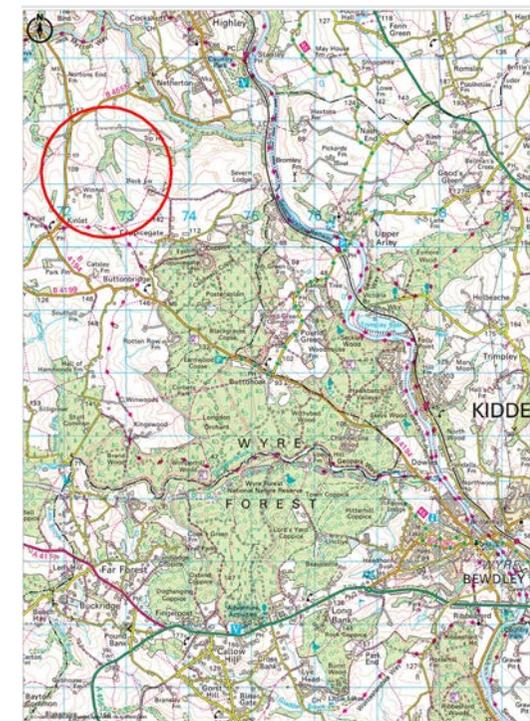
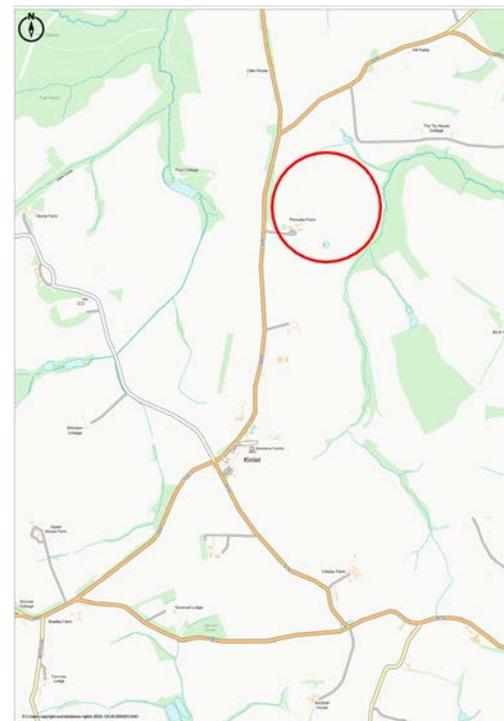
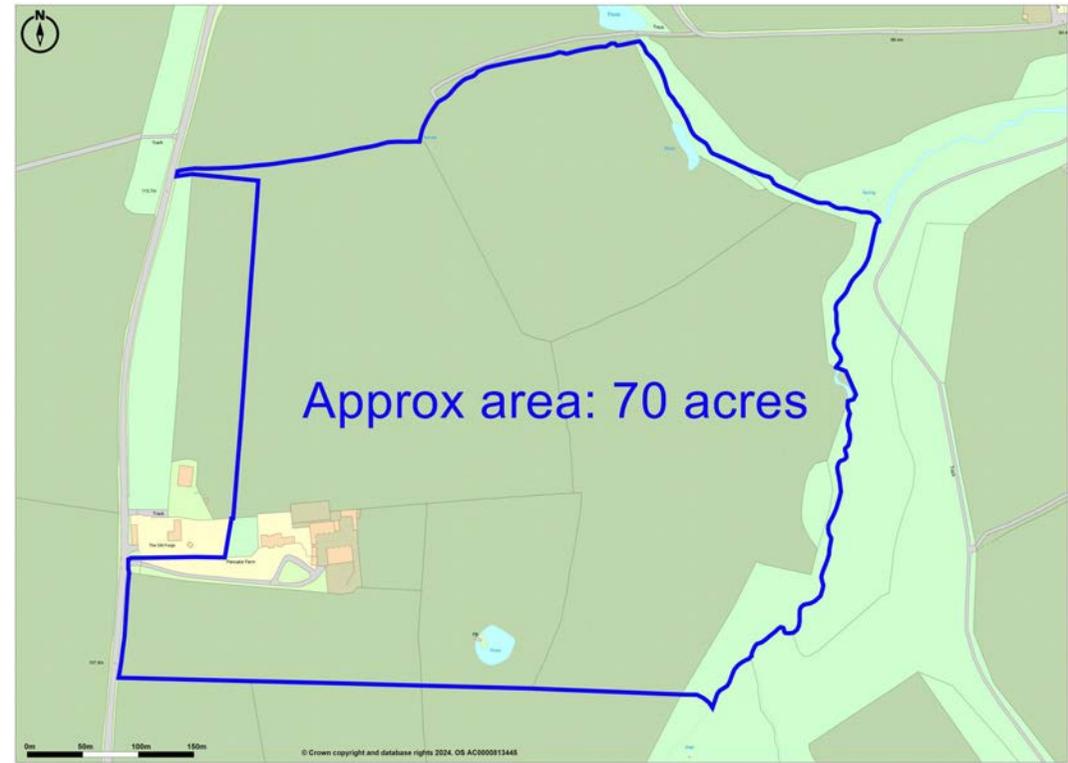
Kinlet is served by several well-regarded schools in the surrounding area. The local primary school, Kinlet C of E Primary School, offers a nurturing environment for young children. For secondary education, The Bewdley School and Sixth Form Centre is a short drive away, providing comprehensive education with a strong academic reputation. Additionally, there are several independent schools within easy reach, offering a variety of educational choices for families.

# Services

The property benefits from oil fired central heating, mains electricity and water, private drainage, a CCTV security system and an integral sound system.

# Council Tax

Band G

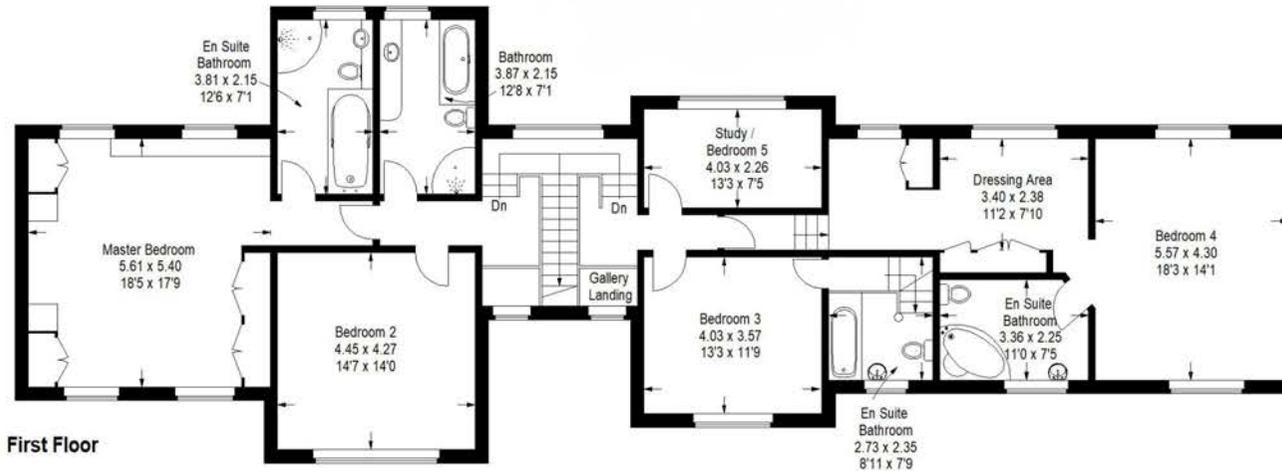


# Pancake Farm Estate, Kinlet, DY12 3BN

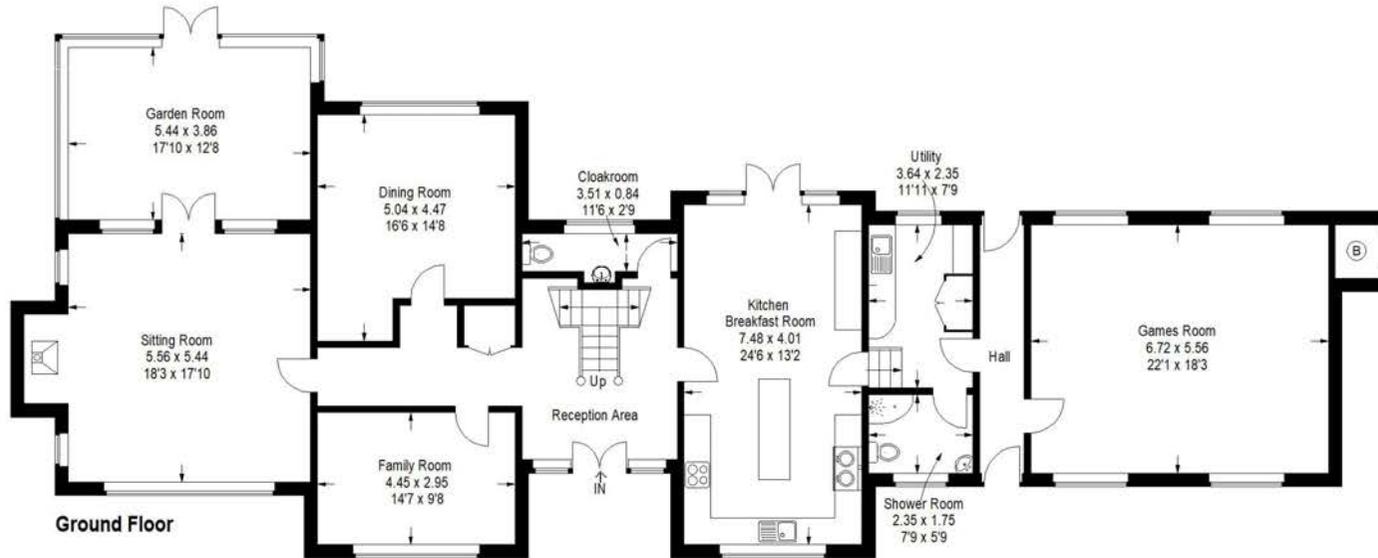
Approximate Gross Internal Area (Including Gallery) = 4088 sq ft / 379.8 sq m

Boiler Room = 14 sq ft / 1.3 sq m

TOTAL = 4102 sq ft / 381.1 sq m



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

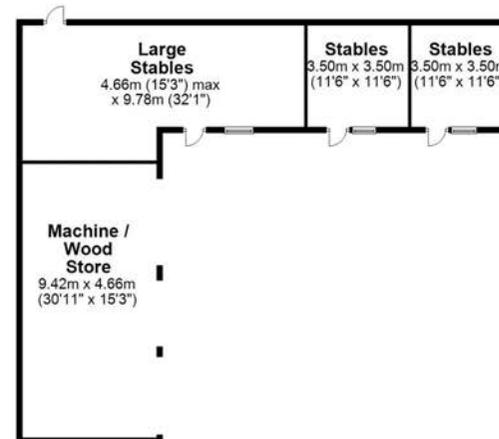
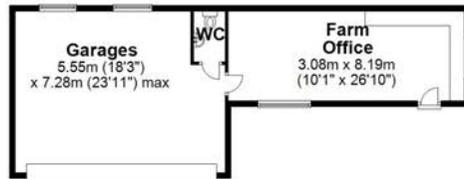
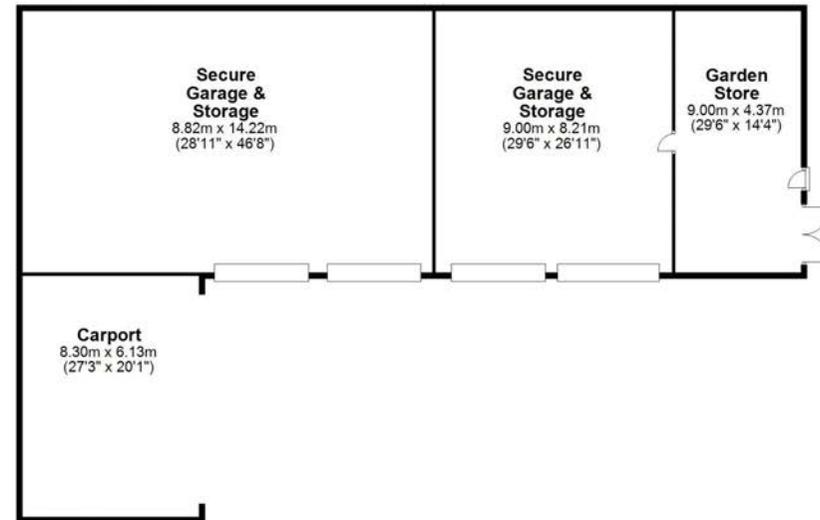
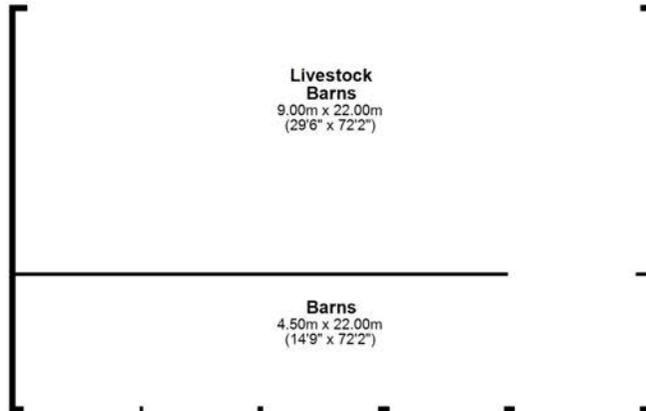
This plan is for guidance only and must not be relied upon as a statement of fact.



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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TOTAL Approximate Outbuilding Area = 8248 sq ft / 766.3 sq m



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