

Andrew Grant
PRESTIGE & COUNTRY



Hunt House Farm

Frith Common, WR15 8JY



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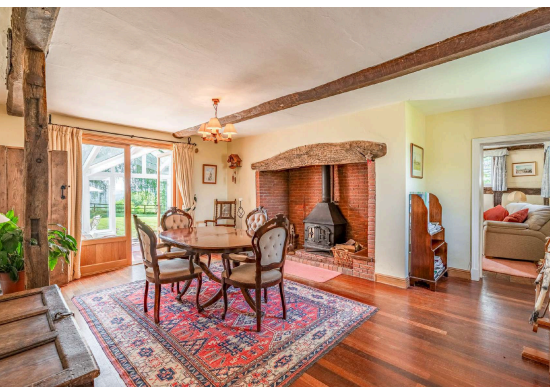
Frith Common, Eardiston, WR15 8JY

6 Bedrooms 3 Bathrooms 3 Reception Rooms 15.97 Acres

“A handsome Grade II listed farmhouse set in around 16 acres, offering panoramic views, flexible accommodation and rural seclusion, within reach of local amenities...”

Scott Richardson Brown CEO

- A beautifully presented Grade II listed farmhouse offering six bedrooms across two floors, including potential for a private suite or multigenerational living.
- Featuring a spacious kitchen with granite worktops, central island, AGA and a characterful open-plan living area.
- Two large bedrooms benefiting from their own en suite facilities and a second floor offering two additional bedrooms and direct access to a generous attic space.
- Lawned gardens surrounding the home, enjoying uninterrupted far reaching views over the Teme Valley and beyond to Wales.
- Extensive gravel parking and a traditional brick double garage, ideal for both vehicles and additional storage.
- Set in around 16 acres of land on the edge of a sought-after village, enjoying a tranquil setting.



3847 sq ft (357.4 sq m)



The approach

The property sits privately at the end of its own sweeping driveway, which is owned by the farmhouse and maintained with shared obligations from neighbouring properties. The driveway opens out into a large gravelled area providing access to the double garage and further parking space for multiple vehicles.





Mature hedging, specimen trees and landscaped borders frame the formal approach, while a traditional oak-framed entrance porch leads into the house. The immediate front garden includes a gravel seating area with shaped topiary, benches and a large outdoor chess board. The setting is peaceful and inviting, with the house forming a picturesque centrepiece to this rural enclave.







The kitchen

The heart of the home is a welcoming farmhouse kitchen fitted with a range of units and granite work surfaces, including a central island with breakfast bar seating. A liquid petroleum gas AGA adds both warmth and traditional charm to the space. Character beams span the ceiling, while tiled flooring makes the space practical. The kitchen is dual aspect with windows to the rear and side. From here, an open-plan layout leads into the breakfast room.







The breakfast room

Positioned between the kitchen and utility room, the breakfast room offers an additional reception space ideal for relaxed meals or use as a snug. An impressive inglenook fireplace with wood burning stove provides a focal point and creates an inviting space for everyday life. Large windows and French doors, which lead to a gravelled side garden, ensure excellent natural light and views.







The dining hall

The formal dining hall is a generous space, with timber beams and a central fireplace fitted with a wood burning stove. A set of French doors open into the conservatory and there is direct access to the sitting room, making the space ideal for entertaining.





The sitting room

This traditional reception room enjoys triple aspect views across the gardens and includes a central fireplace housing a liquid petroleum gas burner with raised hearth and timber mantel. Beamed detailing and large windows add to the sense of light and character.





The conservatory

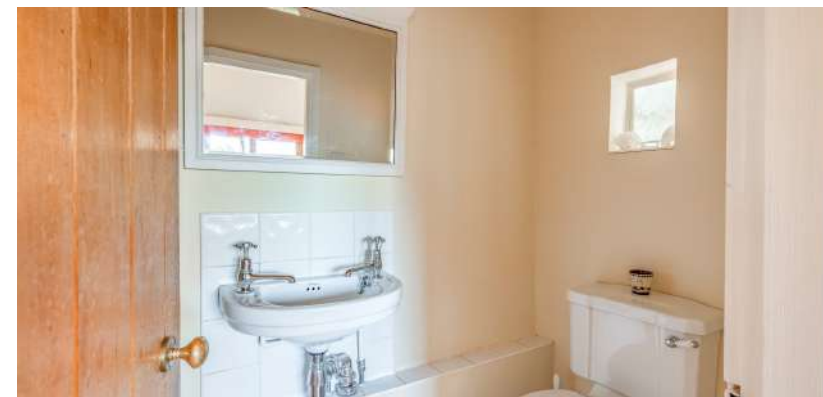
Glazed on three sides, the conservatory is a bright and peaceful space for enjoying the garden year-round. Brickwork detailing and a pitched glazed roof provide architectural interest, with French doors opening onto the rear terrace and lawn.





The utility and cloakroom

The utility is a spacious and versatile room with further cabinetry, sink and space for white goods. It also includes built-in storage, drying racks and direct access to both the back hall and the adjoining cloakroom. This room also functions well as a dog room or boot room, with durable flooring and external access. The cloakroom provides a practical convenience, fitted with a traditional-style WC and wall-mounted basin, complemented by a privacy window and neutral tiling.





The principal bedroom suite

A large double bedroom with countryside and garden views, the principal bedroom includes fitted wardrobes and access to an en suite shower room. It is positioned to the rear of the home for added privacy and tranquillity. Fitted with a shower, WC and wash basin, the en suite to the principal bedroom is light and practical, with a window providing natural ventilation.





The second bedroom

This double bedroom also features a convenient en suite, built-in wardrobe and enjoys views to the rear. It offers ample space for freestanding furniture and easy access from the central landing.





The second bedroom en suite

The en suite includes a curved shower enclosure, WC, wash basin and towel rail, all finished with tiled surrounds and soft lighting.





The third bedroom

The third bedroom is a comfortable double with built-in storage and views over the side garden and approach. It is served by the nearby family bathroom.



The fourth bedroom

A further double bedroom featuring a large window with views over the garden and a walk-in wardrobe, which provides excellent storage. The wardrobe space was originally configured as an en suite shower room, with plumbing in place for a shower and hand basin, offering potential to reinstate these facilities if desired. This room is ideal as a guest bedroom, study or additional family accommodation.





The family bathroom

The family bathroom includes a bath with tiled surround, separate shower enclosure, WC and pedestal basin. A window to the front allows for good light and airflow.





The fifth bedroom

Set within the eaves on the second floor, the fifth bedroom is a charming and spacious room full of character, with vaulted ceilings and exposed beams running the length of the space. Currently used as an office space, it would equally suit use as a guest bedroom or creative studio. With its generous proportions, it offers scope for a self-contained suite if combined with the sixth bedroom, making it ideal for those seeking flexible multigenerational or home working arrangements.





The sixth bedroom and attic storage

The sixth bedroom offers another characterful space with exposed beams. Whether used as a bedroom, craft room, or as part of a suite with the fifth bedroom, the layout lends itself to flexibility. Accessible via this room, the attic space offers a long boarded storage area. With lighting and insulation already in place, it provides ample room for hobbies. The layout also suggests scope for future conversion, subject to the necessary consents.





The rear garden

The rear garden is a beautiful, tranquil space designed to maximise enjoyment of the countryside setting. A well-maintained lawn is bordered by mature trees and shrubs that offer privacy without compromising the far-reaching views across the Teme Valley and beyond to Wales. To one side is a traditional greenhouse and to the other, a productive fenced kitchen garden. Located beneath the property, with access from the garden, is the cellar, ideal for storage or a range of uses.





The front garden

The front garden makes a delightful first impression, offering a beautifully composed and well-established space. Alongside the path to the front door, deep herbaceous borders are filled with a variety of shrubs and perennials. Beneath mature trees, a stone patio provides a peaceful spot for morning coffee. Just beyond, a large outdoor chessboard is nestled under the trees, an enchanting space for leisurely games while taking in the spectacular countryside views.





The grounds

The property extends to almost 16 acres, divided into several useful parcels including pasture, paddocks and garden enclosures. The land is ideally suited to equestrian use or smallholding potential, or simply to be enjoyed for the privacy and space it affords in a peaceful rural setting. Fields benefit from piped water and access is excellent throughout, with tracks leading to key points around the holding for ease of movement and management.



The outbuildings

There are stables for three horses, located near the main house and suitable for private use or livery. A large open-sided steel-framed barn offers excellent covered storage or potential for agricultural or workshop use.



The driveway and parking

The property owns its own driveway, which is also used by neighbouring properties under a maintenance obligation. A wide gravelled parking area provides ample space for several vehicles. A detached double garage with twin doors sits to the side of the property. It offers secure parking and additional storage, with power and light connected.

Location

Set just outside the villages of Frith Common and Eardiston, enjoying a peaceful rural setting that combines privacy with convenient access to nearby towns. Eardiston offers a traditional village atmosphere with good community ties and excellent links to Tenbury Wells, Cleobury Mortimer and Bewdley.

The market towns of Tenbury Wells and Bewdley are a short drive away and provide a range of everyday amenities, including independent shops, schools, medical services and riverside walks. The larger towns of Ludlow and Kidderminster offer a wider choice of facilities and railway connections.

The A456 and A443 provide direct access to Worcester and the M5, making the property well placed for travel to Birmingham and the wider West Midlands. The surrounding countryside, including the Wyre Forest, Abberley Hills, Teme Valley and Malvern Hills, is perfect for walking, riding and outdoor pursuits, with numerous public footpaths and bridleways nearby.

Services

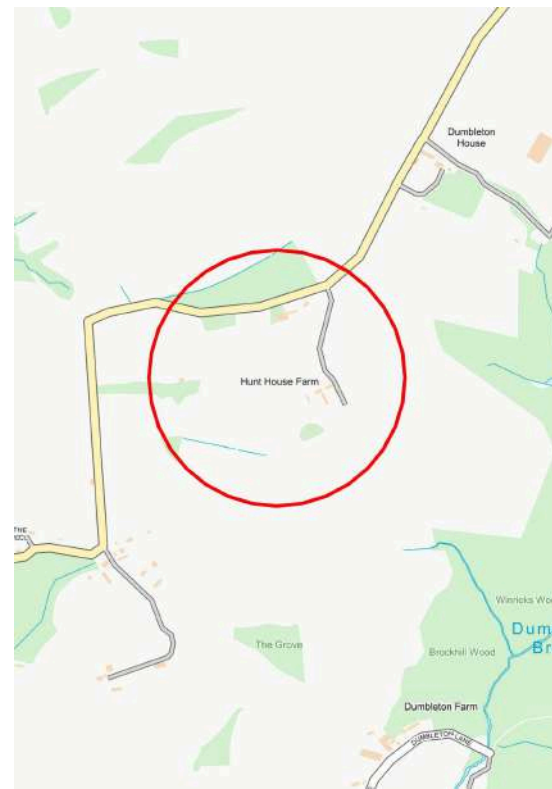
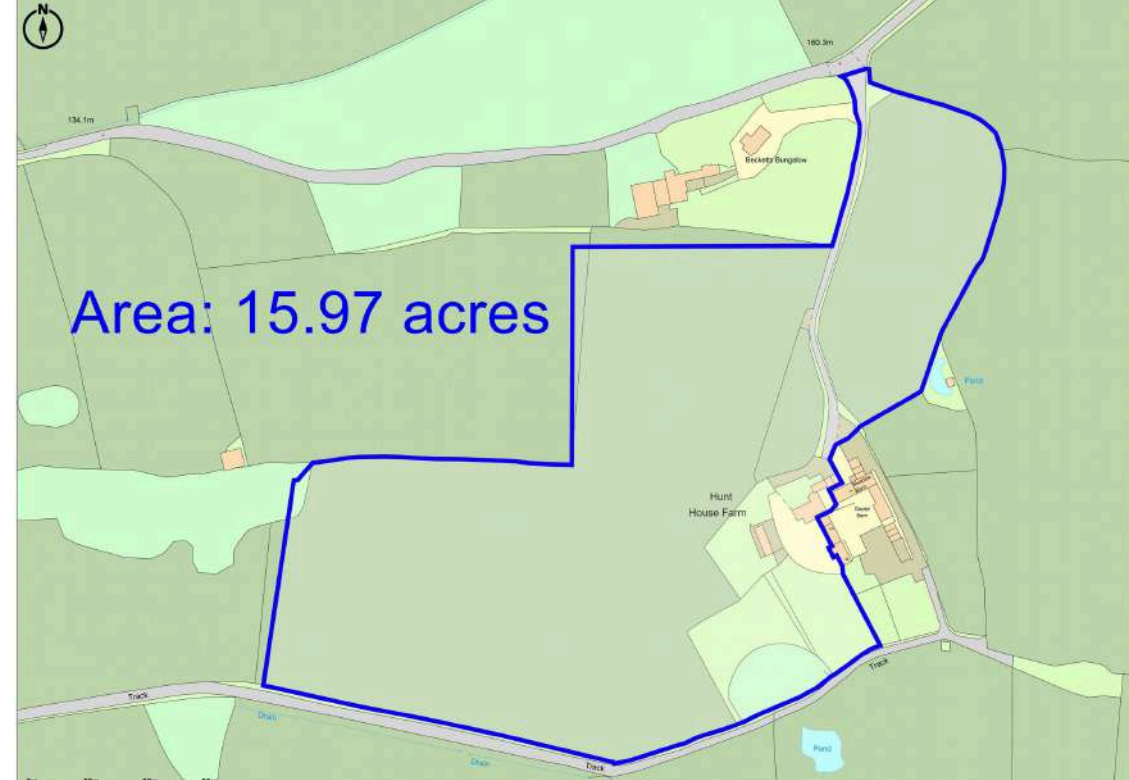
The property benefits from mains electricity and water. Central heating is provided by Liquid Petroleum Gas and drainage via a private septic tank.

Council Tax

The Council Tax for this property is Band G

Agent Note

Prospective buyers should note that several public footpaths cross the land. These well-established rights of way traverse sections of the pasture and field boundaries. While these paths do not directly impact the main residence or immediate gardens, they form part of the wider rural setting.

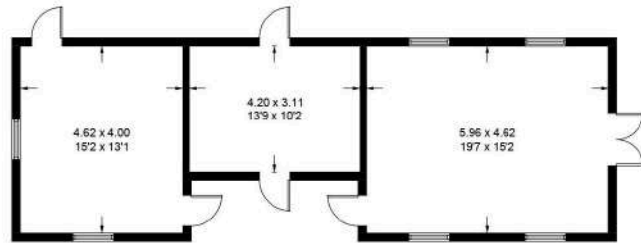


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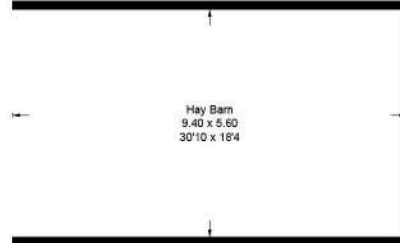
Approximate Gross Internal Area = 357.4 sq m / 3847 sq ft

Outbuildings = 148.0 sq m / 1593 sq ft

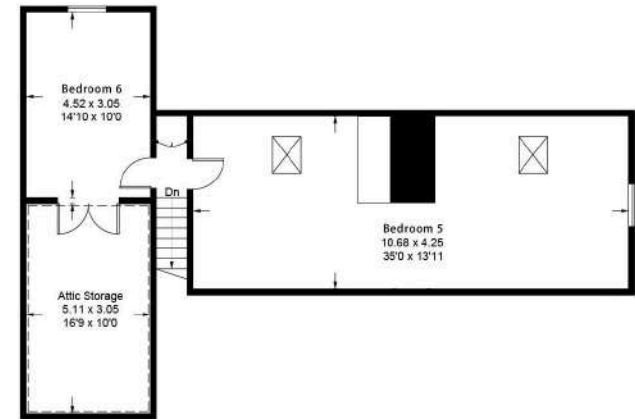
Total = 505.4 sq m / 5440 sq ft
(Including Garage)



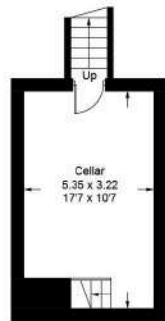
(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



Second Floor



Cellar



Ground Floor



First Floor

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



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