



Andrew Grant
PRESTIGE & COUNTRY

Sorbus

Far Forest, DY14 9UT



Sorbus

Plough Lane, Far Forest DY14 9UT

3 Bedrooms 2 Bathrooms 3 Reception Rooms 6 Acres

“Providing superb scope is this fantastic smallholding in the midst of Wyre Forest nature reserve, offering almost 6 acres, carport and outside entertainment area....”

Scott Richardson Brown CEO

- Modern smallholding in Wyre Forest reserve, offered with no onward chain.
- Deer fenced paddocks and woodland.
- Three double bedrooms and contemporary bathroom.
- Spacious refitted kitchen with utility room.
- Detached timber cabin, currently used as a games room with Airbnb potential.
- Outside decked area and timber double car port.
- Beautiful private gardens with orchard and hot tub area.
- Extensive outbuildings including stables, double garage, workshop and log shed.
- Idyllic secluded location within minutes of Far Forest village



2577 sq ft (239.4 sq m)



The approach

Sorbus is approached through electric gates to an in-and-out driveway off Lynalls Lane, standing behind a pleasant front garden. A timber double car port sits to the front of the property, providing sheltered parking, along with a double garage. From the driveway a porch leads into the main hallway, which has stairs rising to the first floor and doors opening into the reception rooms and kitchen.





The kitchen and breakfast room

The kitchen and breakfast room is a generous space designed for both cooking and everyday dining. It runs the full depth of the house, providing extensive work surfaces, cabinetry and room for appliances. A wide window brings in natural light and frames views over the garden, enhancing the bright and open feel.





French doors at the far end allow a direct connection to the outside, making the room ideal for summer dining or entertaining. The breakfast area comfortably accommodates a table, creating a natural gathering point for family and friends. Its position at the heart of the home ensures practicality and a welcoming setting for daily life.





The utility and cloakroom

The utility provides valuable additional space with work surfaces, storage and access to the rear garden, making it highly practical for everyday household tasks. Adjoining the utility is a cloakroom with WC and wash basin, offering further convenience for both residents and visitors.





The living room

The living room is positioned at the front of the house and enjoys an outlook over the approach. A wide window allows natural light to fill the space, creating a bright and inviting atmosphere. At its heart is a fireplace with wood burning stove that provides both character and warmth. The proportions of the room make it versatile, offering a welcoming setting for daily living as well as a comfortable place to entertain guests.







The study

Located on the ground floor, this versatile room has previously been arranged as a formal dining room and is now used as a study. Its adaptable layout provides the flexibility for a variety of purposes, whether for those seeking a dedicated workspace or a more traditional dining area. The position of the room makes it an ideal setting for working from home or enjoying a quiet retreat within the property.



The entrance hall

The entrance hall creates an inviting first impression and connects the main living areas with ease. From here, there is access to the kitchen and reception spaces as well as the staircase leading to the first floor. The layout offers a practical flow throughout the home, making it a welcoming point for both family and guests. Its position at the heart of the ground floor makes it a central hub, ensuring convenient movement to each room while maintaining a natural sense of openness.





The principal bedroom

The principal bedroom is positioned to the front of the property. A wide window draws in natural light while also providing a pleasant outlook over the approach. The proportions of the room make it well suited for a variety of furniture arrangements, offering both comfort and practicality. Its location close to the landing ensures convenient access to the bathroom and additional bedrooms, creating a balanced layout for everyday living.



The second bedroom

The second bedroom is a generous double room offering a peaceful aspect over the rear garden. Thoughtfully designed with built in wardrobes, it provides excellent storage while maintaining a sense of space. The proportions of the room allow for versatile layout options, making it well suited for family, guests or as a relaxing retreat. Positioned on the first floor, it is both practical and inviting, perfectly balancing comfort with functionality.



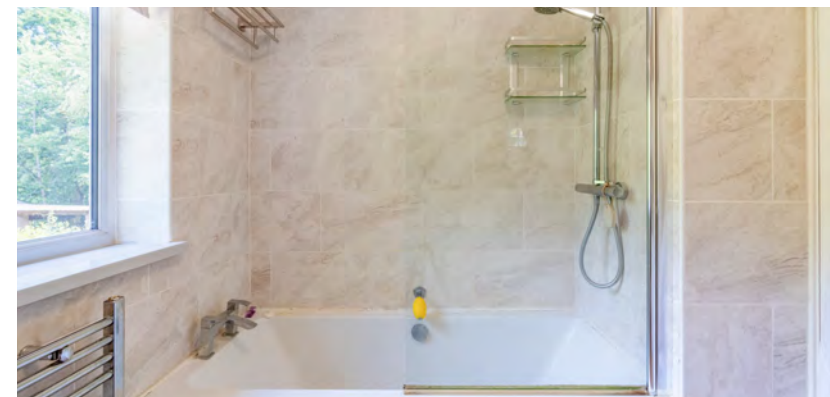
The third bedroom

The third bedroom is positioned at the front of the property and is enhanced by a built in wardrobe that maximises storage while leaving the floor space free for flexible use. Its layout makes it an ideal choice for a child's room, guest accommodation or a dedicated study. With its practical design and convenient access from the landing, this room adds further versatility to the first floor and complements the balanced arrangement of the bedrooms.



The family bathroom

The family bathroom is thoughtfully designed with both practicality and comfort in mind. A fitted bath with overhead shower provides flexibility for either a quick start to the day or a relaxing soak, while the fitted storage units ensure everyday essentials can be neatly organised. The large window brings in natural light, enhancing the sense of space and airiness. This room is perfectly suited to meet the demands of daily living while offering a calm setting for unwinding.





The cabin

The detached timber-clad cabin sits beyond the rear of the house, currently arranged as a games room with great versatility for entertaining. Offering a spacious open-plan layout with a modern shower room, it is perfectly suited for guest accommodation and has excellent potential as an Airbnb. Its position provides privacy while remaining easily accessible from the main house, making it a valuable addition.





The outbuilding

Beyond the cabin is an extensive brick-built stable block with power, exterior and interior lighting, including a large workshop. At the far end of the outbuildings is a covered area overlooking the woodland, currently housing the hot tub which is included in the sale. There is also a large double garage with up-and-over doors, power, lighting and side access, as well as a broad area of hardstanding providing excellent vehicular access to the stables and cabin.





The grounds and gardens

The grounds, all deer-fenced, consist of pony paddocks and a mix of deciduous and coniferous woodland. Pathways wind through the trees, offering private walks and a beautiful display of bluebells in the spring. To the side of the property is a former orchard, predominantly populated by established oak and saplings, accessed by a five-bar gate from the driveway.



Additional outbuildings are found within the woodland, offering further storage and utility. Closer to the house is a formal garden with paved seating area, Japanese acers and barbeque space, along with an entertaining gazebo, all combining to create a wonderful private retreat.



The driveway and parking

The property is approached via an in and out driveway which creates a welcoming first impression and ensures easy access. Set behind a generous lawned frontage, the drive offers ample space for multiple vehicles. To one side is a timber double car port, providing sheltered parking and to the other, a double garage with electric up and over doors. The layout allows both convenience and security, making it ideal for family living and for those with visiting guests.



Location

The property sits in a small clearing within the Wyre Forest, surrounded on all sides by beautiful mature trees, an incredibly tranquil environment ideal for those seeking total privacy and seclusion from neighbours.

Within minutes you can access nearby Far Forest village which has a variety of amenities including a well-stocked store, primary school and a great country pub/restaurant. The Wyre Forest is a huge asset for those who love nature and the outdoor lifestyle, offering myriad of trails throughout the wood which cater for walkers, horse riding and mountain biking.

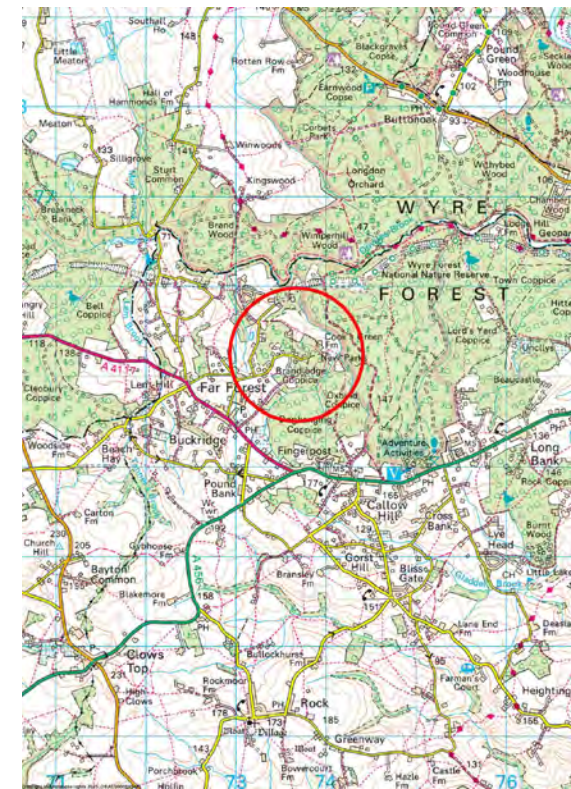
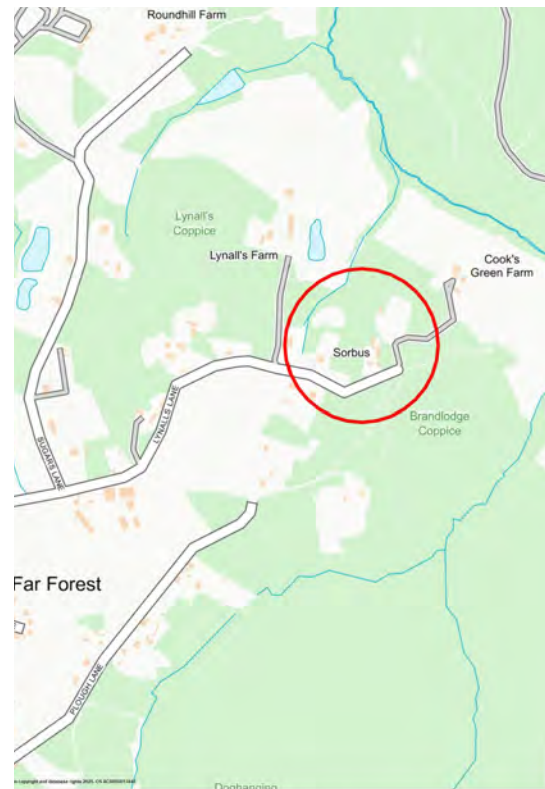
The pretty Georgian town of Bewdley is around five miles away and has a variety of amenities and attractions on offer, and is home to the celebrated Severn Valley steam railway. The market town of Cleobury Mortimer is less than five miles away and again has many shops, pubs/restaurants and is the gateway to Shropshire and Wales.

Services

The property benefits from mains electricity and water. There is central heating from Liquid Propane Gas and drainage is supplied via a sewerage treatment plant. The broadband is Gigafast with Fibre to the premises (FTTP) and a new wood burner was installed in July 2024.

Council Tax

The Council Tax for this property is Band G.



Sorbus, Plough Lane, Far Forest, Kidderminster, DY14

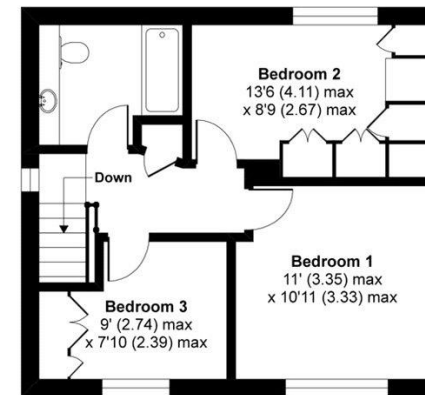
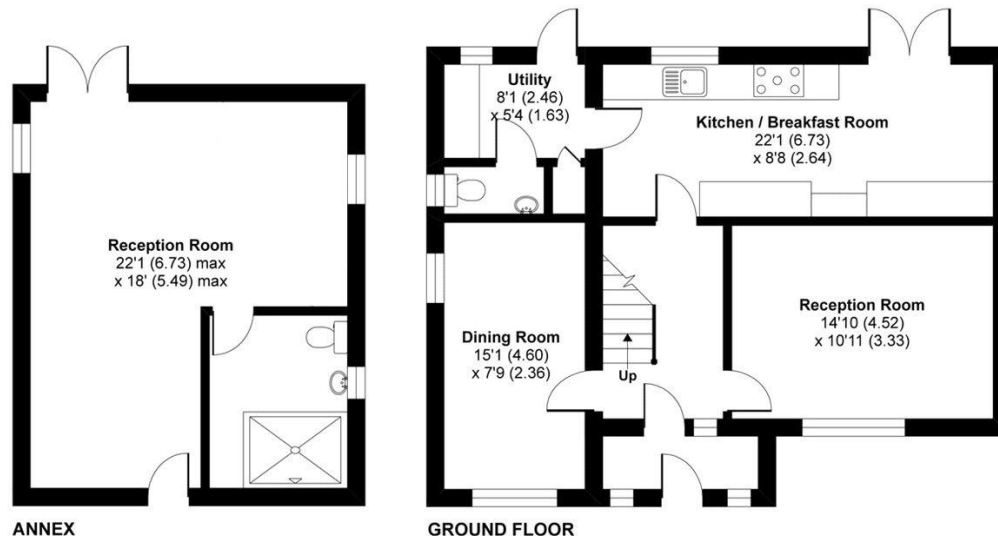
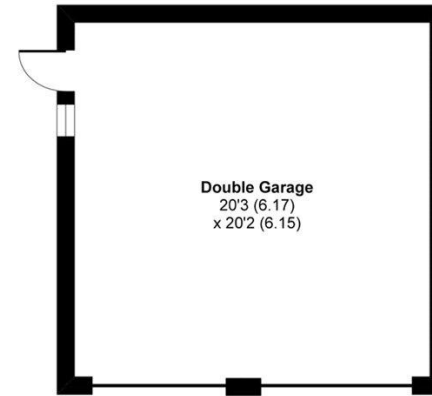
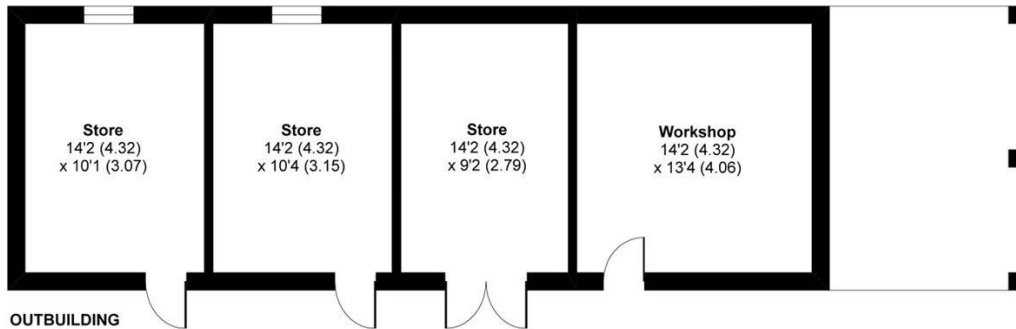
Approximate Area = 1541 sq ft / 143.2 sq m (includes annex)

Garage = 406 sq ft / 37.7 sq m

Outbuilding = 630 sq ft / 58.5 sq m

Total = 2577 sq ft / 239.4 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Andrew Grant. REF: 610894



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