

Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Belbroughton; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester

The image consists of two side-by-side photographs of a rural landscape. Both photos show a grassy field in the foreground, partially covered with a light layer of frost. In the background, there is a white barn and several other smaller buildings. The sky is a clear, bright blue. In the left photo, a large, leafless tree stands prominently on the left side of the field. In the right photo, a large, leafless tree is on the right side, and the sun is visible through its branches, creating a lens flare effect. The overall scene is peaceful and captures a typical autumn or winter day in a countryside setting.







Network of prominent offices providing sales coverage for the following towns
and surrounding villages:

Birmingham (North); Birmingham (South); Birmingham (West); Birmingham (East);
Bloxwich; Blithfield; Blythe; Brighthelm; Burntwood; Chaddesley Corbett; Droitwich Spa;
Evesham; Kidderminster; Malvern;

Allan Morris

estate agents



Park House Farm, Salt Way, New End, Astwood Bank, Worcestershire, B96 6NF

This freehold detached Victorian farm house with accommodation of approximately 1,800sqft stands in grounds of approximately 13.7 acres land currently divided into six paddocks and a yard with barns and outbuildings amounting to approximately 6,095sqft.

Price £1,000,000
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GENERAL INFORMATION

SERVICES

The property has mains water. with a meter, mains electricity, mains gas, foul drainage via a sceptic tank shared with the neighbouring bungalow and has solar panels fitted with a feed-in tariff, providing an income for the property.

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: F

(Wychavon District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Astwood Bank: take Evesham Road out of the village and on into The Ridgeway. Follow the road to New End and turn right at the staggered crossroads, by The Neville Arms public house, into The Saltway, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2461/D1

Park House Farm
The Saltway
New End
Astwood Bank
Worcestershire
B96 6NF

GENERAL DESCRIPTION

This freehold Victorian farm house stands in approximately 13.7 acres, including: gardens; yard; and various outbuildings amounting to approximately 6,095sqft. The property is situated in a rural village location, convenient for commuting to Birmingham, Worcester and Stratford-upon-Avon.

The house has PVC double glazing and gas-fired central heating (with a newly fitted boiler) with accommodation of approximately 1,800sqft (excluding conservatory) over three floors, comprising:

Ground Floor

A reception hallway with a toilet off; study; lounge; dining room; L-shaped fitted kitchen & breakfast room; utility porch; and a double glazed conservatory.

First Floor

Landing; three bedrooms; and a bathroom.

Second Floor

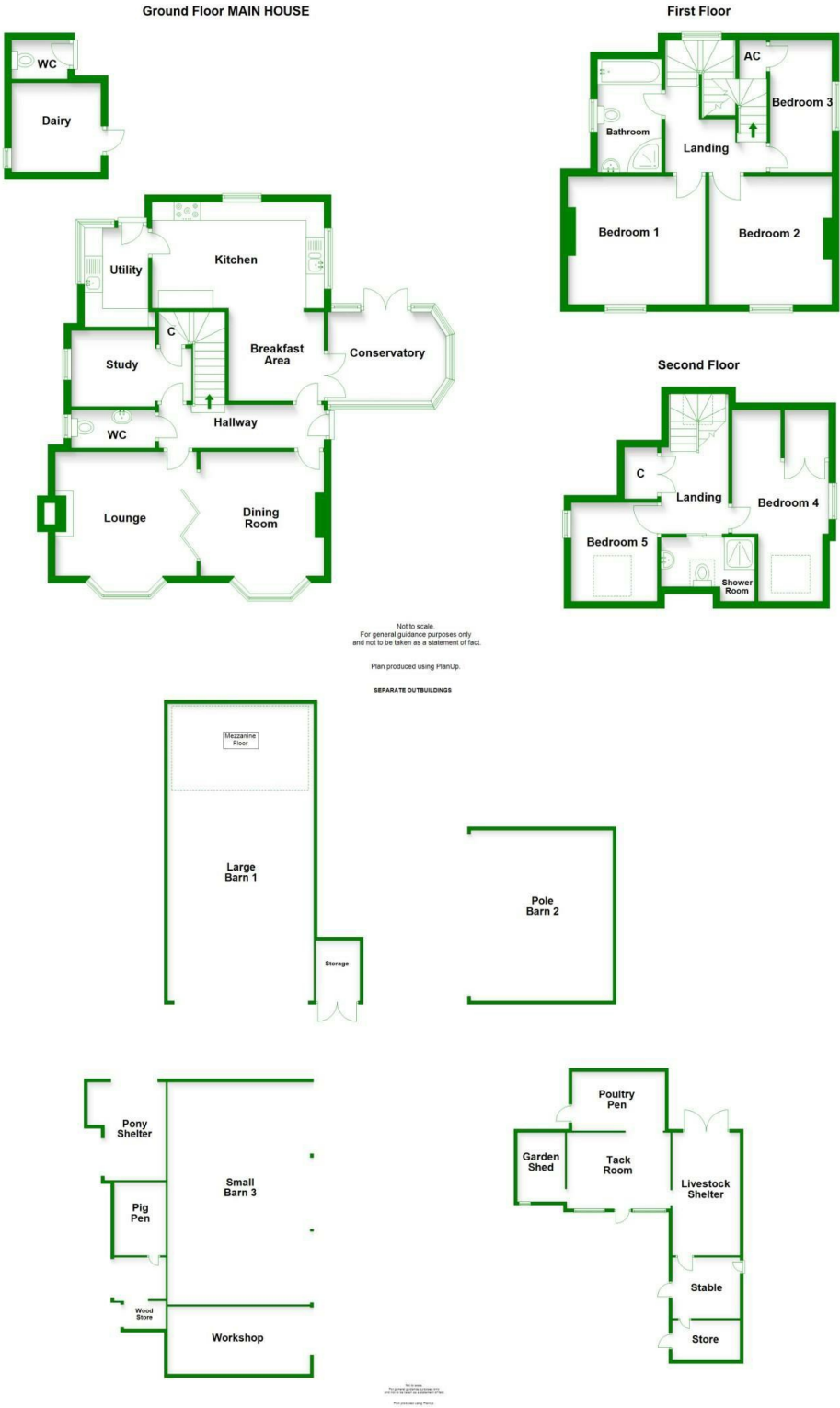
Landing; two bedrooms; and a shower room.

In addition, the property benefits from gardens to front side and rear with a brick dairy/utility and attached toilet; a concrete yard with a brick stable and barn block of approximately 1,300sqft; large barn and attached store of approximately 1,835sqft plus a mezzanine hayloft; pole barn of approximately 1,160sqft; and a small barn, workshop and attached pig pen of approximately 1,800sqft. In addition, there are two timber poultry sheds and an enclosed poultry pen. The remaining land is currently divided into six paddocks.

There are solar panels fitted with a feed-in tariff providing an income for the property.

Price includes: carpets, curtains, blinds, curtain poles, light fittings and shades.

**Viewing is strictly by prior appointment via:
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@allan-morris.co.uk**



IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

A double glazed side door opening to the RECEPTION HALLWAY having doors to dining room, lounge, cloakroom, study and kitchen, stairs to first floor, radiator and two ceiling light points.

LOUNGE 12'10" x 12'8" < 14'8" (3.91m x 3.86m < 4.47m)

(Measurements include recesses and bay) having a fireplace with a wood burning stove stainless steel semi-circular hearth tray and fire guard. A double glazed bay window to front, radiator, TV aerial point, ceiling light point and a wide opening with bi-fold connecting doors to:

DINING ROOM 12'8" < 14'8" x 11'4" (3.86m < 4.47m x 3.45m)

(Measurements include recesses and bay) having a double glazed bay window to front, radiator and ceiling light point.

FITTED CLOAKROOM

Having a white low flush w/c and pedestal wash hand basin with tiled splashback, obscure double glazed window to side, radiator, oval mirror, toilet roll holder towel holder and ceiling light point.

STUDY 9'11" x 6'0" < 6'8" (3.02m x 1.83m < 2.03m)

(Measurements include cupboard and recess) having a double glazed window to side, radiator, ceiling light point and an understairs cupboard with a gun cabinet and coat hooks.

FITTED L-SHAPED BREAKFAST KITCHEN 15'8" x 9'7" & 9'3" x 8'9" (4.78m x 2.92m & 2.82m x 2.67m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher, integrated fridge/freezer and a recess with a fitted range oven and cookerhood over. Part tiled walls, double glazed windows to side and rear, door to utility porch, radiator, telephone point, access hatch to loft, coat hooks, eight inset ceiling spotlights, ceiling light point and double doors to:

DOUBLE GLAZED CONSERVATORY 10'11 x 8'0" (3.33m x 2.44m)

Having double glazed windows overlooking the side garden, twin double glazed French doors to side garden, radiator and ceiling light point.

UTILITY PORCH 8'6" x 5'10" (2.59m x 1.78m)

(Measurements include units) having base units with a worktop surface, single bowl/single drainer sink and a recess for washing machine and tumble dryer. Tiled splashback, double glazed windows to side and rear, radiator, coat hooks, wall mounted gas-fired 'Ariston' boiler (installed in January 2025) and double glazed door to rear.

From the hallway, the stairs, with handrail and double glazed window to rear, lead up to the FIRST FLOOR LANDING having doors to three bedrooms and bathroom, radiator, telephone point, stairs to second floor and ceiling light point.

BEDROOM ONE 12'10" x 12'8" (3.91m x 3.86m)

(Measurements include recesses) having a double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 12'8" x 11'5" (3.86m x 3.48m)

(Measurements include recesses) having a double glazed window to front, radiator and ceiling light point.

BEDROOM THREE 12'3" x 5'10" < 8'10" (3.73m x 1.78m < 2.69m)

(Measurements include cupboard) having a double glazed window to side, radiator, ceiling light point and a large built-in airing cupboard housing the pressurised hot water cylinder and wooden shelving.

BATHROOM 10'4" x 8'10" (3.15m x 2.69m)

(Measurements include suite) having a white suite comprising: a low flush w/c; a wash hand basin with cupboards and drawers below and a mirror with vanity lights over; panelled bath; and a corner shower cubicle. Obscure double glazed window to side, chrome towel rail radiator, two-pin charging point, extractor fan and six inset ceiling spotlights.

From the landing, the stairs with handrail and ceiling light point, lead up to the SECOND FLOOR LANDING having a double glazed roof window to rear, doors to two bedrooms and shower room, mirrors, ceiling light point and two built-in storage cupboards, one with hanging rail.

BEDROOM FOUR 8'8" x 7'9" < 17'4" (2.64m x 2.36m < 5.28m)

(Measurements include wardrobe and restricted headroom areas) having a double glazed window to side, double glazed roof window to front, and ceiling light point.

BEDROOM FIVE 8'2" x 3'8" < 8'6" (2.49m x 1.12m < 2.59m)

(Measurements include restricted headroom area) having a double glazed window to side, double glazed roof window to front, and ceiling light point.

SHOWER ROOM 8'5" x 4'7" (2.57m x 1.40m)

(Measurements include suite) having restricted headroom, tiled flooring, double glazed roof window to front, radiator and a white suite comprising: a low flush w/c; pedestal wash hand basin with a mirror and vanity light with two-pin charging point over; and a shower cubicle.

OUTSIDE

DAIRY / UTILITY 8'2" x 8'2" (2.49m x 2.49m)

(Measurements include benches) having two stainless steel benches, one with a 'Belfast' sink. Tiled flooring, cold water tap, double glazed window to side, light and power points.

TOILET

Having a white low flush w/c, quarry tiled floor, narrow opening to side and wall light point.

BRICK STABLE AND BARN:

Having a gross floor area of approximately 1,300sqft and offering potential for conversion to annexe accommodation (subject to planning permission) and comprising:

STORE / LOOSE BOX 13'6" x 8'0" (4.11m x 2.44m)

Having a stable door, concrete base, light point and a gate opening to:

STABLE LOOSE BOX 13'6" x 12'10" (4.11m x 3.91m)

Having a concrete base, stable doors to front and rear, power point, light points and a door to:

LIVESTOCK SHELTER / TRACTOR BARN 24'10" x 13'6" (7.57m x 4.11m)

Having tall double doors to side, concrete base, door to yard, a high opening providing access to loft over stable, power points, light point and an opening to:

TACK ROOM 19'7" x 15'3" (5.97m x 4.65m)

Having two windows to front, door to front, a concrete and soil base, door frame opening to garden shed, power points, light point and wide gated opening to:

POULTRY PEN 18'9" x 11'10" (5.72m x 3.61m)

Having a stable door to yard, concrete base, power points and light point.

GARDEN SHED 13'9" x 9'6" (4.19m x 2.90m)

Having a window to front, door to yard and concrete base.

LARGE BARN ONE 60'0" x 25'10" (18.29m x 7.87m)

Having a concrete base, window to side, power points, light points and a MEZZANINE HAYLOFT.

ATTACHED STORE SHED 13'8" x 8'0" (4.17m x 2.44m)

Having a concrete base.

POLE BARN TWO 33'10" x 34'6" (max) (10.31m x 10.52m (max))

Having a wide three bay opening to front, tall double doors to side and a mezzanine loft.

SMALL BARN THREE 44'7" x 28'9" (13.59m x 8.76m)

Having a concrete base, an opening to the workshop, power points, light points and steps up to the mezzanine loft over the workshop.

WORKSHOP 28'7 " x 13'7" (8.71m " x 4.14m)

Having a wide opening to yard, concrete base, power points and light points.

ATTACHED WOOD STORE 16'2" x 9'4" < 11'4" (4.93m x 2.84m < 3.45m)

Having a concrete base and stable door to:

ATTACHED PIG PEN 13'1" x 9'9" (3.99m x 2.97m)

Having concrete base, power points and a low access hatch to:

ATTACHED PONY SHELTER 20'6" x 12'7" < 15'6" (6.25m x 3.84m < 4.72m)

Having a concrete base and opening to side and rear.

PARKING

To the side of the house, the property is approached from the road over a gated concrete and tarmac drive to a concrete yard to the front of the brick barn and barn three/workshop. The yard extends across the front of barn one and wraps around the rear of barn three/workshop and back around to the yard to front of barn three/workshop.

GARDENS

The house stands behind a lawn behind a tall hedge, with a block paved path leading around to the side where there is a further larger lawn with established borders and a small ornamental pond. The path continues around to the rear, where there is a block paved courtyard garden.

LAND

The property stands in approximately 13.7 acres, including the house, gardens, barns and yard. The remaining land is currently divided into a play garden/orchard to rear of the brick barn with polytunnel frame and a further six paddocks.