



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

£950,000

Allan Morris
estate agents

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This freehold detached Victorian farm house stands in land of approx 13.7 acres, with outbuildings amounting to approx 6,095sqft. Situated in a rural village location, convenient for commuting to Birmingham, Worcester and Stratford-upon-Avon.

House has PVC double glazing & gas-fired central heating (with a newly fitted boiler) & accommodation of approx 1,800sqft (excluding conservatory) over three floors, comprising: Reception hallway with toilet off; study; lounge; dining room; L-shaped fitted kitchen & breakfast room; utility; double glazed conservatory; first floor - landing; three bedrooms; and a bathroom; second floor - landing; two bedrooms; shower room.

In addition, the property benefits from gardens to front, side and rear with brick utility and toilet; yard with brick stable and barn block of approx 1,300sqft; barn and store of approx 1,835sqft plus hayloft; pole barn of approx 1,160sqft; barn, workshop and pig pen of approx 1,800sqft.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure
- 13.7 acres
- House 1,880sqft plus conservatory
- Barns 6,095sqft
- Solar panels with feed-in tariff
- PVC double glazing
- Gas-fired central heating
- 'Ariston' boiler installed January 2025
- Shared private drainage
- Council Tax band F
- Energy Performance Certificate band C



INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Light fittings & shades as fitted
- Wood burning stove in lounge
- Gun cabinet in study
- Range oven & cookerhood in kitchen
- Integrated dishwasher & fridge/freezer in kitchen



DESCRIPTION

GROUND FLOOR

- **RECEPTION HALLWAY**
- **FITTED CLOAKROOM**
- **LOUNGE** 3.91m x 3.86m < 4.47m (12'10" x 12'8" < 14'8")
- **DINING ROOM** 3.86m < 4.47m x 3.45m (12'8" < 14'8" x 11'4")
- **STUDY** 3.02m x 1.83m < 2.03m (9'11" x 6'0" < 6'8")
- **L-SHAPED BREAKFAST KITCHEN** 4.78m x 2.92m & 2.82m x 2.67m (15'8" x 9'7" & 9'3" x 8'9")
- **UTLITY** 2.59m x 1.78m (8'6" x 5'10")
- **DOUBLE GLAZED CONSERVATORY** 3.33m x 2.44m (10'11" x 8'0")

FIRST FLOOR

- **LANDING**
- **BEDROOM ONE** 3.91m x 3.86m (12'10" x 12'8")
- **BEDROOM TWO** 3.86m x 3.48m (12'8" x 11'5")
- **BEDROOM THREE** 3.73m x 1.78m < 2.69m (12'3" x 5'10" < 8'10")
- **LARGE BATHROOM** 3.15m x 2.69m (10'4" x 8'10")

SECOND FLOOR

- **LANDING**
- **BEDROOM FOUR** 2.64m X 2.36m < 5.28m (8'8" x 7'9" < 17'4")
- **BEDROOM FIVE** 2.49m x 1.12m < 2.59m (8'2" x 3'8" < 8'6")
- **SHOWER ROOM** 2.57m x 1.40m (8'5" x 4'7")





OUTSIDE

- **LAND** The property amounts to approximately 13.7 acres.
- **PARKING** There is ample off-road parking for numerous vehicles in the yard, which is accessed via a wide gate to the side of the house.
- **GARDENS** The house has landscaped gardens to the front and side, with a walled courtyard garden across the rear.
- **DAIRY / UTILITY** 2.49m x 2.49m (8'2" x 8'2")
- **TOILET**

OUTBUILDINGS

BRICK STABLE & BARN

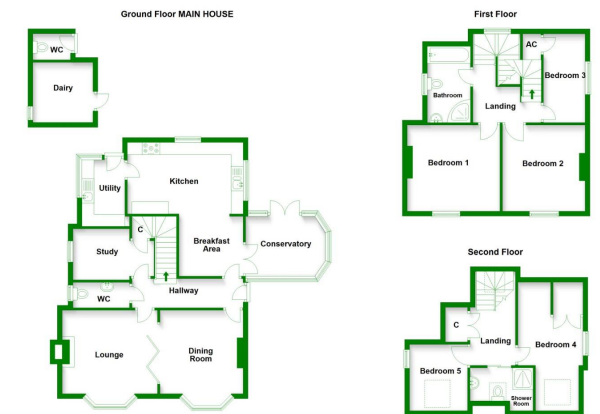
- **APPROX TOTAL 1,300SQFT**
- **STORE/LOOSE BOX ONE** 4.11m x 2.44m (13'6" x 8'0")
- **STORE/LOOSE BOX TWO** 4.11m x 3.91m (13'6" x 12'10")
- **TRACTOR BARN** 7.57m x 4.11m (24'10" x 13'6")
- **TACK ROOM** 5.97m x 4.65m (19'7" x 15'3")
- **POULTRY PEN** 5.72m x 3.61m (18'9" x 11'10")
- **GARDEN STORE** 4.19m x 2.90m (13'9" x 9'6")
- **HAYLOFT**

BARN

- **LARGE BARN ONE** 18.29m 7.87m (60'0" x 25'10") plus hayloft
- **ATTACHED STORE SHED** 4.17m x 2.44m (13'8" x 8'0")
- **POLE BARN TWO** 10.31m x 10.52m max (33'10" x 34'6" max)
- **SMALL BARN THREE** 13.59m x 8.76m (44'7" x 28'9")
- **WORKSHOP** 8.71m x 4.14m (28'7" x 13'7")
- **ATTACHED WOOD STORE** 4.93m x 2.84m < 3.45m (16'2" x 9'4" < 11'4")
- **ATTACHED PIG PEN** 3.99m x 2.97m (13'1" x 9'9")
- **ATTACHED PONY SHELTER** 6.25m x 3.84m < 4.72m (20'6" x 12'7" < 15'6")

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.



Not to scale
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Not to be used as a substitute for a survey
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