



Little London Farm House

Welcome to Little London Farmhouse, a truly unique property located in the countryside village of Alveley. With far reaching views and a peaceful setting, this characterful home is ideal for those looking for a more rural lifestyle.

Upon approach via the gated driveway with large parking space, you are greeted by views of the garden to the front. Through the porchway you will find the country style kitchen, utility and breakfast room, large living room with beautiful open fireplace and overhead beams, conservatory dining room and one of the four bedrooms.

Upstairs you will find the further three bedrooms, one with dressing area that is currently being used as a reading nook, a family bathroom and a further Jack and Jill shower room.

Externally, the property benefits from gardens to the front and rear along with versatile outbuildings and open garage space currently being used as a seating area with firepit which is ideal to enjoy time outdoors with friends and family.

To appreciate the character this home offers, please contact our Hagley office for a viewing.









Approach

Approached via gated driveway with large parking area to the front, electric vehicle charging point and outdoor tap. To the front of the property is a large barn with two store rooms, further store and large lawn.

Porch

With double glazing window to side, tiled flooring and opening through into the kitchen.

Kitchen 11'1" x 15'1" (3.4 x 4.6)

With two windows to the rear, quarry tiled flooring and traditional beams overhead. There are a variety of fitted wall and base units with quartz worksurface over, Belfast sink, five ring gas hob and space and plumbing for white goods. There is also an integrated dishwasher and space for a range cooker. Stairs lead to the first floor landing and doors lead to:

Utility 9'2" x 11'5" (not into fitted storage) (2.8 x 3.5 (not into fitted storage))

With dual aspect windows to side and rear, central heating radiator and traditional beams overhead, full height bespoke storage cupboards and space for white goods and dining table.

Lounge 18'4" x 14'9" (5.6 x 4.5)

With two windows to the front, two central heating radiators and large open fireplace with brick surround, oak beam mantle and log burner. Doors lead to:

Conservatory 15'8" x 12'9" (4.8 x 3.9)

With double glazing windows surrounding, French doors to the patio and tiled flooring.

Bedroom 12'1" x 14'1" (3.7 x 4.3)

With window to front and further window to rear into conservatory, central heating radiator and traditional feature beams overhead.

First Floor Landing

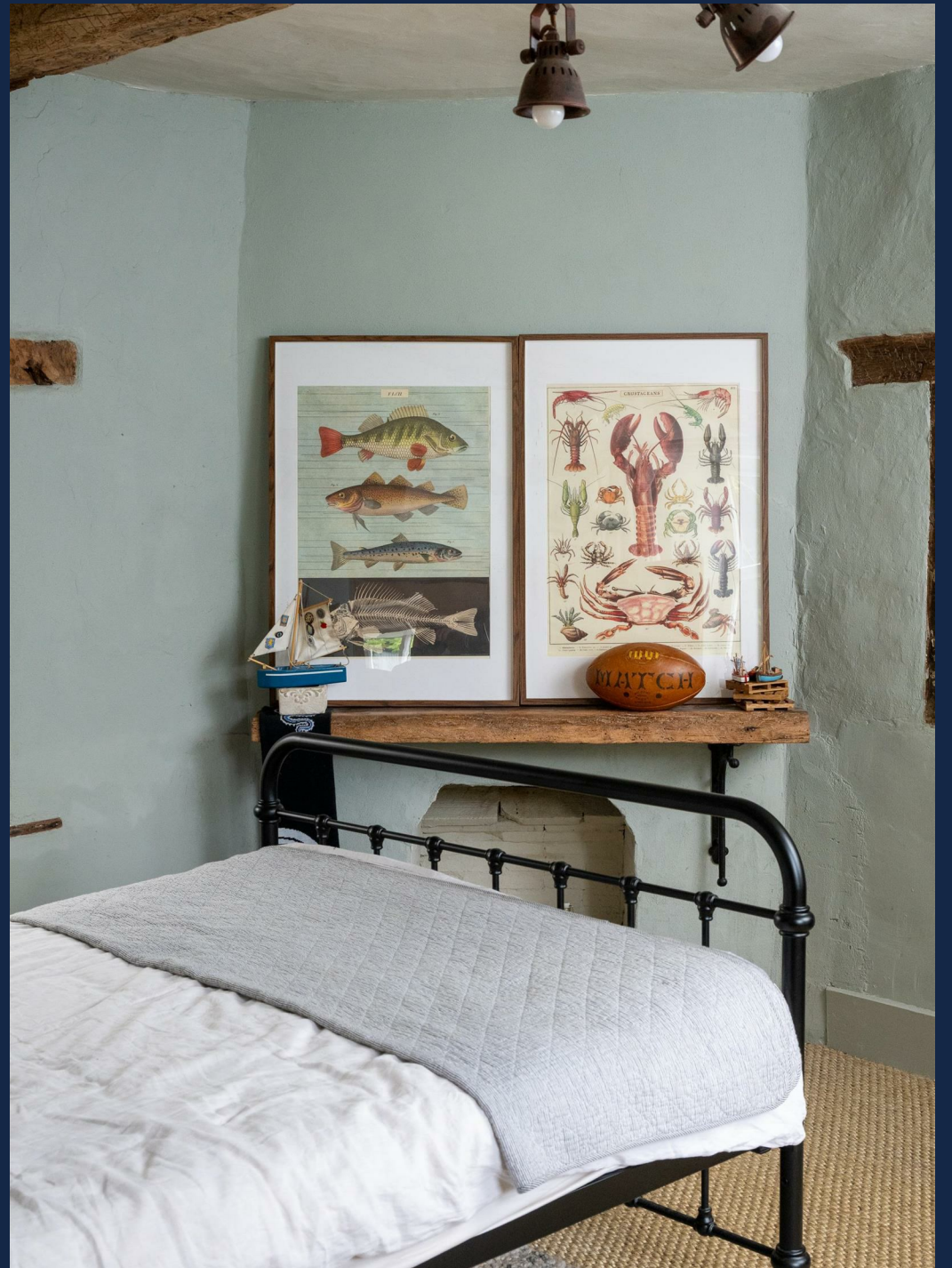
With window to front, storage cupboards and doors leading to:

Dressing Area

With window to front, central heating radiator and overhead beams. Door leads through into the second bedroom.







Bedroom Two 9'6" max 3'11" min x 15'8" max 12'1" min (2.9 max 1.2 min x 4.8 max 3.7 min)

With dual aspect windows to front and rear, central heating radiator, beams overhead and a good sized store cupboard.

Bathroom

With obscured window to rear, chrome heated towel radiator and tiling to floor and bath splashback. There is a fitted vanity sink with storage, w.c. and fitted corner bath with shower over.

Second Landing

Accessed via step up from first landing with beams overhead and doors leading to:

Bedroom Three 15'5" x 7'6" (4.7 x 2.3)

With window to front, central heating radiator and original wood flooring. Door leads through to the Jack and Jill bathroom.

Jack and Jill Bathroom

With central heating radiator, tiled walls and flooring and original wood beams. There is a pedestal sink, w.c. and large walk in shower with drench head over.

Bedroom One 12'5" x 15'5" (3.8 x 4.7)

With window to front and central heating radiator.

Garden

With large lawn area, mature shrubs and trees, established borders and access to outbuildings.

Large Barn 26'6" max 13'5" min x 54'9" max 40'4" min (8.1 max 4.1 min x 16.7 max 12.3 min)

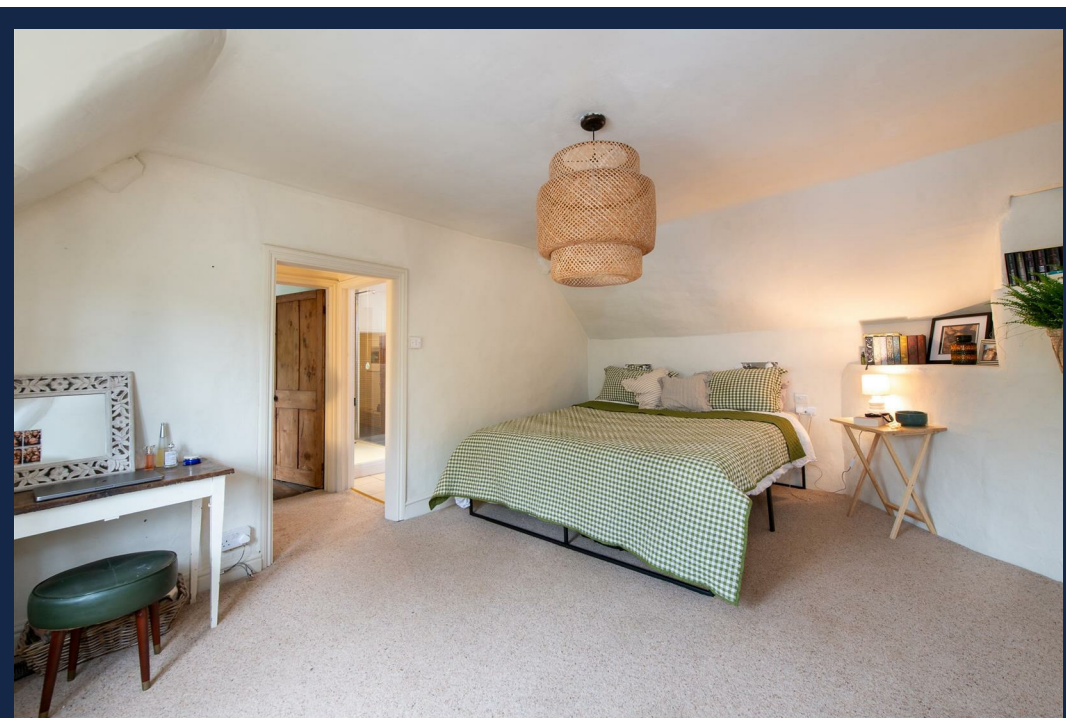
With ample space for storage and door through into the store room.

Store Room in Barn 13'5" x 14'5" (4.1 x 4.4)

With lighting overhead.

Second Outbuilding 27'6" x 13'9" (8.4 x 4.2)

With lighting overhead and electric points.











Third Outbuilding 13'9" x 14'5" (4.2 x 4.4)
With door to side for access to the garden.

Rear Garden

Accessed via the outbuildings, there is a large paved patio area, lawn and raised rockery planter bed. Various mature trees provide privacy and the borders are established with fencing. The outdoor house can also be accessed here via the stone steps.

Outdoor House Ground Floor 11'1" max x 14'9" max (3.4 max x 4.5 max)

With double glazing window to side and door to front.

Outdoor House First Floor 11'1" max x 15'5" max (3.4 max x 4.7 max)

With window to side, door to rear, fitted sink and w.c.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is F.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Money Laundering Regulations









In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.



LITTLE LONDON FARMHOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

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

Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk

