



Castle Farm, Stourton, Stourbridge

G HERBERT
BANKS

EST. 1898

Castle Farm, Greensforge Lane Stourton, Stourbridge, DY7 5BD

A wonderfully positioned country house/small residential farm.

Available as a whole or in two separate lots.

Lot 1 superb four bedroomed farm house, detached two bedroomed cottage in a charming walled garden, farm office, extensive range of outbuildings with paddock, in all about 4.013 acres.

Lot 2 about 63.57 acres of gentle sloping pasture land and woodland.

Introduction

Castle Farm has been in the same family ownership since 1974. It is a fabulous opportunity to acquire a highly desirable small residential farm/equestrian property. The Vendors have run a successful livery business at Castle Farm for the last 22 years. Despite being incredibly well placed for commuting, the property enjoys a remarkably quiet and private setting. Approached over a long private driveway it enjoys exceptional views.

Situation

Castle Farm lies off a country lane in the much-favoured hamlet of Stourton on the Staffordshire borders. The hamlet lies on the River Stour, the Staffordshire and Worcestershire Canal and the Stourbridge Canal. It is a short driving distance from Stourton Park the home of Stourbridge RFC, Stourbridge Lawn Tennis, Squash Club and a range of golf clubs including Enville.

Stourbridge is a very well serviced town with a variety of schools including Old Swinford Hospital, extensive retail facilities and 2 rail stations. There is good M5 motorway access via junctions 3 at Quinton and 4 at Lydiate Ash.

Stourton has a popular country pub; The Fox and the charming villages of Kinver and Enville are a short drive away.

The property provides a perfect balance between lovely country living together with surrounding towns and cities.

Lot 1 – Castle Farm Main House (Coloured red on the plan)

The farmhouse is a most delightful period house with generous double-glazed accommodation. It is approached by a central reception hall with cloakroom at one end. Lying

off the hall is a useful spacious study and sitting room with brick fireplace with woodburning stove.

The excellent two-tier dining kitchen is a major feature of the house. The kitchen has a range of wall and floor mounted cabinets, central island unit with Corian, leisure cooker and dishwasher and space for fridge freezer. There is a spacious lower dining room with solid ash floor and twin doors to the exterior.

Utility room off the kitchen with door to the walled garden, sink unit, oil fired boiler, plumbing for washing machine and range of cupboards.

The first floor is serviced by a spacious central landing with airing cupboard. There are 4 good-sized bedrooms and 3 bath/shower rooms, 2 of which are en-suite.

The Cottage

A charming detached single storey cottage built in 2017 against the wall of the walled garden. It provides splendid, double-glazed accommodation which is in excellent order throughout. It has a central hall with shower room, a bright and light sitting room with twin double-glazed doors to the walled garden.

The excellent dining kitchen has tiled flooring and a range of cabinets, Bosch oven and microwave, fridge-freezer, Lamona ceramic hob and extractor hood over. There are 2 bedrooms, master with fitted wardrobes, en-suite cloakroom, 2nd bedroom with storeroom. Shower room with wash hand basin, W.C and airing cupboard.

The Walled Garden

This beautiful large walled garden includes the cottage with paved terrace, the intriguing castellated farm/home office 16'5 x 10x10 max. Former iron framed period greenhouse and potting shed. There is an expansive lawned garden and orchard, summer house and former fenced poultry run.

The Farm Buildings

The extensive range of farm buildings are set well below the house and comprise of; substantial 6 bay steel framed barn 90' x 50' with high roller shutter door, water and power supply, 2 loose boxes.

Large work room 30' x 28' with power and water supply, double glazing, sink unit. Adjoining barn 44 x 27'4 with power, store and cloakroom.

Lying at the top of the approach drive is a 3 bay Dutch barn, 70' x 42' overall incorporating a lean to, 14 loose boxes, water and power. Adjoining hay store

The Approach

The long stone driveway approached leading off Greensforge Lane terminates to parking at the side of the house. There is an adjoining paddock.

Lot 2 - The Land (Coloured blue on the plan)

An extensive block of sloping pastureland and woodland. With the Smestow Brook and frontage onto the River Stour.

Planning Uplift

The Dutch barn and stables will be subject to a planning uplift of 30% for a period of 20 years.

Sporting, Timber, Mining and Mineral Rights

All sporting rights, timber rights, mining and mineral rights are in hand and will pass to the purchaser with the property.

Restrictions, Easements and Rights of Way

The property is sold subject to and with the benefit of all restrictions, wayleaves, easements, rights of way, whether public or private and disclosed in these particulars or not. A Public footpath runs over part of the pasture land.

Tenure

Freehold vacant possession will be granted on the Farmhouse, cottage, farm buildings land and woodland at completion. The livery is subject to 1 months notice.

Services

The farmhouse and cottage both have mains electricity and water. Private drainage to both properties. Oil fired central heating to the house and under floor heating to the cottage.

Local Authority

South Staffordshire District Council: 01902 696000

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans. The areas have been calculated with reference to the RPA's online mapping and an Ordnance Survey Promap. Any error or misstatement shall not entitle the purchaser(s) to annul the sale nor receive compensation in respect thereof.

Viewing

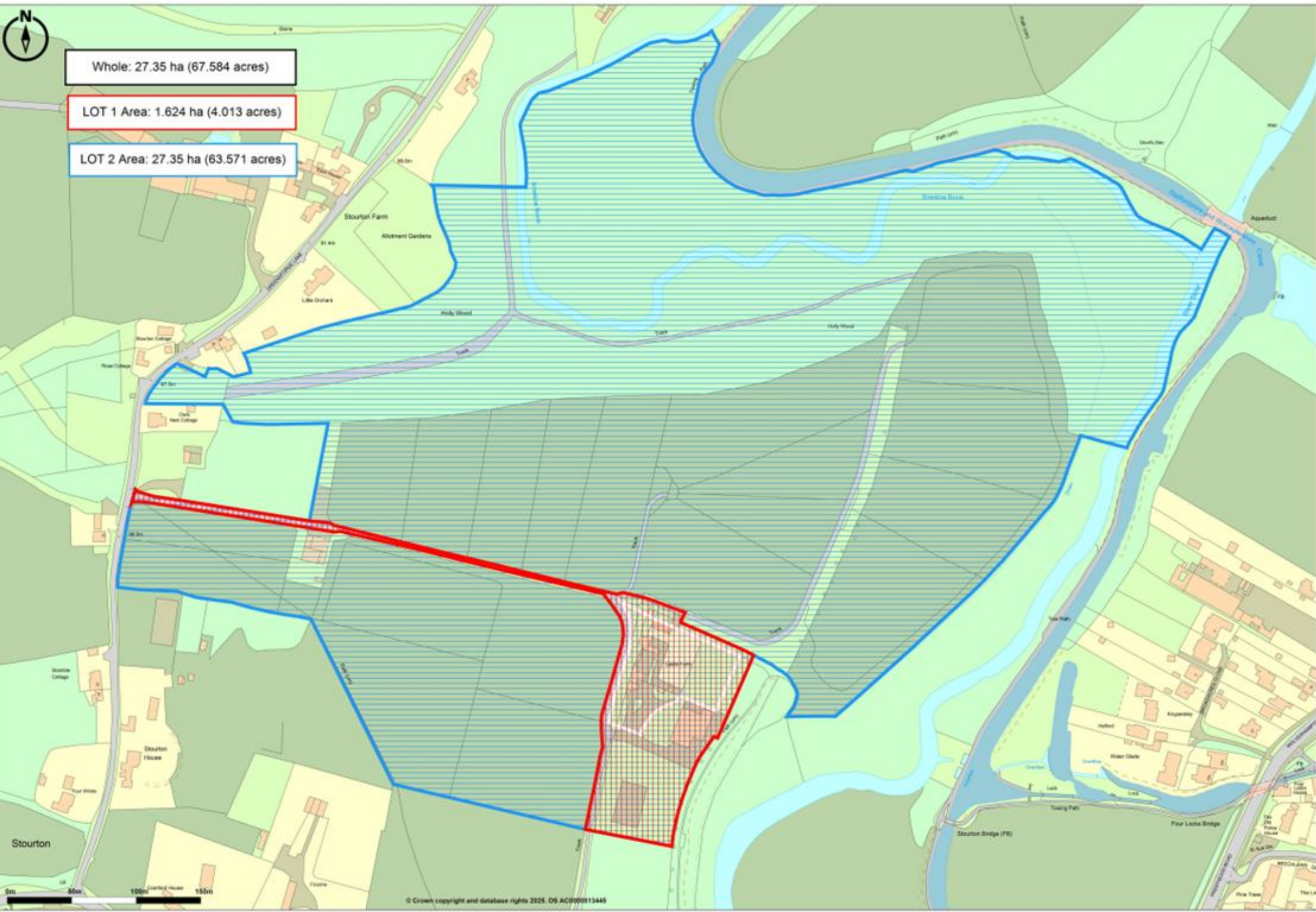
Viewing is strictly by prior appointment with the sole selling agents Great Witley Office: 01299 896968



Whole: 27.35 ha (67.584 acres)

LOT 1 Area: 1.624 ha (4.013 acres)

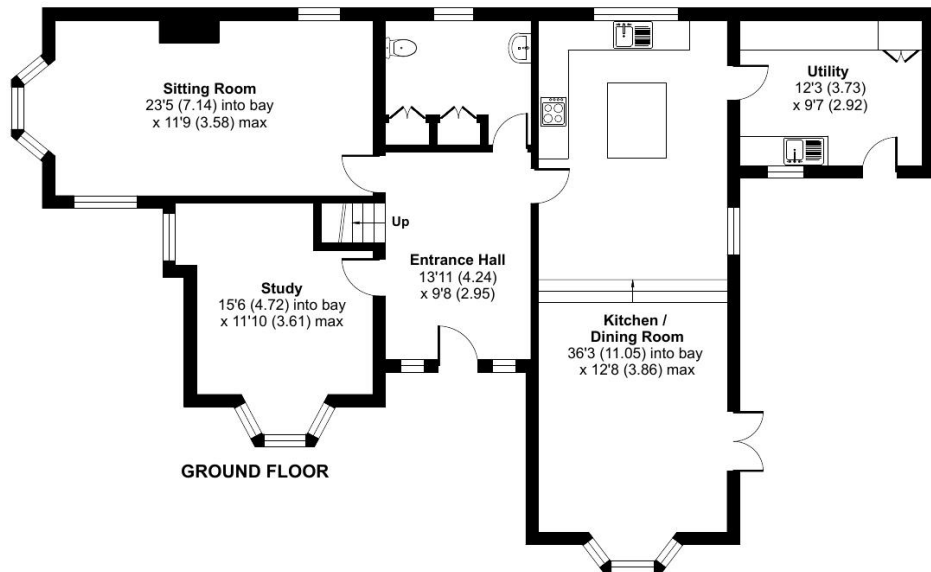
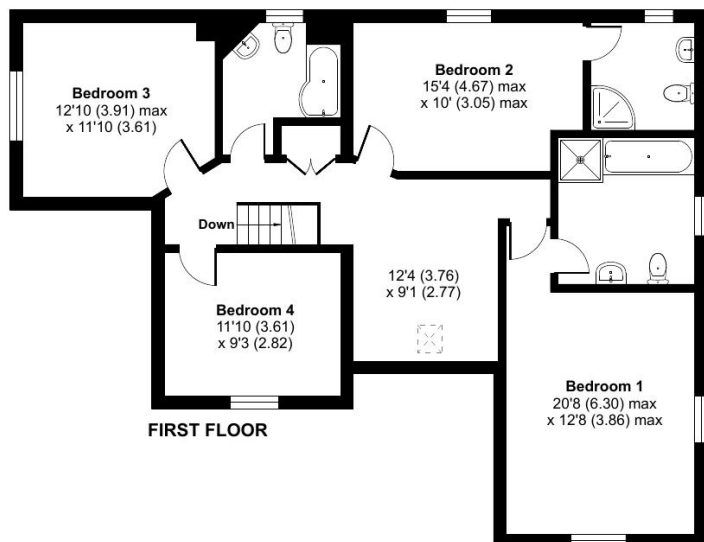
LOT 2 Area: 27.35 ha (63.571 acres)



Castle Farm, Greensforge Lane, Stourbridge, DY7

Approximate Area = 2355 sq ft / 218.7 sq m

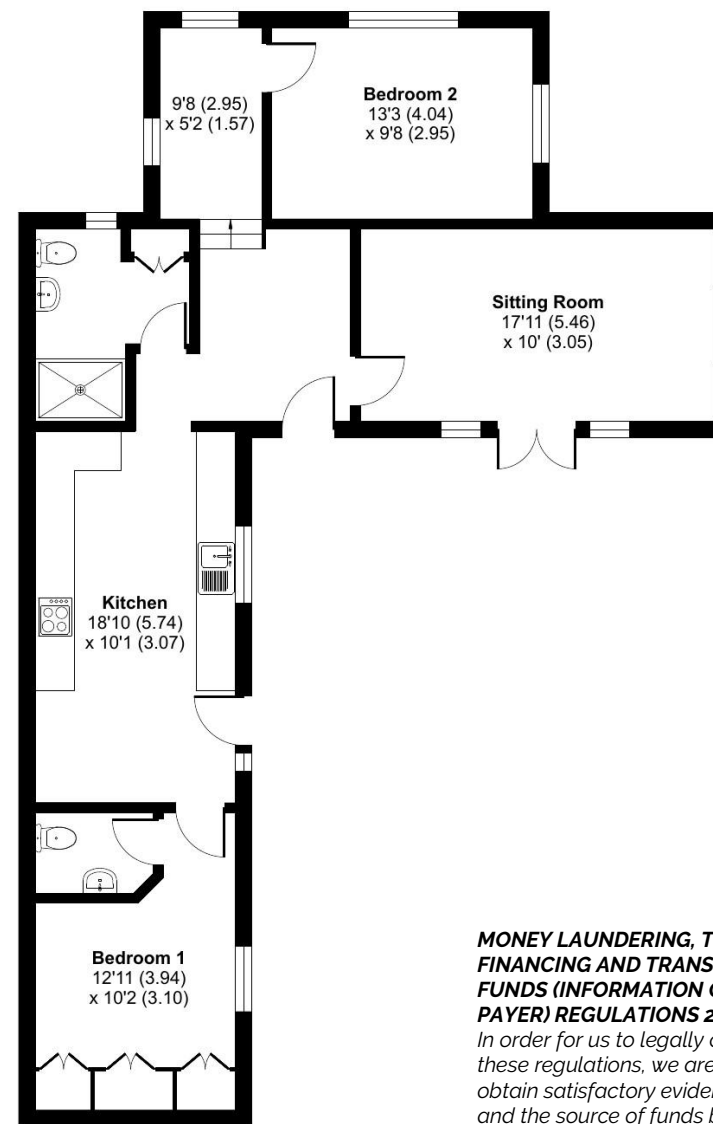
For identification only - Not to scale



Greensforge Lane, Stourbridge, DY7

Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale



MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Main Farmhouse EPC

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Cottage EPC



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