



51 Larford Farm Estate, Astley, Worcestershire

G HERBERT  
BANKS

EST. 1898



Naldera, 51 Larford Farm Estate  
Astley  
Stourport-on-Severn  
Worcestershire  
DY13 0SQ

A sensational elevated position on the banks of the River Severn.

Detached timber chalet with glorious views.

- Wide partial covered deck, lounge/dining room, kitchen and two bedrooms.
- Various outbuildings including a shower room
- In all about 415 sqft
- Extensive lawned gardens with small boat launch
- About 38.6 metres river frontage

## Situation

51 Larford Farm Estate occupies a truly exceptional raised setting overlooking the River Severn. It is located towards the far rear end privately gated site with its large central meadow. The site lies adjacent to Larford lake fishery. Despite its beautiful tranquil setting the property lies a short driving distance from Stourport-on-Severn which has an extensive range of amenities. More extensive range of amenities can be found in the near by town of Kidderminster and the Cathedral cities of Worcester and Birmingham.

There is good M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester. Kidderminster has direct rail access to Worcester, Birmingham and London.

## Description

51 Larford Farm Estate is freehold and has been owned by the present vendors for the last 54 years. The chalet has a splendid wide frontage onto the river with fishing rights.

The accommodation is principle double glazed with two electric panel heaters in the bedrooms.

Fronting the chalet is a wide partially covered timber deck with stunning views.

The chalet provides a kitchen with a range of cupboards, free standing cooker and fridge. The lounge/dining room with electric fire and glazed twin French doors onto the deck.

There are two double bedrooms.

## Outside

The property stands in a decent wide plot with an extensive range of timber outbuildings. These include a fitted shower room with W.C. and adjoining store room with wash hand basin.

There is an adjoining rear workshop. There is further timber sheds and storage.

Twin gated access to the property, one with a sloping paved hardstanding area.

Tiered lawned gardens with some specimen trees including two palm trees and an oak tree.

Lovely entertaining areas within the gardens to enhance this exquisite setting.

Totem pole and sloping paved launch suitable for a small boat. A Pioneer 12ft boat complete with outboard motor & oars is included in the sale price.

## GENERAL INFORMATION

### Agent notes

It is a private site with residents management company Larford Farm Estate Ltd over seeing the management. We are informed that the 2024-2025 service charge was £450 for the year. Water is individually metered.

### Services

Mains electricity and water. Private drainage. Electric heating.

### Local Authority

Wyre Forest District Council

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Due to the site being gated, viewings are strictly via the Sole Agent's Great Witley Office  
Tel: 01299 896968

### Directions

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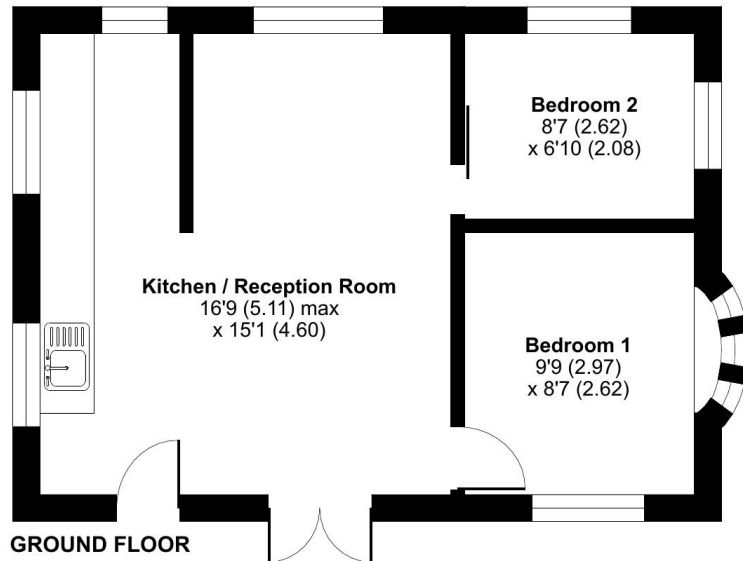
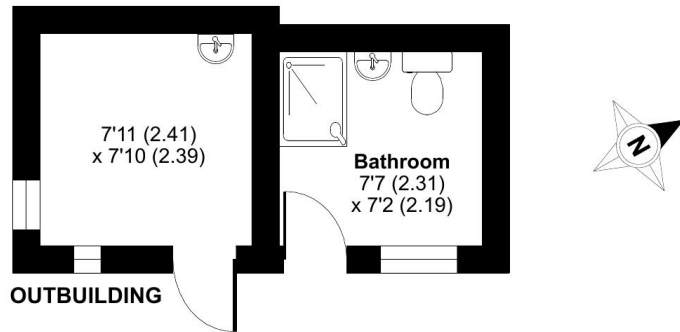
## Larford Farm, Astley, Stourport-on-Severn, DY13

Approximate Area = 415 sq ft / 38.5 sq m

Outbuilding = 114 sq ft / 10.6 sq m

Total = 529 sq ft / 49.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.



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