



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

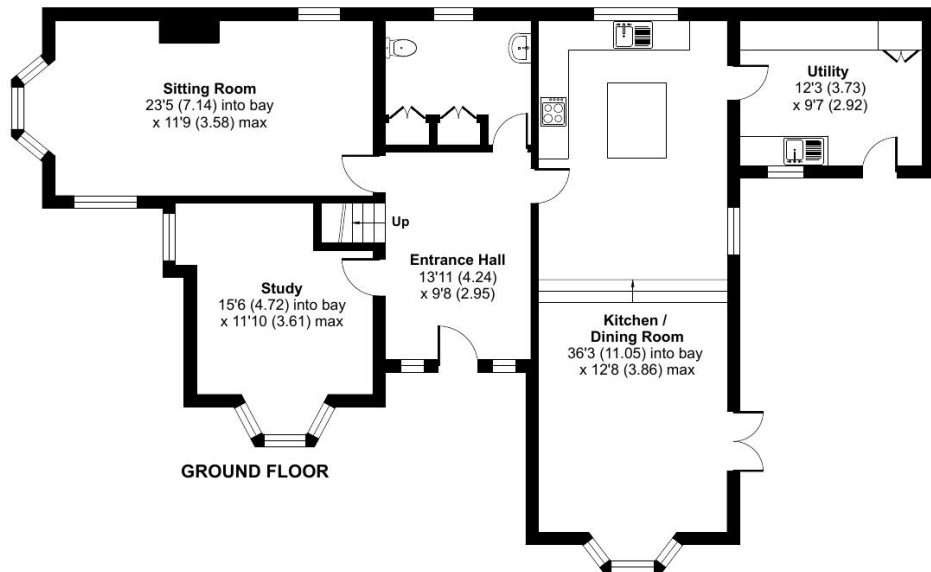
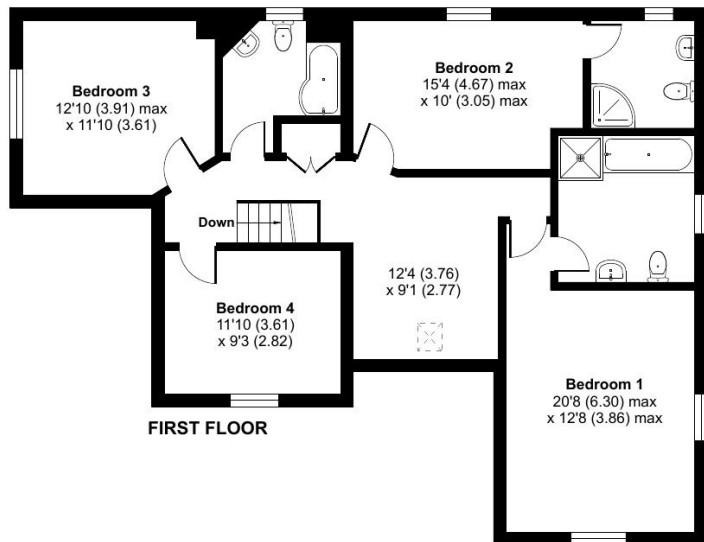
Viewing is strictly by prior appointment with the sole selling agents Great Witley Office: 01299 896968



Castle Farm, Greensforge Lane, Stourbridge, DY7

Approximate Area = 2355 sq ft / 218.7 sq m

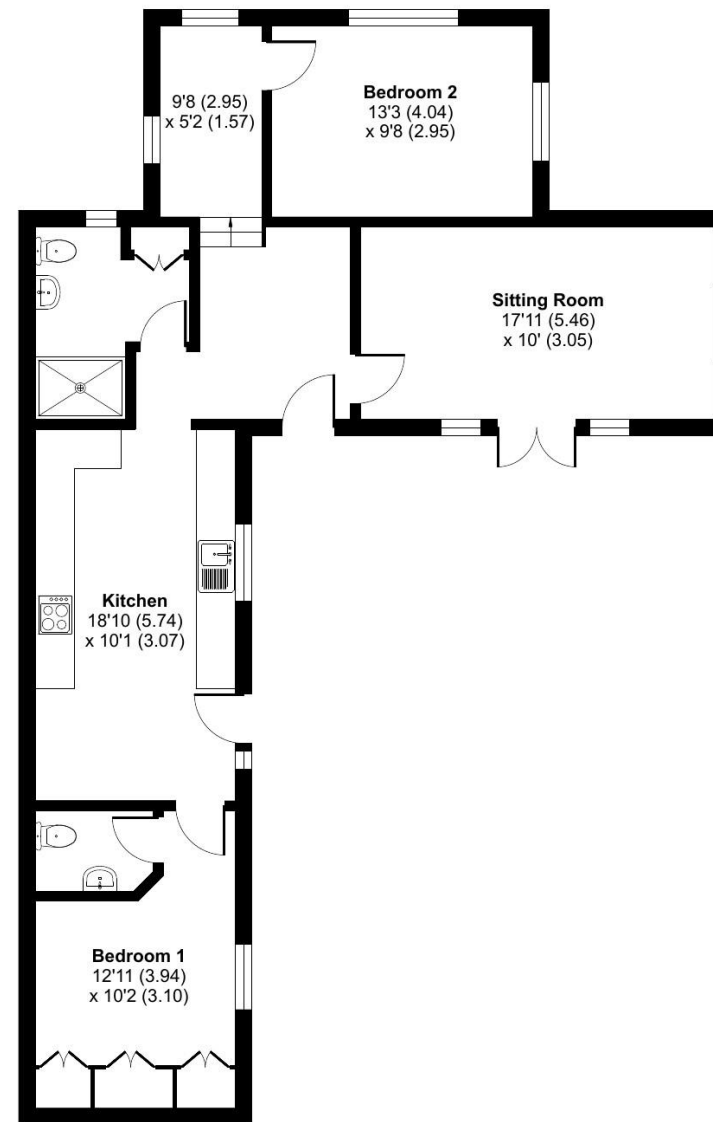
For identification only - Not to scale



Greensforge Lane, Stourbridge, DY7

Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale





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



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

