

FORGET ME NOT FARM Salter Street, Earlswood, Solihull, West Midlands B94 6DQ

Price Guide £1,950,000



- Unique Lifestyle Property Opportunity • No Upward Chain
- Spacious Detached Five Bedroom Period Farmhouse • Grade II Listed • Set in Approx. 2.5 Acres
 - Currently Utilised as a Smallholding Focusing on Sustainability and Regeneration
- Useful Outbuildings, Polytunnels, Greenhouse & Vegetable Gardens • Beautifully Landscaped Gardens
 - Sought After Central Location Close to Amenities and Transport Links

REF AR8230

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Shirley 3 miles • Solihull 5 miles • Birmingham 10 miles

Close Proximity to the M42 Motorway, NEC, airport and train networks

A spacious detached period farmhouse set in approx. 2.5 acres, currently utilised as a smallholding focusing on sustainability, with many useful outbuildings and beautifully landscaped gardens, in a much sought after location with excellent transport links.

A truly unique opportunity to acquire a beautiful period family home with excellent, well-established smallholding facilities, that have been lovingly nurtured and highly productive over the current vendors ownership of over thirty years. The vendors have focused on establishing a semi self-sufficient, healthy lifestyle with superb 'green' credentials, focusing on sustainability and regeneration.

The property is located near the extremely popular villages of Earlswood and Hockley Heath, south east of Birmingham, south of Solihull and close to Shirley. Both villages are in the Arden area and border Warwickshire and the district of Stratford-on-Avon. The very attractive countryside location feels very rural, yet it is close to services and amenities and has excellent road and rail links within easy reach for commuters.



A Message from the Vendors:

Forget me not Farm is a lovingly cared for and substantially established period property, offering the purchaser a lifestyle that many dream of yet few attain.

Landscaped gardens are bursting with flowers, specimen trees and shrubs, many fruit trees, a productive kitchen garden with multiple polytunnels and a greenhouse.

For over 30 years, we have poured our heart and soul into creating, what many visitors describe as "a real haven, away from the hustle and bustle of the world".

Not a drop of chemicals or artificial fertilisers have been used on the land for over 30 years. The whole area has been managed regeneratively and sustainably. The focus has been on building a natural, healthy lifestyle in an unnatural world.

Forget Me Not Farm produces pasture fed lambs, pasture raised pigs, poultry and eggs, as well as chemical free fruit, vegetables and herbs. We sit down to daily meals that have come straight from our own grounds, and unwind in the evening in a wood fired, dead-sea-salt hot tub.

Come and see how this lifestyle is achievable for you and your family in a home that many people describe as "feeling like a big hug!".



THE RESIDENCE

A five bedroom Grade II listed c. 500 year old farmhouse, with double-glazed, solid oak frame windows, oil-fired central heating, and many character features including exposed beams to many of the rooms, flagstone floors and cast iron radiators.

The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **Entrance Porch** with a quarry tiled floor and double doors through to an **Entrance Hallway**, which has stairs rising to the **First Floor**.

Off to the right of the **Hallway** is a comfortable **Reception Room** with a logburner set in a cast iron surround, windows to two aspects and double doors leading out to the beautiful **Gardens**.

To the other side of the **Entrance Hallway** is a cosy **Snug** with an inglenook fireplace with exposed brickwork and a logburner. There are exposed beams to the ceiling and walls.

This opens through to a large **Breakfast Room** which is perfect for entertaining and has exposed beams, flagstone flooring, fitted wooden corner seating and an oil-fired cooking range that has a back up system for the hot water. Doors lead off to a **Utility Room** and a **Formal Dining Room**.

The **Breakfast Room** opens out into the **Kitchen** which is fitted with a range of wall and base units with rolled edge worksurfaces. There is a 1½ bowl sink with mixer tap, Kenwood LPG gas range cooker, electric hob and space for a fridge freezer. There is flagstone flooring and a door leading out to the **Garden**.

*The vendors inform us that there is live planning permission in place to extend the Kitchen to the rear.

The **Utility Room** has tiled flooring with underfloor heating, skylights, fitted base units with wooden worksurfaces and a butler sink, plumbing for washing machine, cloak and boot storage area, and an external door to a large **Open Porch**, ideal for muddy boots and wet coats, which leads onto the **Rear Courtyard**. Off the **Utility Room** there is a **Wet Room** with wash hand basin in oak vanity unit, WC and walk-in shower with underfloor heating.

The **Formal Dining Room** which is currently utilised as a **Music Room/Study** has a further brick inglenook fireplace with a woodburner, exposed beams, flagstone flooring and double doors out to the side **Patio Area**.





To the **First Floor** the **Landing** leads to the **Principal Bedroom** which has exposed wooden flooring, windows to two elevations and a capped, cast-iron feature fireplace. There is an **Ensuite Shower Room** with double bowl basins, shower cubicle, WC and tiled walls.

The **Second Bedroom** is also of a generous size with windows to two elevations and has a cast-iron feature fireplace as well as an airing cupboard housing the hot water tank.

To the rear of the property a further **Landing** gives access to **Three Further Bedrooms**, all of which have stunning exposed beam work. There is a **Large Walk-in Storage Room** and a **Family Bathroom** fitted with a wash hand basin in vanity unit, spa bath, WC, fitted linen cupboard, heated towel rail and laminate flooring.

There is also a **Separate Shower Room** on this level, which has an electric shower in cubicle, wash hand basin, wooden panelling to the lower section of the walls and a heated towel rail.

Nb there are some sloping ceilings to this rear section of the **First Floor**.

The **Lower Ground Floor** of the property is accessed via stairs from the dining room and provides a generous wine cellar with ample produce storage and extra fridge and freezer space. There is fitted shelving, brick flooring and a former coal chute.



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OUTSIDE, OUTBUILDINGS & LAND

The property enjoys total privacy and is not overlooked. Here you have a world of your own.

A shared driveway from the road leads into a private parking area directly in front of the property, with drive-out 2nd driveway for ease. A gate to the side of the house gives access to the rear for further vehicle parking. Also located at the back of the house is a brick store/boiler house which has power and light and an attached **Outside WC** with a wash hand basin.

Stunning **Formal Gardens** lie to the side and rear of the house, beautifully landscaped and containing a wide variety of established specimen trees, fruit trees and shrubs. To the side of the house there is a **Patio Area** of reclaimed flagstones and cobbles, where you will find, available within the sale, there is a wood-fired dead-seasalt **Hot Tub** (which only uses natural treatment and no chemicals)

There are the following **Outbuildings**:

Timber Barn/Workshop benefitting from power and light.

Raised Chick-Rearing Shed (vermin proof)

Three Productive Polytunnels

Two Pig Enclosures with Arks

Kennel/Cattery with **Two Kennels** and **Two Cattery Pens**

Sheep Building with individual pens and hard-standing **Service Area**

Hay Barn and **Service Area**

Freezer Shed

Two Wood Stores

Fully enclosed, fox-proof and covered **Chicken Run** and **House**

Log Cabin, **Outside Home Office / Hobby Studio**

Greenhouse and **Potting Shed** with **Adjoining Kitchen Garden** with **Raised Beds** and **Storage Container**

Parking for a **Caravan/Motorhome**

There is an **Orchard Area** with numerous fruit trees and soft fruits.



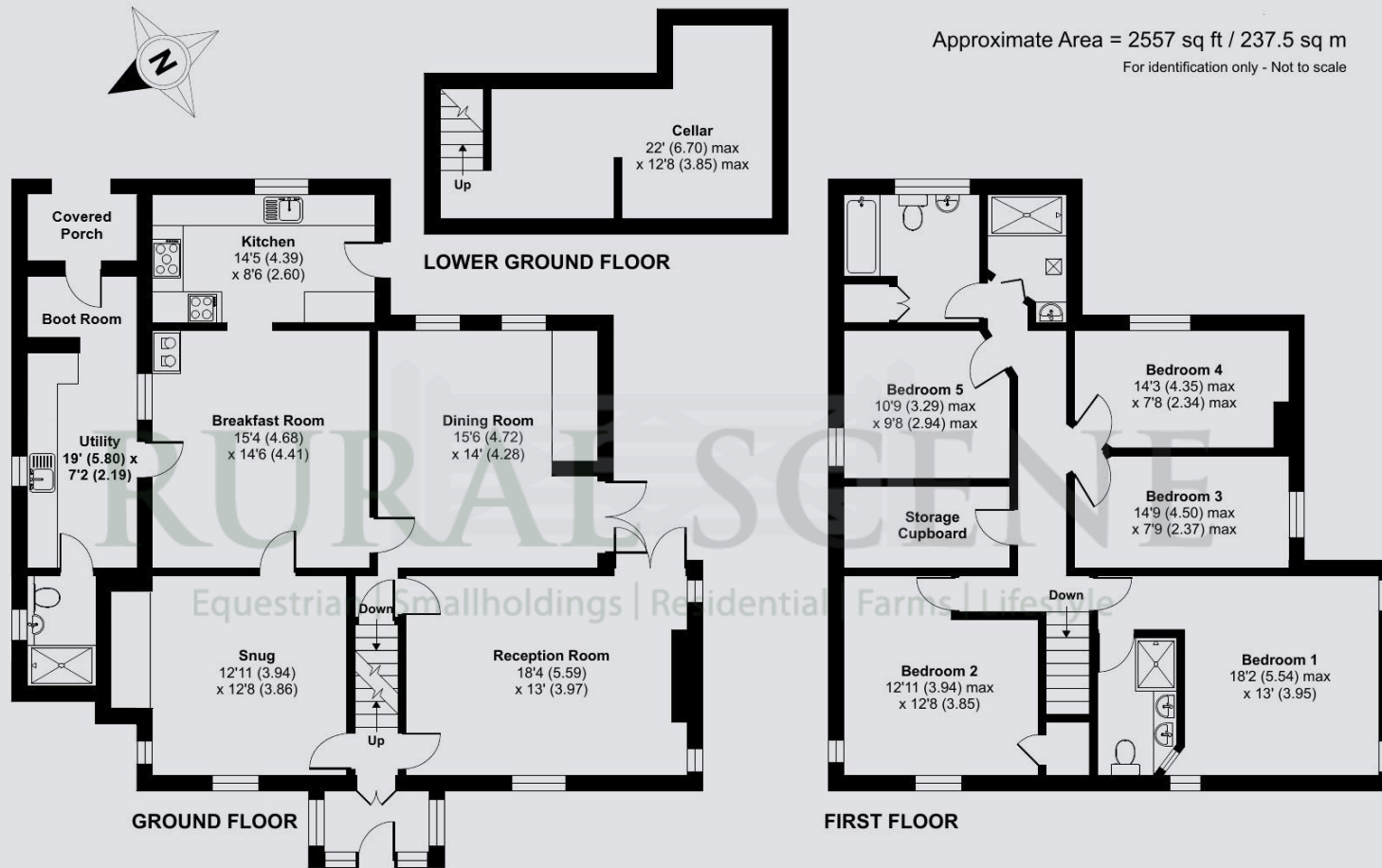
The **Paddock Grazing Land** is fairly flat with water supply to all the fields and established fencing. The top paddock has a **Field Shelter/Hay Store**, whilst the adjoining paddock has a **Pig Ark** and **Polytunnel**.

Nb. The Vendors have advised us that no chemicals, pesticides, herbicides etc have been used anywhere on the property for over thirty years.

IN ALL APPROX. 2.5 ACRES
(About 1 Hectare)

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**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOLIHULL COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
OIL-FIRED CENTRAL HEATING, TELEPHONE and
BROADBAND (connected and available subject to
normal transfer regulations)

TENURE Freehold **ENERGY RATING** Exempt
COUNCIL TAX G

DIRECTIONS

From Highgate, take Highgate Road, which becomes
Stratford Road and follow for approx. 2 miles. Take the
B4102 and stay on this road, which becomes Tamworth
Lane. Pass a turning for Watery Lane on your left and
Forget Me Not Farm is then the second house on the
left-hand side. There is no For Sale board, but the
property does have its own signage.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Rural Scene have visited **FORGET ME NOT FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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