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Top Farm
Watery Lane, Yieldingtree, Broome

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Top Farm, Watery Lane, Yiedlingtree, Broome, DY9 0EJ

A beautiful Georgian farmhouse dating from around 1750 and Grade II Listed. With six bedrooms, four reception rooms, plus rebate conservatory, home office, lovely breakfast kitchen with Aga, double garage and the most superb state of the art indoor swimming pool/entertainment complex.

The delightful gardens and in/out gravel driveway extend to approximately 0.58 of an acre. For those wanting more land or paddocks then additional land could be available by separate negotiation from just half an acre up to 10 acres.

Occupying a tranquil location towards the head of Watery Lane between the idyllic village settlements of Broome, Hillpool, Belbroughton and Blakedown. Hagley is just a short distance away with an excellent range of local shops, bars, restaurants and highly regarding schools as well as village railway station with direct services to Birmingham, Worcester and London Marylebone. Delightful walks, local countryside and nearby Clent Hills are all plus points and there is ease of access to the M5 and M42 motorways.

The property has classical proportions, lots of character and superb wisteria which is well established.



This lovely family house is ideal for parties and entertaining.

The canopy porch and impressive front door lead to a central reception hall which gives access to a cellar with fairly constant temperature throughout the year and is ideal for the wine lover.

The principal lounge is a particularly large room with lovely oak flooring and part vaulted ceiling, ideal for a large Christmas tree, door to the garden and secondary staircase. There is a lovely formal dining room with open fireplace which in turn connects to the delightful Rebate conservatory with flag floor and lovely aspect to the garden. A Library features a spiral staircase from the original Smithfields market and gives access to a children's lounge or home office.

The snug features a particularly impressive inglenook fireplace with inset lighting and seating, and is particularly atmospheric.

The bespoke kitchen with its granite work surfaces, twin Belfast sink and refurbished original oil fired Aga makes it particularly cosy in the winter months. There is a central island, and integrated appliances include dishwasher, fridge, freezer, pull out larder unit and drinks fridge plus electric halogen hob and microwave.

A lobby connects to a separate utility room, guest cloakroom with wc, home office and internal access to the double garage with electric door.







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At first floor level the central landing gives access to four bedrooms, master with en-suite shower room with quality fittings. There are beautiful rural views from the bedroom itself.

Bedroom 2 also has a lovely en-suite shower room plus a walk in wardrobe. Two further bedrooms at this level and a house bathroom with corner bath and separate shower.

At a second floor level are two further well proportioned bedrooms with built in wardrobes and vaulted ceiling.

The detached swimming pool building was built around 2013 and is state of the art and easy maintenance. The pool is kept at 30°C both water and air temperature which prevents condensation issues. There is a tensioned ceiling, a fully retractable pool cover which is electrically operated and fully integral to the pool. The water is sand filtered and does not use chemicals which is kinder to the skin. There is a kitchen and dining area pool side with quality black gloss units incorporating sink and drinks fridge, there is also Sonos, TV and wet room with shower and wc. Bi-fold doors open the pool to the garden in the Summer months.







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For those that love traditional character and modern amenities in a truly delightful setting this property has it all. The gardens have got to be viewed to be appreciated and immaculately maintained together with summerhouse/home office with electricity supply. The property is on Mains Drainage and the central heating and pool are heated by two separate oil fired boilers.

Additional land/paddocks could be purchased at a separate price to be agreed for those with equestrian interests.

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Approximate Gross Internal Floor Area:

Cellar: 26sq m 280sq ft

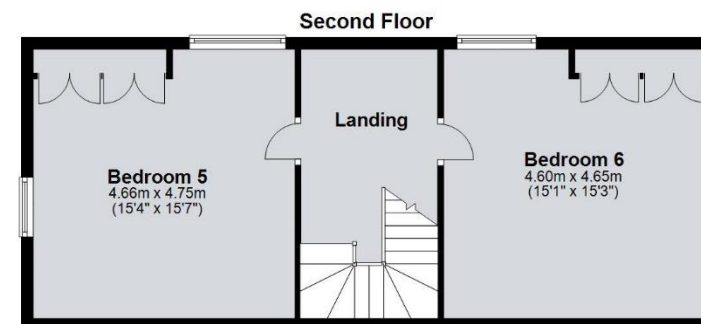
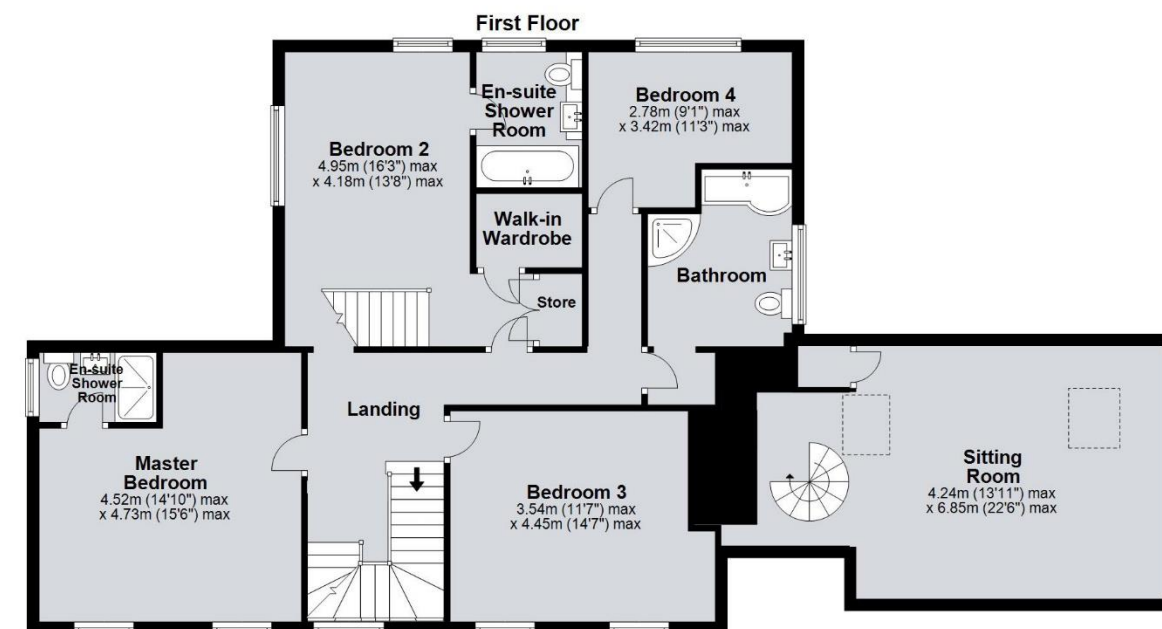
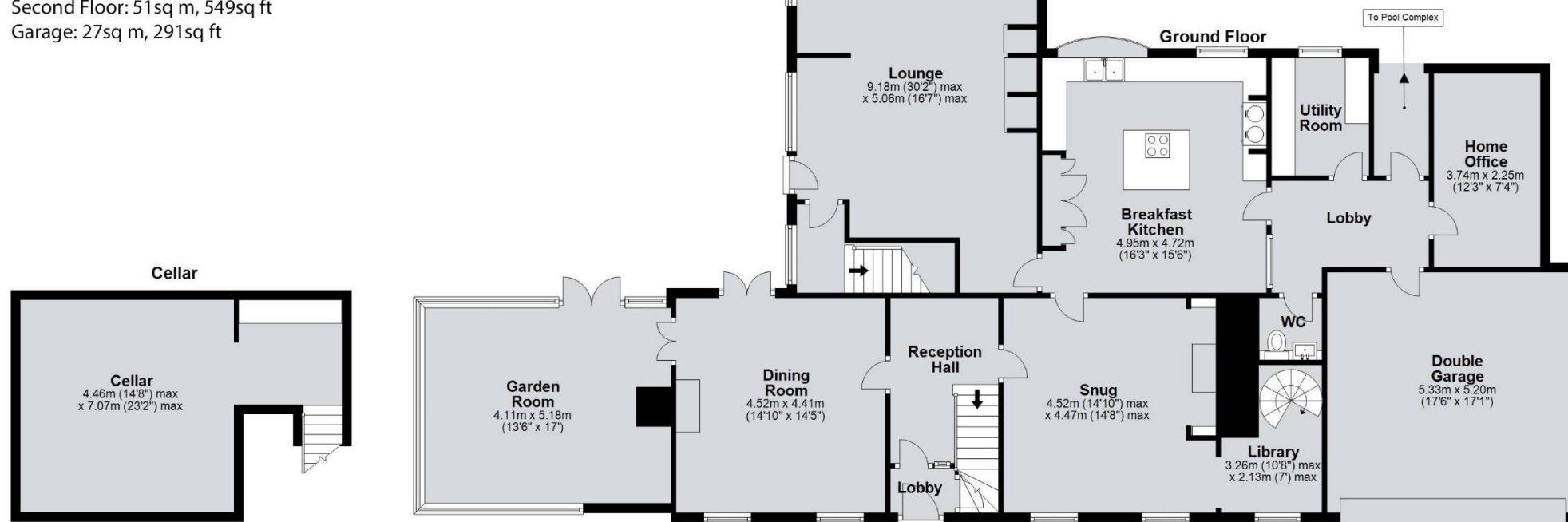
Ground Floor (exc. Garage): 179sq m, 1926sq ft

First Floor: 124sq m, 1334sq ft

Second Floor: 51sq m, 549sq ft

Garage: 27sq m, 291sq ft

EnergyCom



Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ecl@energy-survey.com



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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