



SAMUEL WOOD

Genista Farlow, Kidderminster, DY14 0RG

Offers Over £550,000



Genista

Farlow, Kidderminster, DY14 0RG



- Beautiful Rural Location
- Gardens & Paddock
- Large Driveway
- 3 Double Bedrooms
- Double Garage
- No Onward Chain

Nestled in a picturesque rural setting, Genista offers an escape with its expansive garden and paddock. This charming property features a welcoming reception hall that leads to a spacious living room, perfect for relaxation. The kitchen diner is ideal for family meals and entertaining, while a convenient utility room and wc enhance functionality. Boasting three generously-sized double bedrooms, including one with an en-suite for added privacy, alongside a well-appointed family bathroom.

Outside, the property is complemented by a double garage and an additional outbuilding, providing ample storage and workshop options. The greenhouse and vegetable plot is perfect for the passionate gardener, the large garden paired with the paddock creates a perfect space for leisure activities and enjoying nature. Genista is a delightful blend of comfort and rural charm, making it a home.



Reception Hallway

Having wall mounted radiator and window to frontage and downstairs storage

Sitting Room 20'6" x 12'11" (6.25m x 3.95m)

Having a lovely, bricked feature fireplace with wood burner fitted, wall mounted radiator and windows to front and side elevation and double opening doors onto patio.

Kitchen/ Diner 18'3" x 13'0" (5.58m x 3.98m)

Having a range of matching units to include base cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is an integrated four ring gas hob with oven below and extractor fitted above. Integrated dishwasher, single bowl sink and drainer unit and planned space for fridge freezer and a Stanley aga in a brick feature fireplace supplying hot water and heating.

Utility 8'2" x 6'6" (2.50m x 1.99m)

Having base cupboards and wall cupboards, heat resistant work surfaces, single bowl sink and drainer unit, planned space for washing machine and tumble dryer and window to rear elevation. Door opening into garden.



Cloakroom

Having a suite in white of W.C, corner wash hand basin, wall mounted radiator and extractor fan.

Staircase leading to

First Floor Landing

Having wall mounted radiator and window to frontage with a good sized study area.

Bedroom 1 15'6" x 11'10" (4.73m x 3.61m)

Having wall mounted radiator and windows to side and rear elevation.

En-Suite Shower Room 6'8" x 5'10" (2.04m x 1.78m)

Having suite in white W.C, pedestal wash hand basin and shower with an electric shower fitted, wall mounted radiator and window to frontage.

Airing cupboard 6'1" x 4'1" (1.86m x 1.27m)

Housing the hot water cylinder and shelving fitted.

Bedroom 2 12'0" x 10'5" (3.67m x 3.20m)

Having wall mounted radiator and window to rear elevation

Bedroom 3 3.62m x 3.21m

Having wall mounted radiator and window to rear elevation

Bathroom 8'1" x 6'5" (2.48m x 1.98m)

Having WC, pedestal wash hand basin, bath with electric shower fitted over and glass shower screen, wall mounted radiator and window to frontage

Outside:

The property is approached by a double gated gravel driveway with parking for up to several cars. Driveway then leads round to the double garage/workshop which has light and power fitted and connections to water and drainage. there is additional storage above and it has great potential to be converted to an Annexe. Much of the garden is laid to lawn with a patio directly off the back of the property ideal for summer dining. There is a range of raised beds, full of colour with mature shrubs and plants. Further down the garden there is a lovely summer house and vegetable plot comprising of 4 large vegetable beds and there is also a paddock which is fenced off separately and has a stable block/workshop with connection to water with light and power fitted. There is an additional storage shed and a greenhouse. Ideal for keeping some small livestock or potentially a horse.

Services:

Mains electricity, mains water, private drainage on a septic tank, oil fired central heating, Broadband speeds Basic 4 Mbps, Ultrafast 1800 Mbps, Flood Risk – Very Low.



Local Authority:

Shropshire Council, Tax Band – E

Tenure

Freehold

Viewings:

Viewings are strictly by appointment, so please contact the Ludlow Office on 01584 875207 or email us on Ludlow@samuelwood.co.uk. For out of office enquiries, please call Jack Davies on 07942 186235.



Directions

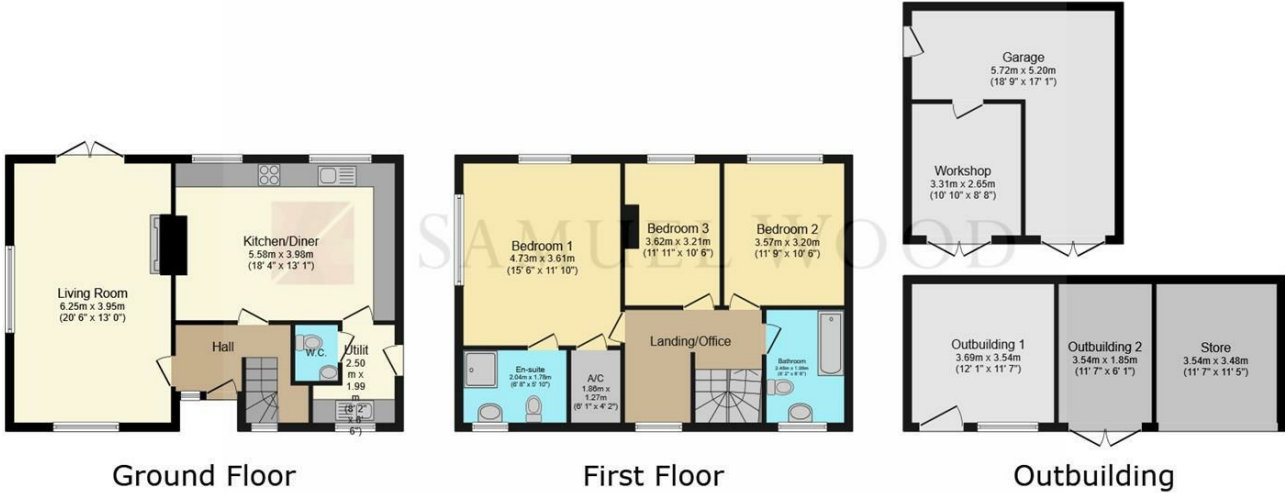
From Ludlow proceed east on the A4117 and take the left hand turning onto the B4364 signposted Bridgnorth. Follow this Road for approximately 6 Miles to Wheathill and take the right hand turn signposted Cleeton St Mary/Bromdon Caravan Park. Follow this road for approximately 3/4 of a mile and after Bromdon Caravan Park take the left hand turn sign posted Silvington, follow this road for approximately 3 miles and Genista is the first property on your left hand side.







Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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