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Collection

Churchill Old Farm
Churchill Lane, Worcestershire DY10 3LZ

Available for the second time only in over 30 years is this picture perfect landmark family home occupying one of the most prominent positions in the ever popular hamlet of Churchill surrounded by glorious Worcestershire countryside. Churchill and Blakedown golf course is adjacent and Blakedown train station a short walk away.

This stunning Grade 2 listed property has been the subject of a fastidious program of restoration and refurbishment and delivers a meticulous and seamless blend of 'old and new'.

Set in just under an acre of manicured formal gardens Churchill Old Farmhouse boasts 3 reception rooms, an amazing breakfast kitchen, splendid utility, a versatile suite of cellar rooms, home cinema, 6 bedrooms and three bath/shower rooms. For car enthusiasts there is an exceptional bespoke garage block with home office mezzanine and within the grounds a 'party bar' discretely created within a period outhouse.

The opportunity to acquire such an important slice of 'local history' is so rarely available and is offered with immediate occupation and no upward chain.

Porch
Traditional door to front overlooking beautifully maintained fore gardens and far reaching views and window to side

Entrance Hallway
Feature period inner door, central heating radiator, further door to rear and grand staircase off

Sitting Room
13'9" x 13'9"
Feature fireplace and surround, central heating radiator, windows to rear and side and cupboard off

Drawing Room
18'8" x 16'0"
Windows to front and central heating radiator

Impressive breakfast kitchen
20'4" x 15'5"
Window to side overlooking the rear garden, high quality new range of wall and base units with work surface over incorporating sink with gold colored tap over, breakfast bar, integrated appliances to include fridge, freezer, microwave, wine cooler, dishwasher. Built in wine rack, and cupboard doors open into hidden pantry. Former servants staircase leads off

Dinning Area
15'5" x 15'8"
Sash window to front and central heating radiator



Orangery
13'5" x 9'6"
wrought iron windows, rear door and central heating radiator

Splendid utility Room
13'5" max 12'1" min x 13'5"
Original windows to side and rear, range of new wall and base units with work surface over incorporating Belfast sink with feature gold colored tap, space and plumbing for washing machine, access to loft space and cupboard off

Cloakroom
With traditional style w.c, wash hand basin and window to side

Landing
The main staircase is both elegant and traditional, with classic detailing rising to the first floor with large window to the front overlooking the picturesque adjacent countryside and flooding the stairwell with natural light. A second staircase ascends from the kitchen, offering a practical alternative for everyday use. Tucked discreetly off the landing is a storage cupboard housing the boiler. Both staircases extend to second floor.

Master Suite
16'0" x 15'8"
Stunning bedroom that blends timeless charm with modern luxury. Having breath taking views of surrounding countryside and natural morning light flooding the room. Having traditional cast iron style radiator, classic design fireplace, with built in storage cupboards built into each recess.

En suite
Spacious double shower with sleek double showerheads, twin washbasins with chrome taps, are set atop stylish cabinets, high cistern wc, chrome ladder radiator. Window overlooking the rear of the property.
Door leads to impressive dressing room having built in wardrobes and window overlooking the rear.

Bedroom Two
15'8" x 15'8"
Spacious double bedroom featuring elegant oak herringbone flooring and a traditional cast iron style radiator. Window to front offering picturesque views of surrounding countryside.

Bedroom Three
14'5" x 13'5" min 15'8" max
Inviting double bedroom having cast iron style radiator and window overlooking the rear of the property.

Shower Room
This stunning shower room boasts stylish molded vanity unit with ample storage beneath, high cistern wc, adding a touch of charm, luxurious double shower with dual showerheads, complemented by a chrome ladder radiator. Beautifully tiled throughout.

Bedroom Four
19'4" x 15'8"
Breathtaking views of open countryside, cast iron fireplace along with cast iron style radiator, making this an excellent double bedroom.

Bedroom Five
13'9" x 14'5"
Excellent double bedroom featuring fitted wardrobes for capacious storage, complemented by herringbone oak flooring, classic cast iron style radiator, with window overlooking to the rear.

Bedroom Six
14'1" x 14'1"
Another sizeable double bedroom having traditional cast iron style radiator and obscured window to side.



Bedroom Seven/ Cinema Room

14'9" x 14'1"

Cinema room having ceiling adorned with star twinkling lights, a row of plush velour seats deliver the ultimate in comfort, facing a large cinema screen that dominates the internal wall. The room is soundproofed, and subtle, recessed lighting along the side walls cast an ambient glow. The result is a perfect blend of contemporary comfort, entertainment and luxury.

House Bathroom

The bathroom exudes timeless elegance, having free standing bath with chrome feet. The bath is paired with sleek shower and glazed screen, blending classic design with modern convenience. Vanity unit with sink with ample storage, wc with hidden cistern, stunning tiles cover the walls and floor, adding to the luxurious finish.

Cellars

Tanked and offering an excellent hobbies/home office suite

Cellar One

15'1" max x 15'5"

Window to rear and cupboard housing server (comms unit)

Cellar Two

12'9" x 15'5"

Window to side and central heating radiator

Triple Garage (For the serious car enthusiast)

30'6" x 21'7"

Two electric roller doors to front and double coach house door, further door to side, stairs leading to:

Studio/Home office

12'1" x 19'4"

Range of cupboard units with work tops and desk space over

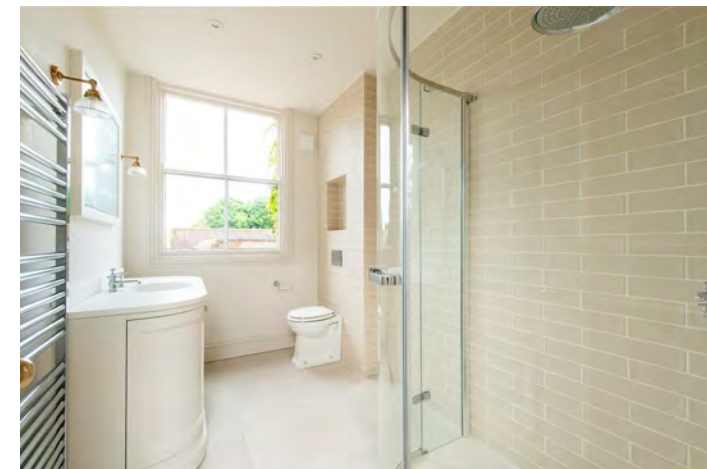
Party Bar

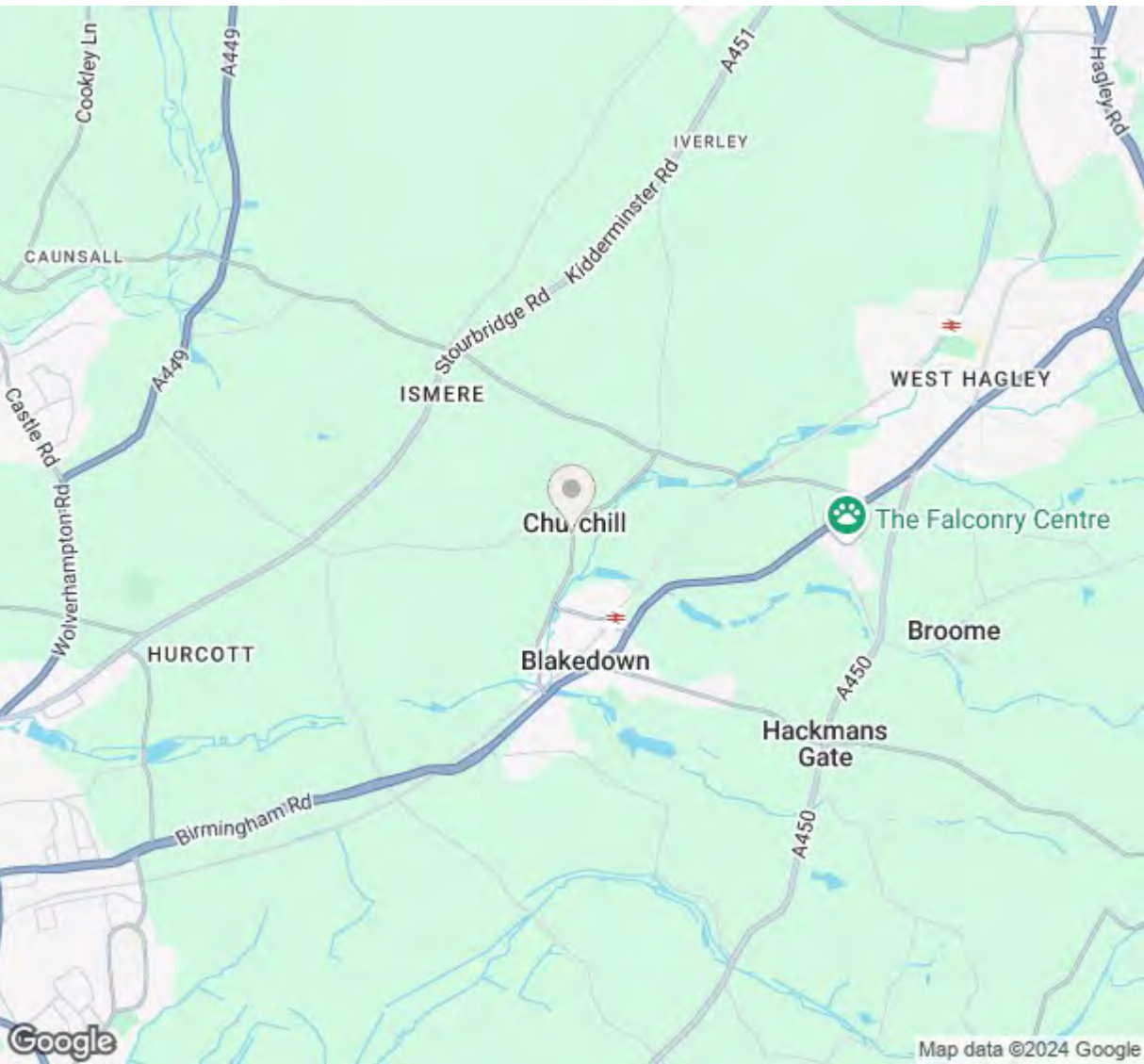
13'5" x 8'10"

Entertaining area with double doors, original cobble flooring and feature beams

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Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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VIEWING View by appointment only with Lex Allan.

Opening times: Monday - Friday 9:00am to 5:30pm, Saturday 9:00am to 1:00pm.

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