



Broad Hill Farm, Defford

Asking Price: £1,475,000

- Detached contemporary farmhouse set in approx. 16 acres with stables, menage, substantial range outbuildings and barns (two previously with class Q conversion to residential)
- Stunning location with panoramic countryside views to Bredon Hill
- Extended and renovated four-bedroom farmhouse
- Contemporary open plan kitchen/sitting/family room with bi-fold doors onto South Easterly facing garden with glorious views
- Utility room; office/snug; four double bedrooms - master with en-suite; family bathroom and ground floor w.c.
- Garden/land extends to rear & both sides of house
- Substantial metal barn, stables with tack room and recently resurfaced menage
- Planning approved for further two-story extension - W/22/02509/HP
- NO ONWARD CHAIN

**Nigel Poole
& Partners**

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****A CONTEMPORARY DETACHED FARMHOUSE SET IN APPROX. 16 ACRES WITH STABLES, MENAGE AND SUBSTANTIAL RANGE OF OUTBUILDINGS AND BARNS - TWO PREVIOUSLY HAD CLASS Q PLANNING PERMISSION FOR CONVERSION INTO RESIDENTIAL**** Extended and fully refurbished with picturesque views over open countryside to Bredon Hill. The heart of this family home is the open plan kitchen/sitting/family room which is full of natural light with two sets of bi-fold door which open onto a south-easterly patio seating area to enjoy the views. The kitchen area is fitted with an extensive range of units with central island and has integrated appliances including American style fridge freezer. The property has a good-sized entrance hall; utility room with w.c. and snug/office/playroom. On the first floor are four double bedrooms - master with en-suite and dressing area plus a family bathroom. The lawned rear garden is enclosed by hedging with the land extending to the side of the property/garden with stables, tack room, menage and metal barn. PLANNING PERMISSION WAS GRANTED IN APRIL 2023 FOR A TWO STOREY EXTENSION - W/22/02509/HP. NO ONWARD CHAIN.



Front

Broad Hill Farm has gated access onto a drive leading to the front of the property. The drive provides ample parking and has further gated access leading the barn, stables and land. The property has an oak framed open porch. Step down to side of the property with access into the utility room. This area leads to a decked seating area and into the South Easterly rear garden.

Entrance Hall

Obscure double glazed entrance door with side window. Feature wood panelling with wall lights. Double cloaks/storage cupboard (housing underfloor heating controls, fuse box etc.). Stairs rising to the first floor with storage area below. Ceramic tiled floor. Down lights to ceiling.

Superb open plan kitchen/dining/family room

This room is the heart of this contemporary family home. Extended and full of natural light with picturesque views over surrounding countryside to Bredon Hill. The sitting area has two sets of double glazed bi-fold doors which open onto a patio seating area overlooking the South-Easterly facing garden. It has two lantern roof lights, ceramic tiled floor and down lights. The kitchen area is fitted with an extensive range of modern dark blue wall and base units surmounted by granite work surface with upstands. The central island also has extensive storage with fitted with cupboards and drawer units. One and a half bowl sink with mixer tap. Integrated appliances include Twin 'eye level' oven/grill with warming drawer; NEFF induction hob with extractor; dishwasher and American style fridge freezer. Tiled floor. Down lights to ceiling.

Snug/Office/Playroom

Double glazed French doors with side windows to the rear aspect. Fitted storage unit. Tiled floor. Down lights to the ceiling.

Utility Room

Obscure double-glazed stable door to the side aspect and double-glazed window to the rear. Fitted with an extensive range of units with sink unit (with mixer and filter taps) and pet washing sink/bath. Integrated washing machine and tumble dryer. Access into loft space. Tiled floor. Down lights to the ceiling.

W.C.

Obscure double-glazed window to the rear aspect. Vanity unit with bowl sink and mixer tap. Low flush w.c. Tiled flooring. Down lights to the ceiling. Extractor fan.



Landing

Double glazed window to the front aspect. Access into loft. Radiator. Down lights to ceiling.

Master Bedroom with Dressing Area

A dressing area (with extensive fitted wardrobes with hanging rails, shelves and drawers) leads into the bedroom with double glazed window to the rear aspect. Wall cupboards with matching bedside cabinets. Radiator.

En-Suite

Obscure double-glazed window to the side aspect. Corner bath with mixer tap. Vanity unit with wash hand basin and low flush w.c. Tiled splash backs. Ladder/towel radiator. Tiled effect flooring.

Bedroom Two

Double glazed window to the rear and side aspects. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double-glazed window to the rear aspect. Panelled bath with mixer/shower head tap, Triton electric shower with glass screen. Pedestal wash hand basin. Low flush w.c. Fully tiled walls. Radiator. Tiled effect flooring.



South Easterly Rear Garden with Views to Bredon Hill

Laid to lawn with hedging and range of mature planting including trees and shrubs.

Barns

Two of the barns previously had class Q planning permission <https://plan.wychavon.gov.uk/Planning/Display/19/02742/GPDQ>

General Information

The ground floor has under floor heating. The Worcester oil-fired boiler and oil tank are located outside the property. The property is on a septic tank which the current owners have emptied once a year (cost is approx. £250-£300).

Tenure: Freehold

Council Tax Band: F

Mobile & Broadband Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR8 9AE

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