



High House Farm
High House Lane | Tardebigge | Worcestershire | B60 3AQ

 FINE & COUNTRY

HIGH HOUSE FARM



High House Farm is a very special four-bedroom family home, situated in an elevated position in Tardebigge. The views and surrounding countryside are breathtaking and the property has been lovingly restored and is now presented to a very high standard. A sweeping private driveway sets the backdrop for the house which sits in approximately one acre of gorgeous gardens. A one bedroom fully self-contained annex provides further accommodation and versatility.



Ground Floor: The property is approached through a modern door and into a porch which has storage and seating. This leads into the spacious entrance hall which has a cosy log burner, oak flooring and seating area. There is a downstairs WC off the hall as well as a useful home office. Fitted furniture has been added to the office space providing the perfect place to work from home with patio doors leading out onto the gardens.

The large sitting room is light and airy and enjoys the vista of the gardens and views beyond. Patio doors lead to the gardens helping you enjoy the indoor and outdoor space of this stunning home. The current owners have updated and upgraded the house since their time of living here and the kitchen is a masterpiece of their efforts.

Modern white and grey units with a large breakfast island provide ample storage and space for less formal dining. Built-in Miele appliances include a coffee machine, microwave, two ovens with warming drawers, hob and extractor fan. Underfloor heating and Corian Quartz worktops complement this whole area which incorporates a family dining table for more formal dining.

The garden room leads from the kitchen and is arguably the best spot in the house to enjoy the views of the open countryside and the pretty gardens and pond that surrounds the property. A useful utility room has more storage units and space for a washer and dryer and has a door leading to the gardens.





SELLER INSIGHT

“ There is an immediate sense of character and permanence at High House Farm, where traditional architecture, beautiful chimneys and outstanding views combine to create a home that feels both distinctive and deeply connected to its surroundings. It was these timeless qualities, together with the exceptional outlook, that first attracted the current owners and have made the property such a special place to call home for the past 13 years.

One of the most cherished spaces is the conservatory and garden room, a wonderfully peaceful setting from which to enjoy the ever-changing views towards the Malvern Hills. With wildlife regularly visible from the windows and air-conditioning making the room comfortable throughout the seasons, it has become a favourite place to relax and appreciate the landscape.

Privacy is another defining quality. Despite being surrounded by open countryside, High House Farm is conveniently positioned close to neighbours, local amenities and everyday essentials, offering an appealing combination of seclusion and accessibility. The formal gardens are beautifully integrated with the lake, creating a tranquil setting for outdoor living, while the pasture provides an additional dimension to the grounds and has been a much-loved space for grandchildren to play sports and enjoy the freedom of the countryside. The garage areas are thoughtfully positioned and discreetly concealed from the principal house, preserving the property's attractive setting.

The home has also proved wonderfully adaptable to different stages of life. Originally chosen partly for its proximity to the owners' business in Redditch, it has continued to support their lifestyle into retirement, with a home office system allowing them to work comfortably from the property.

For those who enjoy entertaining, High House Farm has provided the backdrop for countless memorable occasions, from sports days with neighbours and family parties to a spectacular garden celebration held beneath a large marquee for more than 100 guests. The strong relationships with the three neighbouring households have added another valuable dimension, creating a genuine sense of community and mutual support.

Location is equally compelling. The thriving village of Aston Fields, with its restaurants and range of amenities, is close by, together with the mainline railway station. Bromsgrove rugby club is approximately 10 minutes away and Bromsgrove Independent School around 15 minutes, while the local primary school, church and village hall are all within walking distance.

For the next owner, the advice is simple: embrace the rare balance this home offers. Enjoy the privacy and open countryside, make the most of the gardens and lake, and take advantage of the amenities and community that are remarkably close at hand.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













First Floor: A gorgeous oak staircase leads to the bedroom accommodation on the first floor. The main bedroom is spacious and has a walk-in dressing room and an ensuite shower room with vanity unit, WC, heated towel rail and a large walk-in shower. Bedroom two also has its own ensuite facilities. Bedrooms three and four share a Jack and Jill bathroom which is full appointed and has a bath, walk-in shower, vanity unit, WC and heated towel rail.







Annexe: The one-bedroom annexe has been cleverly thought through and is perfect for Airbnb, guest accommodation, gym, office or multi-generational living. It has a large kitchen, dining, sitting space which is equipped with an oven, hob, extractor fan and dishwasher. There is one bedroom with an ensuite shower room.





Outside: The property is approached through two sets of electronically operated gates and into a tree lined sweeping driveway to a large area for parking and garaging. There is a detached garage which can house three cars plus a further garage for one car which boasts a large workshop - perfect for car enthusiasts. A further storeroom is located at the rear of the property.

Beautiful gardens surround the property equating to approximately one acre - features include mature trees and a lovely large wildlife pond, complete with a bridge and a small boat. Various patio areas have been perfectly placed to enjoy entertaining with views that are breathtaking.







LOCATION

High House Farm is conveniently located in Tardebigge, just a few miles from the village of Barnt Green and the market towns of Bromsgrove and Redditch. Access to the canal is a few hundred metres away within a wood which is ideal for dog walking. Train stations are only 5–10 minutes drive, as are doctors surgeries, dentists, shops, gyms and plenty of country pubs and restaurants.

The market town of Bromsgrove, lying to the north, is equally well served with busy commercial and retail outlets centred on its pedestrianised High Street. Droitwich Spa provides for most daily needs with supermarkets, including Waitrose, a thriving precinct and high street with a mix of large brands, cafes, public houses and boutique shopping.

If education is a priority, in addition to the primary school, the independent sector is well served with Bromsgrove School retaining a reputation of international repute. Further afield, highly regarded schools may be found in Worcester including The Royal Grammar School and King's School. The King Edward Schools are within the Birmingham conurbation.

For commuting, train stations may be found at Droitwich, Bromsgrove and Worcester Parkway railway station offers improved access and capacity to London. The electrified line from Bromsgrove offers fast access to Birmingham city centre. The motorway network may also be accessed at Droitwich (M5 junction 5) for travel southwards to Cheltenham, Gloucester and the south-west peninsula and north onto Birmingham, the Black Country and M6 motorway. The M42 may be accessed at Bromsgrove for onward travel to Birmingham International Airport, M1 north and M40 south-east to London.





INFORMATION

Material Information

Tenure: Freehold
 Council Tax Band: G / A (annexe)
 Local Authority: Bromsgrove
 EPC: Rating E / D (annexe)
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private via a septic tank
 Heating: Calor gas central heating with a submerged tank, and a modern condensing boiler.
 Underfloor heating.
 Broadband: Ultrafast full-fibre broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Garage and driveway parking for 8 vehicles
 Total Internal Floor Area: 2,890 sq ft
 Additional Information: Comprehensive security alarm system fitted to the main house, annexe and garages - supplied and serviced by Arc alarm's.
 Title Information: Split over two titles.

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0)1905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 1.00 pm

High House Farm, High House Lane, B60 3AQ

Approximate Gross Internal Area = 268.5 sq m / 2890 sq ft

Outbuildings = 168.6 sq m / 1815 sq ft

Total = 437.1 sq m / 4705 sq ft

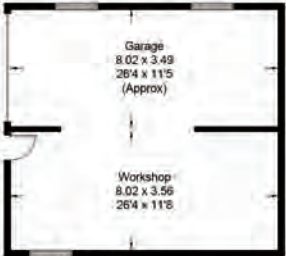
(Including Garages / Void)



Reduced headroom below 1.5m / 5ft



Triple Garage
(Not Shown In Actual Location / Orientation)



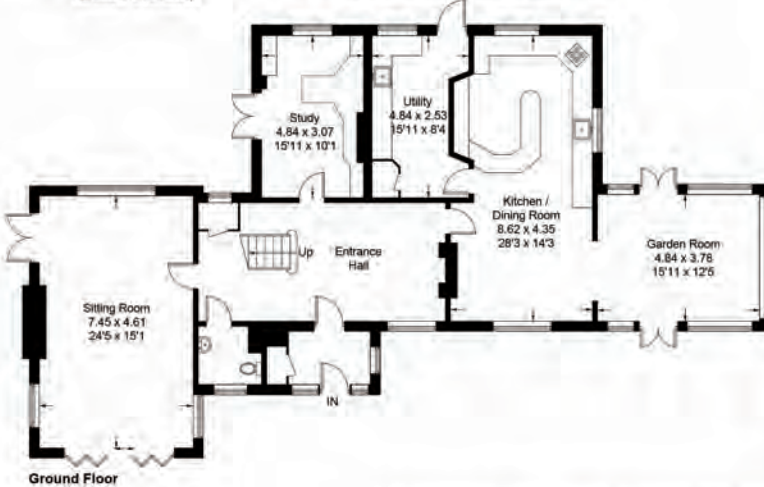
Garage / Workshop
(Not Shown In Actual Location / Orientation)



Outbuilding
(Not Shown In Actual Location / Orientation)



Annex
(Not Shown In Actual Location / Orientation)



Ground Floor



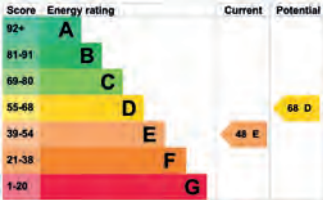
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337154)

Annexe



High House Farm





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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