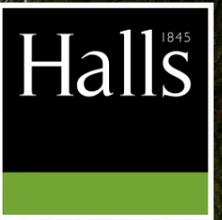


FOR SALE

Conningswick Farm Greenway, Rock, DY14 9SG



### Conningswick Farm House, Greenway

Approximate Gross Internal Area = 233.7 sq m / 2515 sq ft  
Cellar = 34.3 sq m / 369 sq ft  
Total = 268 sq m / 2884 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

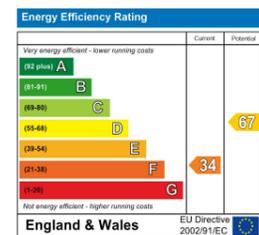
Offers in the region of £1,150,000

Conningswick Farm Greenway, Rock, DY14 9SG

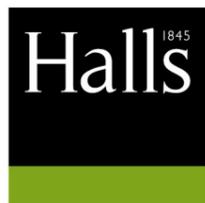
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



A wonderful 4 bedroom Georgian farm house in parts dating back to the 17th Century, recently improved and modernised throughout. Situated in a beautiful rural location, set in almost 3 ACRES of mature garden, including barns with planning permission to convert to residential dwellings, a stable, tack room, kennel and first floor store, and double car port, all with an ADJOINING Paddock.



01562 820880

**Kidderminster Sales**  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
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Mileage (all distances approximate)

Bewdley 6 miles Cleobury 7 miles Tenbury 7 miles Kidderminster 10 miles Worcester 16 miles Birmingham 27 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **A Beautiful Detached Georgian Farmhouse**
- **4 Double Bedrooms & 2 Bathrooms**
- **Living Room with Inglenook Fire Place**
- **Fabulous Rural Position with Views**
- **Mature Gardens & Adjoining Paddock**
- **Outbuildings including barns with planning permission for residential dwellings- PP REF: 24/0013/PNR**

**DIRECTIONS**

Proceed from Kidderminster in an Easterly direction and take the Bewdley Bypass and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill and continue towards Clows Top. Before Clows Top, turn left onto Rectory Lane and then turn left onto Porchbrook Road, continuing onto The Greenway where Conningswick Farm will be found on the left hand side.

**LOCATION**

This wonderful Farm House is fabulously positioned in this popular rural setting bordering beautiful rolling countryside on the edge of Rock village, a delightful rural community in the midst of fine Worcestershire countryside and an ideal spot for those seeking a peaceful rural lifestyle which is not too remote. For lovers of the outdoors there is much to enjoy right on the doorstep, including the Wyre Forest nature reserve; a diverse woodland oasis which covers around 6,000 acres, with various access points including from nearby Callow Hill. There are many trails for walking, cycling and horse riding throughout the reserve leading down to the River Severn and Bewdley. The historic riverside town of Bewdley is approximately 6 miles away and has much to offer including a diverse range of interesting shops and boutiques, friendly pubs and waterfront restaurants, and is home to the celebrated Severn Valley steam railway which provides scenic trips along the valley to Arley and Bridgnorth.

**HOUSE FULL DETAILS**

A wonderful Georgian farm house in parts dating back to the 17th Century, refurbished throughout to create this fabulous country home combining character with modern day living. Situated in a beautiful rural location, set in almost 3 ACRES of mature garden, including barns with planning permission to convert to residential dwellings, a stable, tack room, kennel and first floor store, and double car port, all with an ADJOINING Paddock. Over the last 5 years, the current owners have renovated the entire property including new wiring throughout and a full new central heating system and boiler. Before their move, they were planning on finishing the property with a large kitchen-diner project but with the situation moving on, it was decided to let a new owner stamp their own authority on it.

The property is approached via gated driveway leading to the main entrance to an attractive ENTRANCE PORCH and wonderful reception hall beyond.

The reception hall accesses all ground floor accommodation with a fantastic turning staircase to the first floor.

The LIVING ROOM has a wonderful exposed brick Inglenook fireplace with a recently installed log burner with timber surround with quarry tiled hearth dominating this comfortable room. The living room itself is wonderfully spacious with tall ceiling, exposed timbers and attractive outlook over mature formal gardens to the front.

The SECOND RECEPTION ROOM is equally impressive in size with fabulous limestone fireplace, fitted storage cupboards and equally attractive outlook to the front across the fore gardens.

The ground floor is completed with a generous BOOT ROOM with full length windows and UTILITY with a fitted KITCHEN with dual aspect windows to both front and rear with 2 particularly useful walk in pantries. Alongside the kitchen is the FAMILY/BREAKFAST ROOM with a useful ground floor CLOAKROOM beyond.

The first floor accommodation has a split level landing with four steps leading to the landing area with TWO impressive DOUBLE BEDROOMS both situated to the front of the property with wonderful long distance rural views with the master bedroom benefitting from a generous, modern fitted ENSUITE SHOWER ROOM including 'his and hers' Burlingtonton double vanity unit and de-misting mirror.

TWO impressive large DOUBLE BEDROOMS on the lower landing, one with dual fitted wardrobes and attractive outlook to the rear of the property across the mature gardens and into the orchard beyond, with the beautifully presented FAMILY BATHROOM which is particularly generous in size and is fully fitted with a bath and a separate shower, also situated on the first floor lower landing.

**OUTSIDE**

Outside the property sits within wonderful mature gardens to both front and rear with parking and a rear courtyard area and further garden area beyond. Adjoining the gardens is a fabulous fenced paddock with its own independent road access.

Within the grounds further opportunities are found in the fabulous DETACHED BARN with Stable, tack room and kennel, further storage room above and rear store rooms. With great potential to convert (Subject to planning permission) into a DETACHED COTTAGE offering separate living/annex accommodation for either dependant relatives or potential holiday home/rental opportunity.

**BARNs FOR DEVELOPMENT**

Two traditional, detached red brick barns with planning permission for three separate residential dwellings to include ONE DETACHED BARN offering 3 bedrooms & 3 bathrooms and an attached garage. The additional barn is to be converted into TWO SEMI-DETACHED DWELLINGS each of which would offer, 2 bedrooms & 2 bathrooms. All three dwellings would have accommodation over two floors. The properties would sit on the site of the former Conningswick Farm in this popular rural location, neighbouring Conningswick Farm House and will provide for private garden areas and parking and so offering a fabulous opportunity for somebody to create three beautiful contemporary country homes within these attractive and traditional red brick barns. Further details can be found on the Wyre Forest District Council website, plan.wyreforest.gov.uk searching Planning Ref: 24/0013/PNR

**SERVICES**

Mains water, electricity and LPG tank for gas central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

**FIXTURES & FITTINGS**

Only those items described in these sale particulars are included in the sale.

**TENURE**

Freehold with Vacant Possession upon Completion.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.