



Himbleton, Droitwich, WR9 7LG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE AUGUST - Deposit Alternative Available ***

Nestled in the heart of the Worcestershire countryside, this stunning Grade II listed farmhouse offers an exceptional family home, blending period character with generous living space and picturesque surroundings.

The welcoming family lounge centres around a striking fireplace with a wood-burning stove, creating a warm and inviting space to relax. The spacious, fully fitted kitchen is well equipped with a range of wall and base units, an electric oven and hob, space and plumbing for additional appliances, and a traditional oil-fired AGA. There is also ample room for a dining table and chairs, making it an ideal space for family meals and entertaining.

The property offers four generously proportioned double bedrooms, including a principal bedroom with an en-suite shower room. A spacious family bathroom serves the remaining bedrooms and features both a separate bath and shower.

Outside, the property is set within approximately one acre of beautifully established gardens, complete with two ponds, mature trees, shrubs, and well-stocked planting. The gardens are maintained by the landlord, allowing tenants to enjoy the beautiful outdoor space without the upkeep.

Surrounded by open farmland yet conveniently located within easy reach of local amenities, this remarkable home offers the perfect balance of rural tranquillity and everyday convenience. Ideally suited to families seeking an idyllic countryside lifestyle, early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Please note: The annexe is excluded from the tenancy and is retained by the landlord, who occupies it for a few weeks each year. During these periods, the landlord will pay for the electricity they use. The landlord also covers the water charges, all garden maintenance, and contributes 30% towards the property's oil usage, with the tenant responsible for the remaining 70%.

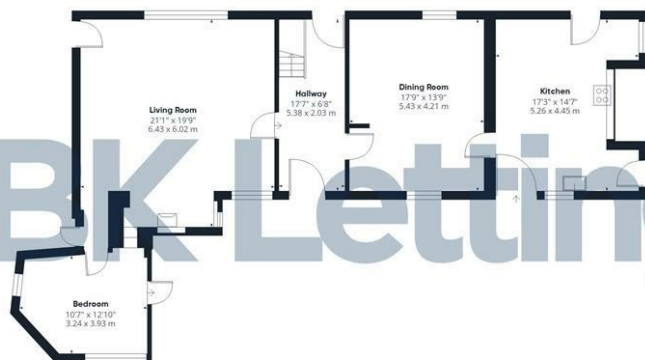




Key Features

- Grade II Listed Farmhouse
- Two Large Reception Rooms
- Spacious, Full Fitted Kitchen with AGA and Oven/Hob
- Four Double Bedrooms
- Ensuite Shower Room
- Family Bathroom with Separate Shower & Bath
- Beautiful Countryside Setting
- Extensive Gardens
- EPC Rating: E
- Council Tax Band: F

£2,250 PCM



Ground Floor



Floor 1

SBK Lettings

Approximate total area⁽¹⁾

2026 ft²
188.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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