



The Old Victorian Farmhouse  
Swan Lane | Fairfield | Worcestershire | B61 0BU

FINE & COUNTRY

# THE OLD VICTORIAN FARMHOUSE

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A high quality, detached, period barn conversion set within circa 7 acres occupying a favoured village location in Worcestershire, benefiting from easy access to local amenities whilst enjoying the tranquil countryside with peace, privacy and security. The Old Victorian Farmhouse features an oak framed ancillary building, four double bedrooms and equestrian potential. The property benefits from all window and doors being double glazed and laminated and having no onward chain.



Ground Floor:

Walking through the large oak front door of The Old Victorian Farmhouse takes you into the spacious and light entrance hallway. To the right is the large, dual aspect lounge/drawing room boasting an Inglenook fireplace with log burner and glazed doors leading outside. This room can be easily separated into day/evening entertaining areas. This room leads into the dining room, again with dual aspect windows and glazed doors leading outside. This room is open plan to the kitchen and flows through to a utility room which includes a boot room with guest cloakroom and central heating boiler. To the left of the entrance hallway is a guest cloakroom and a spacious double bedroom boasting a dressing room and en-suite bathroom.













# Seller Insight

“Sitting within one acre of gardens and enveloped by a further six acres of secure paddocks and fields, this traditionally built Worcestershire barn has been beautifully converted to offer characterful and comfortable modern living. An elegant and distinguished brick and stone building it boasts a wealth of oak beams and some excellent updates including a balcony with stunning views and an attractive new kitchen.”

The current owners are into their 14th year of living here, “the peace and tranquility of the property and its setting are a joy, and the area is full of charm – the far-reaching views are delightful. We’ve enjoyed a great deal of privacy and security living here and will be sad to leave.”

Rural, yet not too remote, the property enjoys easy access to a number of towns, cities and major road networks – it is just two-miles to junction 4 of the M5 and twelve miles from Birmingham City Centre. “Arriving at the property is always a pleasure; from The Swan pub one proceeds down leafy Swan Lane for approximately one third of a mile, The Old Victorian Farmhouse is the first property on the left-hand side. Enter through remotely operated double iron gates and a roundabout with an ornamental fountain – used to cultivate succulents – greets you. A wonderful sense of arrival and homecoming is always felt.”

“Although there are only two of us living here, we use and enjoy every room and space. We find the lounge to be most used as it is designed to be two rooms in one – the half with the log burning stove is used during the daytime and the other for watching TV in the evenings.”

“The gardens and deck areas all around the property have double door access from the dining room and lounge to make outdoor entertaining easy and enjoyable. The open plan kitchen/dining room is also an excellent space for hosting guests.”

“The property catches lovely sunrises from the kitchen and dining room and our south-facing position enjoys all day sun. Spectacular sunsets can be enjoyed from the lounge.”

“We have introduced a fresh water bore system with all the equipment required to cover all water needs if required. This has provided us with potable water and feeds reticulation for the garden from four conveniently position taps.”

“Within the village of Wildmoor is a hairdresser, cafe, village hall, pub and school.”\*

\* 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:

The first floor is approached up a central staircase leading to a galleried landing with a balcony looking out over the garden. It is configured of three double bedrooms and a family bathroom. One double bedroom features fitted wardrobes and an en-suite bathroom, one is currently being used as an office and the third has fabulous high ceilings with beams.

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#### Outside:

The Old Victorian Farmhouse is approached along a country lane and has private electric gates leading to an ample paved, gravel and cobbled courtyard with feature sandstone roundabout having a stone fountain holding a display of succulents and floodlights. There is a double garage and car port. Behind the car port is a studio with a veranda decking looking out over the pond. The grounds wrap around the property and is configured of a 1 acre lawned garden, an entertaining patio to the rear of the property with a large fully glazed octagonal south facing greenhouse of timber construction with a pitched roof, and a grape arbour with 4 mature productive Brandt grape vines. A 6 acre paddock with a 19m x 9m concrete slab with water, this large paddock has several sheds creating great potential for equestrian facilities. The grounds have 10 feature black iron coach lights and movement sensor security lights. All hedges inside the property and external are cut back and tidied along with the 6 acres of grass cut and bailed by a local farmer in return for taking away the grass silage.









# LOCATION

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The Old Victorian Farmhouse is situated in the village of Fairfield, north of Bromsgrove and in the civil parish of Belbroughton.

Bromsgrove (3.3 miles) is a former market town, identified in the Domesday Book, lying 16 miles north east of Worcester and 13 miles south of central Birmingham. It gives its name to the district council, within Worcestershire, that administers the town and surrounding semi-rural landscape, predominately to its north and east, bordering Birmingham, Wyre Forest and Wychavon. Bromsgrove has a newly renovated train station giving direct and quick access to Birmingham and Worcester.

The town has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose.

The Cathedral City of Worcester, lying on the banks of The River Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, premiership rugby club, racecourse and university.

The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, J1 of the M42 at Lickey End or J5 at Wychbold) is only 2 country miles away from The Old Victorian Farmhouse which provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42.

The newly opened Worcestershire Parkway Railway Station (20 miles) is situated to the east of Worcester, off Junction 7 of the M5, and is intended to increase the capacity to London, as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Fairfield First School, Bromsgrove School (within the town itself), Winterfold House at Chaddesley Corbett, Malvern College, The Kings Schools and Royal Grammar School at Worcester, The King Edwards Schools in Birmingham and The Alcester Grammar School at Alcester in Warwickshire.

For days out and recreation, The Old Victorian Farmhouse is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills, and Ludlow.





#### Services

Mains electricity and water  
 Oil central heating  
 Private drainage via a septic tank  
 Water bore providing garden reticulation  
 Underfloor heating  
 Broadband  
 Speaker system (not connected)

#### Notes

There is a public footpath which runs along the south west boundary. The current owner has planted hedging to separate the footpath from the garden which is now well established making the footpath totally invisible and impenetrable to the property ensuring both privacy and security.

#### What3words

///exile.mash.region

#### Tenure

Freehold

#### Local Authority

Bromsgrove District Council  
 Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours

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

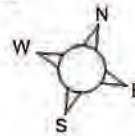
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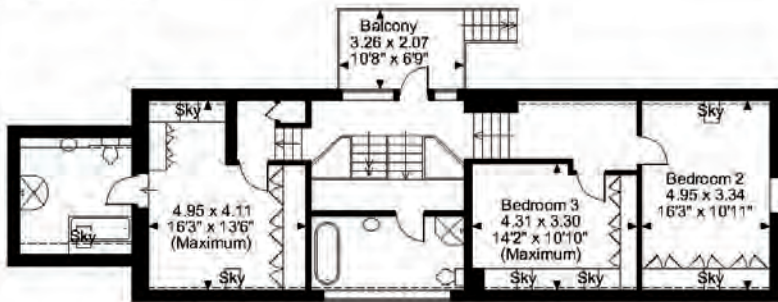
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**The Old Victorian Farmhouse, Swan Lane, Wildmoor, Bromsgrove**

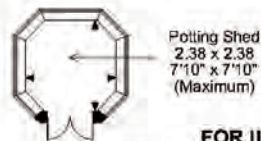
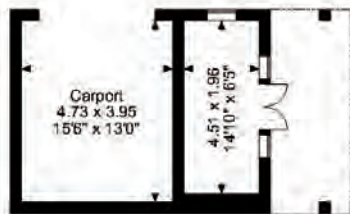
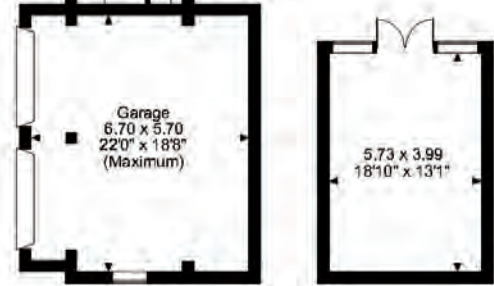
**Approximate Gross Internal Area**  
**Main House = 2439 Sq Ft/227 Sq M**  
**Garage & Carport = 718 Sq Ft/67 Sq M**  
**Outbuildings = 680 Sq Ft/63 Sq M**  
**Balcony external area = 85 Sq Ft/8 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

☐ Denotes restricted head height

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Council Tax Band G



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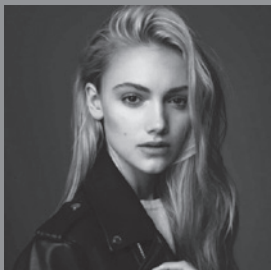
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