

FARTHINGS

DARK LANE | ROCK | DY14 9YL

Halls 1845



FARTHINGS

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Kidderminster 7.5 miles | Bewdley 4 miles | Ludlow 17 miles | Tenbury Wells 11 miles | Worcester 18 miles
(all mileages are approximate)

AN IMPRESSIVE AND INDIVIDUAL DETACHED RESIDENCE OFFERING BEAUTIFULLY APPOINTED AND VERSATILE ACCOMMODATION, SET WITHIN ATTRACTIVE GARDENS IN A DELIGHTFUL RURAL SETTING

An Impressive and Individual Detached Country Residence
Three Bedrooms and Two Bath/Shower Rooms
Superb Open-Plan Kitchen and Living Accommodation
Versatile Basement Accommodation and Additional Home Office
Beautifully Presented Interiors with Attractive Character Features

Halls 1845

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Farthings is an impressive, individually designed detached residence, offering beautifully appointed and versatile accommodation in a delightful rural setting near the village of Rock.
Combining traditional character with contemporary living, the property features a superb open-plan kitchen and reception area, additional sitting room, three bedrooms, two bath/shower rooms, conservatory, utility room and extensive basement storage.
The interiors are thoughtfully presented, with stylish finishes, generous proportions and an abundance of natural light throughout.
Outside, established gardens, attractive terraces and mature planting provide an inviting setting for outdoor entertaining and relaxation, completing this distinctive country residence.

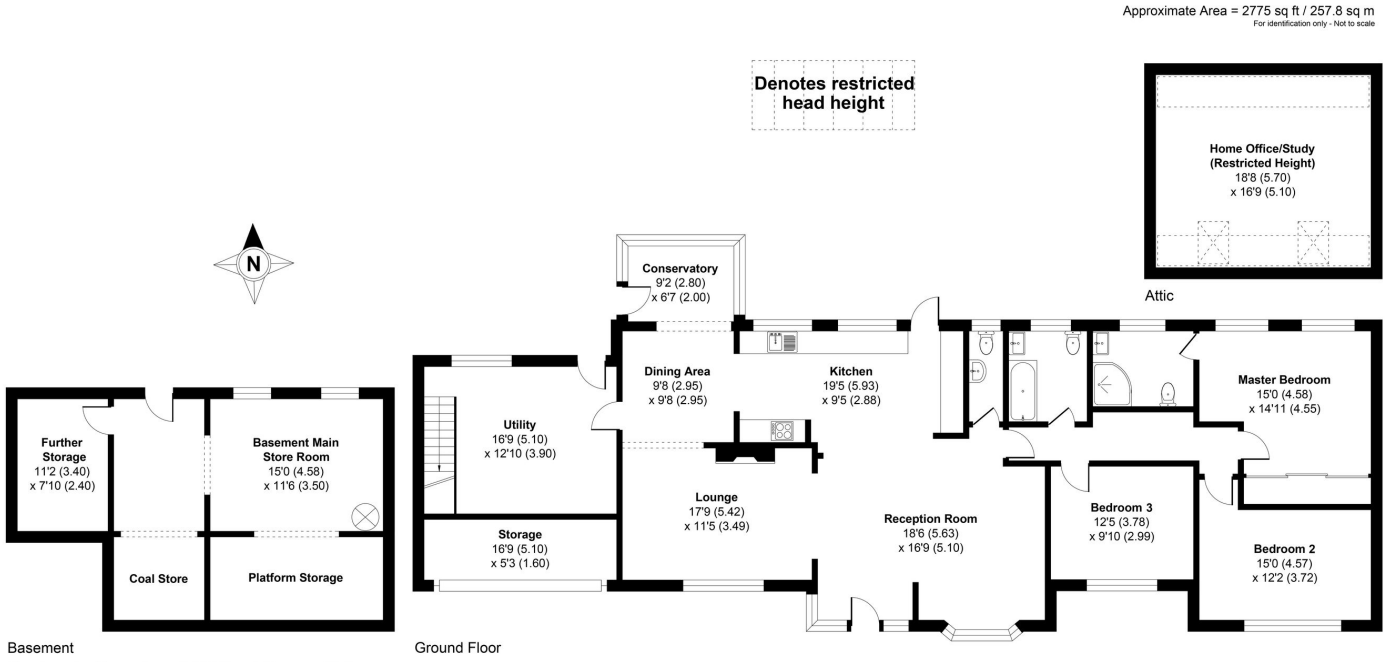
SITUATION

Farthings occupies a delightful position along Dark Lane, close to the village of Rock, surrounded by the attractive Worcestershire countryside. The setting offers a pleasing sense of privacy whilst remaining conveniently placed for access to Bewdley and Kidderminster.

The historic riverside town of Bewdley provides an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst Kidderminster offers more extensive shopping, leisure and transport facilities, including railway connections towards Birmingham and Worcester.
The surrounding countryside provides opportunities for walking, cycling and outdoor pursuits.

THE PROPERTY

Farthings offers an impressive arrangement of beautifully appointed accommodation, combining traditional character with contemporary living spaces, thoughtfully designed for both everyday comfort and entertaining.



At the heart of the home is a superb open-plan kitchen and reception area, featuring extensive fitted cabinetry, generous work surfaces and a substantial central island. The adjoining living space enjoys attractive garden views, with a feature fireplace providing a charming focal point.
A further sitting room offers a more intimate setting for relaxation, complemented by a dining area and conservatory overlooking the gardens. A useful utility room provides additional practicality.

The bedroom accommodation comprises three well-proportioned bedrooms, including a generous principal suite, together with a versatile home office/study and two well-appointed bath/shower rooms.
A substantial basement provides extensive storage and ancillary accommodation, whilst an additional home office offers an ideal space for remote working, further enhancing the property's flexibility.













GARDENS

Farthings is complemented by attractive and established gardens, which provide a delightful setting for the residence and an appealing environment for outdoor enjoyment, set within 0.40 acres.

The gardens feature generous areas of lawn, mature trees, ornamental shrubs and established planting, creating a picturesque backdrop and a pleasant sense of privacy.

Immediately adjoining the property, paved terraces provide inviting spaces for alfresco dining, entertaining and relaxation, with attractive outlooks across the surrounding greenery. A pergola provides a further focal point within the gardens, offering an appealing setting for outdoor seating.
The grounds incorporate additional landscaped areas and established planting, creating a variety of spaces to enjoy throughout the seasons.

A generous gravelled frontage provides an attractive approach to the residence, with space for vehicle parking.

Together, the gardens and grounds complement the accommodation, offering a wonderful balance of outdoor entertaining space, peaceful surroundings and practical everyday use.

DSCHOOLING

The property is conveniently located for Far Forest Lea Memorial CE Primary School, Bayton CE Primary School and Cleobury Mortimer Primary School.
Secondary education is available at The Lacon Childe School and The Bewdley School, whilst independent options include Heathfield Knoll School and Nursery near Wolverley.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, and drainage. Oil Fired central heating.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating -D

DIRECTIONS

What3Words ///tougher.strutting.waddle



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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