



Bank Farm House
Shenstone | Kidderminster | Worcestershire | DY10 4DS

BANK FARM HOUSE

Welcome to Bank Farm House, a beautiful Grade II Listed Georgian farmhouse situated in the peaceful village of Shenstone. Set behind electric gates and extending to approximately 4,700 square feet, this exceptional four-bedroom home seamlessly blends period charm with modern family living.



Introduction Summary

The property has been sympathetically enhanced during the current ownership, with significant improvements including replacement Accoya windows, re-roofing, re-pointing, beautifully refitted bathrooms, a bespoke handcrafted kitchen and underfloor heating to the garden room, utility room and all bathrooms, creating a home that combines historic character with modern comfort.

Highlights include a bespoke handcrafted kitchen with granite worktops and an AGA, stunning oak-framed living spaces, and a luxurious principal suite with dressing area, luxury ensuite and an additional attic room above.

Offering approximately 4,700 sq ft of beautifully balanced accommodation, Bank Farm House provides exceptional flexibility, combining elegant formal reception rooms with outstanding open-plan family living spaces, making it equally suited to modern family life and large-scale entertaining.

The property also benefits from private south-facing gardens of circa 1.14 acres and a detached double garage, completing an exceptional country home.

Separate paddock of circa 0.47 acres including stables, available via separate negotiation.

Accommodation Summary

Ground Floor: As you step inside, you are immediately welcomed by a wonderful sense of character, with exposed beams, traditional

panelled doors and generous ceiling heights throughout. Original period features include wide skirting boards, traditional dado rails, ornate door surrounds, original panelled doors, high ceilings, exposed beams, fireplaces and working shutters, all carefully preserved to celebrate the home's Georgian heritage. To the rear of the hallway is a seating area, beautifully positioned with glazed doors opening directly onto the garden.

The drawing room is beautifully appointed with dual aspect windows, exposed beams and an impressive stone fireplace with multi-fuel burner. The cosy sitting room features an oak-beamed inglenook fireplace with log burner and opens into the impressive garden room.

The garden room boasts three sets of glazed doors opening directly onto the garden with an oak-framed ceiling and exceptional natural light, flowing seamlessly into the open-plan kitchen and family living area.

The bespoke handcrafted kitchen features a central island, Belfast sink, traditional triple oven AGA and electric AGA module. The kitchen also showcases granite worktops, extensive handcrafted cabinetry and retains the original meat hooks within the ceiling beam, beautifully combining authentic period character with modern family living.

Completing the ground floor is a separate utility room with guest WC and external access. A useful cellar provides excellent additional storage space.







Seller Insight

“ There are homes that impress, and there are homes that stay with you. Bank Farm is very much the latter. With its striking Georgian farmhouse architecture and timeless symmetry, it captured its owners' attention from the very first moment. The handsome façade has a commanding yet welcoming presence, creating a wonderful first impression that continues to unfold as you step inside.

Over the years, Bank Farm has evolved into a home perfectly balanced between elegant family living and sophisticated entertaining. Thoughtfully enhanced and carefully modernised, it retains the character and authenticity expected of a home with over 200 years of history, while introducing the comfort and practicality required for modern life.

At the heart of the home lies the kitchen, a space that naturally draws people together. Centred around a beautiful, oversized AGA and enjoying views over the front lawns, it is a room that has become a favourite gathering place. From here, the flow of the home opens seamlessly into adjoining living areas, creating a wonderful sense of connection and flexibility. The dining area and garden room can be adapted to suit the season or occasion, while opening the internal glass doors to the central lounge creates an expansive entertaining space with remarkable versatility.

The owners carefully designed the layout to work for the changing needs of family life. Large bedrooms offered growing children independence and privacy, while a separate lounge provides a quieter retreat away from the social spaces. Improvements such as high-quality Accoya double-glazed windows have also brought exceptional efficiency and comfort while respecting the home's original character.

Bank Farm transforms beautifully with the seasons. During winter months, woodburning stoves create a warm and inviting atmosphere, making Christmas gatherings and family celebrations particularly memorable. In summer, however, the home truly comes alive. Doors open from the kitchen and living areas onto the south-facing rear garden and patio, creating an effortless indoor-outdoor lifestyle perfect for entertaining. The private garden enjoys a wonderful sense of seclusion and has played host to countless summer parties, barbecues and relaxed afternoons with family and friends.

Beyond the gates, Shenstone offers an idyllic village setting with a close-knit yet unobtrusive community spirit. Residents value the sense of neighbourliness and tradition, where familiar faces gather in the local pub and life moves at a gentler pace.

For the next owner, perhaps the best advice is simple: embrace everything the home offers from the very beginning. Open the doors, invite people in and create memories. Bank Farm was built for exactly that.”*

*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 magnificent principal suite offers fitted wardrobes, a dedicated dressing room and an impressive ensuite bathroom with freestanding Villeroy & Boch bath, walk-in shower and twin wash basins. A staircase from the dressing room leads to a versatile attic room with air-conditioning, ideal as a home office or studio.

The upper floors also enjoy attractive views across the surrounding Worcestershire countryside, further enhancing the peaceful rural setting. A generous guest bedroom with ensuite completes this floor.

Second Floor: Two further generous double bedrooms full of character are served by a family bathroom.













Outside: Bank Farm House is approached through electric wrought iron gates onto a gravel driveway with ample parking leading to the detached double garage. Stone steps rise to the elegant front entrance, framed by manicured lawns.

The detached double garage incorporates a substantial first-floor room, providing excellent storage together with exciting potential for a home office, gym, studio or ancillary accommodation, subject to the necessary consents.

The rear south-facing gardens have been thoughtfully designed for both family living and entertaining, with generous patio terraces overlooking beautifully maintained lawns.

Designed with both entertaining and everyday family life in mind, the gardens provide a wonderful extension of the living accommodation, creating the perfect setting for summer dining, celebrations and relaxed evenings outdoors.





LOCATION

Bank Farm House enjoys an idyllic position in the Worcestershire countryside between Chaddesley Corbett and Hartlebury, with excellent access to local amenities, countryside walks and transport links.

The area is particularly well regarded for its excellent educational opportunities, with Winterfold House School, Bromsgrove School, King's School Worcester, The Royal Grammar School Worcester, Abberley Hall and Malvern College all within comfortable reach.





Material Information

Tenure: Freehold
 Council Tax Band: G
 Local Authority: Wyre Forest
 EPC: Exempt - Grade II Listed
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Mains
 Heating: Mains gas central heating, underfloor heating and woodburning/multi-fuel stove

Broadband: FTTC / Standard fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and driveway parking

Additional Information: CCTV or similar security system in operation. Hive smart system. The windows were replaced in approximately 2016 and the roof was refurbished the same year.

Title deeds info: The property forms part of a wider historic farm development. Buyers should be aware that the title includes rights for service media, access, and maintenance benefiting neighbouring properties and utility providers. The land is also subject to rights enabling future development of adjoining land, and no rights of light or air are reserved.

Viewing Arrangements

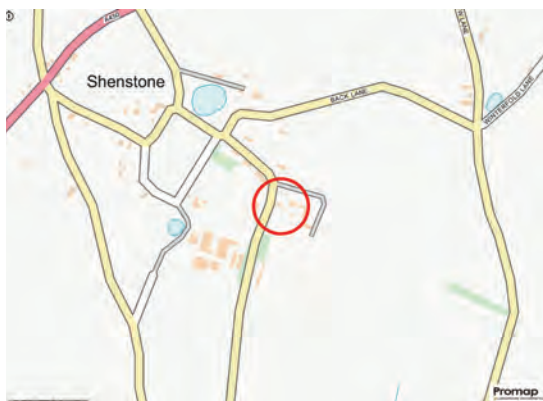
Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on 01384 958811.

Website

For more information visit <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

Opening Hours

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



Bank Farm House



Approx. Gross Internal Floor Area 4790 sq. ft / 445.04 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Property Redress



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 26.06.2026

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