



Skeys Farm, Hartlebury,
Worcestershire **DY11**



Skeys Farm, Hartlebury, Worcestershire **WR11**

A beautiful period five bedroom farmhouse in a desirable village with an attached self-contained annexe and outbuildings in about 7.68 acres. A wealth of potential for further renovation.

Droitwich Spa 8 miles, Bromsgrove 9.5 miles, Worcester 10 miles, Birmingham 21 miles, M5 (J5) 8.5 miles
(Distances and times approximate)



Guide price: £1,200,000

Tenure: Available freehold

Local authority: Wychavon District Council

Council tax band: G



A wonderful family property with lots of potential.

The property

Skeys Farm is a pretty, double fronted five bedroom period house, which along with the gardens and outbuildings, is located within the conservation area. It is unique in that its position is within the centre of the village and within walking distance of the village pub, but from the field; views can be enjoyed across the neighbouring open countryside.

It is a characterful house, which the owners have renovated to include a new contemporary family bathroom. However, further renovation works are still required, including completing the kitchen link extension.

A 2005 planning consent (ref: W/05/02339/PP) was granted and has been implemented by creating the footings and allowing for an extension of the farmhouse at the rear of the dining room.

A 2006 planning consent (ref: W/06/01612/PP) was granted and implemented to create a large, self-contained one bedroom annexe and a single-storey kitchen link extension. The well-presented annexe is built completely and rented out on short lets. The kitchen link, however, has been constructed but not fitted out inside, offering flexibility in its use.

Outside

There are formal private gardens at the front of the house and a large rear lawned garden with mature trees and shrubs.

Adjacent to the northeastern elevation of the house is a traditional brick coach house. Two large portal-framed barns offer great storage. These outbuildings possibly offer redevelopment potential, subject to obtaining the relevant planning consent.

The Shepherd's hut is rented out on short lets and is available by separate negotiation. The pasture field extends to about 5.5 acres (2.3 hectares) and has a water supply extending from the house to a water trough. There is a five-bar gated access from the grounds of the house and a secondary 5-bar gated access off Chadwick Lane. The boundaries are post and wire fencing and mature hedgerows. The land is superb for those with an equestrian, livestock or rare breed interest but also generally offers superb additional private recreation space.





A lovely location on the edge of the village.



Location

Skeys Farm is situated in the desirable village of Hartlebury, which offers a post office and general store, a public house, village hall, primary school and a train station with trains to Worcester and Birmingham and onward connections to London. It is also home to Hartlebury Castle, which was the home of the Bishops of Worcester from 855 to 2007 and was purchased by Hartlebury Castle Preservation Trust in 2014, who have opened it up to the public. Nearby is Hartlebury Common, the largest and most important area of heathland remaining in Worcestershire.

Nearby Droitwich Spa is an attractive town with everyday amenities, whilst Worcester to the south has all that would be expected of a city.

The county has a selection of private schools, including Winterfold near Chaddesley Corbett, Bromsgrove School, King's School and RGS in Worcester and the Malvern Colleges.

The M5 motorway network is highly accessible at Junction 5, and Birmingham is only 21 miles to the north, with an international airport and several train terminals.





Services

Mains water, electricity, gas and drainage. Mains gas-fired central heating.

Wychavon District Council, Tel: 01386 565000 Council Tax Band: G

Directions (DY11 7YA)

Please locate via What3Words (www.what3words.com),
reference: ///trips.placed.value





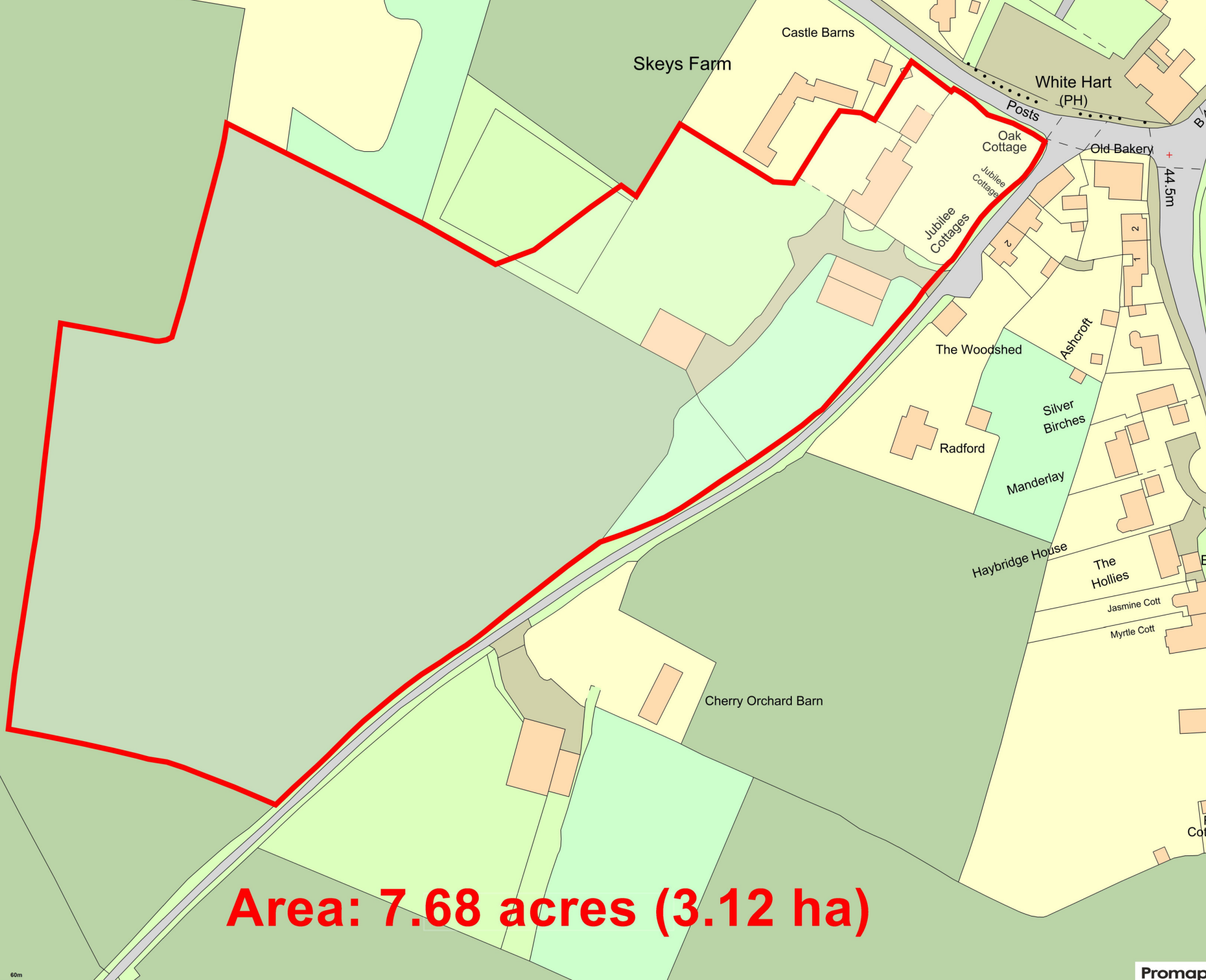
The Annexe





Amazing outdoor space.





Area: 7.68 acres (3.12 ha)



Outbuilding
Not shown in actual location / orientation

Total Approximate Area
House/Annexe
Outbuildings



829 SQ M / 8923 SQ FT
360 sq m / 3875 sq ft
469 sq m / 5048 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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