




Lower Saleway Farm
Saleway, Near Droitwich, Worcestershire







A very attractive extended, period farmhouse with two cottages, stables and paddocks in a **lovely mature rural location** in a small hamlet.

Summary of accommodation

Lower Saleway Farmhouse: Dining hall | Cloakroom | Drawing room | Conservatory | Snug | Kitchen/breakfast room | Boot room | Utility room/back kitchen Ground floor wing with sitting room, bathroom and bedroom five | Four first floor bedrooms, two en suite | Family shower room

Outside bar and covered entertainment area | Beautiful, well-stocked gardens and patio | Ample parking

Cottage 1: Bed/sitting room with mezzanine | Kitchen | Bathroom

Cottage 2: Entrance hall/boot room | Kitchen/sitting room | Bedroom | Bathroom

Double tractor store | Stable yard with three stables, stable four/gym tack room | Wood store | Garage

Manège requiring restoration | Paddocks with second access from the lane

In all, about 5.31 acres

Distances

Droitwich Spa 4 miles, Worcester 7 miles, M5(J5) 5.5 miles, Birmingham 25 miles

(All distances and times are approximate)



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Situation

This attractive part of North Worcestershire is rural and extremely convenient for the M5, M42 and M40 corridors.

Lower Saleway Farm is well situated for easy access to a number of regional centres, including Bromsgrove, Redditch, Kidderminster, Stratford-upon-Avon, Solihull and Central Birmingham. The property is very well located for both Junctions 2 and 3 of the M42. The M5 is just a few miles to the west. Birmingham International Airport, the NEC and Birmingham International Railway Station are located off Junction 6 of the M42, approximately 31 miles away. Regular inter-city rail services operate from Birmingham International to London Euston, whilst local trains from Alvechurch and Wythall connect into Birmingham.

Trains run from Worcester and Droitwich to Birmingham and London Paddington.

Nearby Droitwich Spa is an attractive town with everyday amenities and a Waitrose. The City of Worcester is only seven miles, and here there are good schools, county cricket, Premiership rugby and horseracing.

Schools include Bromsgrove and Worcester schools.

Local footpaths and bridleways provide enjoyment over the surrounding countryside, linking pretty nearby villages that have social clubs, including cricket and tennis, and good public houses.

Worcestershire borders on to the Cotswolds and has great open space, which includes the Malvern Hills, Bredon Hill and the Teme Valley.

The property

Lower Saleway Farm is privately situated, built of lias stone and brick and is believed to date from around 1880 and extended in about 2000 by a builder for his own occupation to a high standard, with double glazed Mahogany hardwood windows and external doors and oak internal doors and timber skirting boards and architraves, recessed lighting. The property is not Listed.







The dining hall has a large bay window to the front, timber floor, cornice and double doors opening into the glazed conservatory on an exposed stone plinth with doors to the garden, large roof lantern, timber floor and access from the Drawing room, which has a cornice and exposed stone inglenook fireplace with multi-fuel stove with back-lighting.

The kitchen/breakfast room is fitted with a high-quality bespoke hardwood kitchen with granite worktops, dresser and island unit and has integrated appliances, gas hob and electric oven and an oil-fired Aga in a brick inglenook, with double bowl glazed sinks, French doors open on to the expansive patio and covered bar, and with decorative exposed brickwork to a snug with oak floor and fireplace with wood burner.





Boot room/back hall/dog room with ample cupboards and storage with a WC off, and door to outside, and access to the wing, which could form additional self-contained family accommodation with a large utility room, large sitting room with windows facing south-west and engineered timber floor, bedroom five with double doors to outside and bathroom.

Pine staircase with turned spindle bannisters and panelling. Off the stunning first-floor galleried landing is the dual-aspect principal bedroom with a lobby with fitted wardrobe and a large en suite, vaulted bathroom with twin basins in a marble top, Jacuzzi bath and separate shower. Bedroom two faces south-west with a fitted clothes closet and en suite shower room. A family shower room serves bedrooms three and four, which can double as a study.

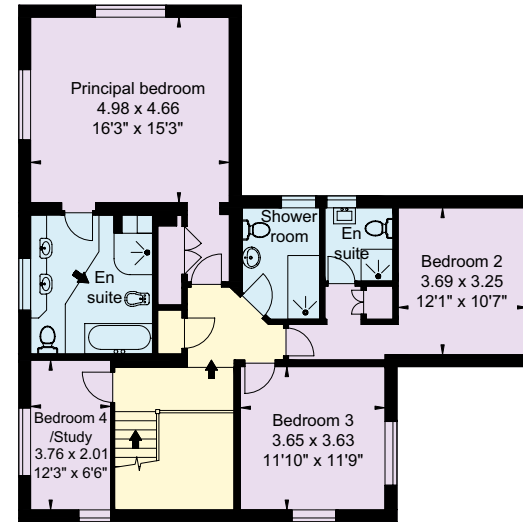
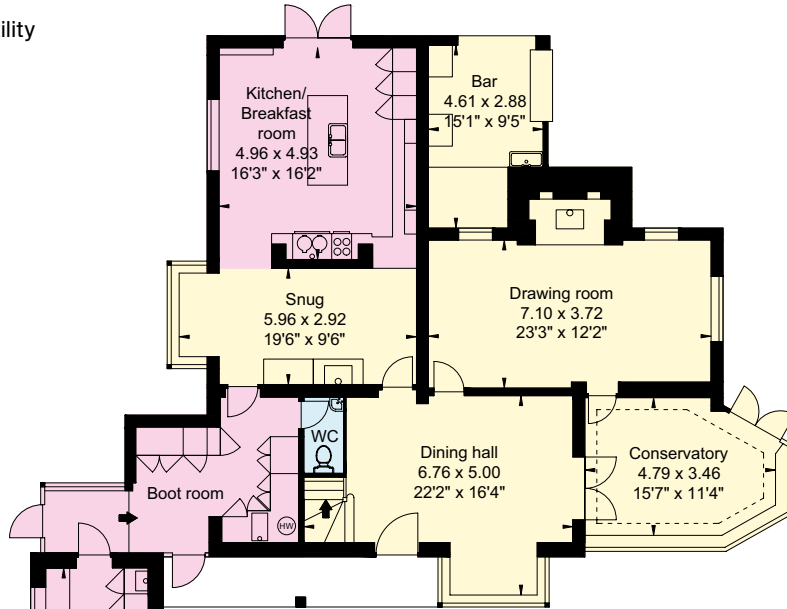
The vendors have had plans drawn for a 5-metre square garden room off the kitchen.



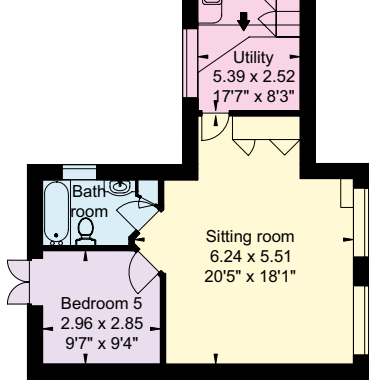
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
 House: 299 sq m (3,220 sq ft)
 Cottage 1: 30 sq m (323 sq ft) exc. First Floor
 Cottage 2: 37 sq m (399 sq ft)
 Outbuildings: 182 sq m (1,960 sq ft)
Total: 548 sq m (5,902 sq ft)

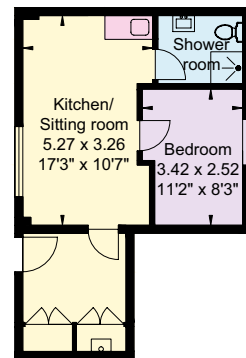
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



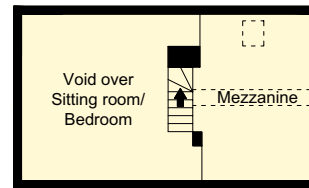
First Floor



Ground Floor

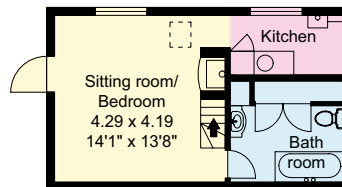


Cottage 2

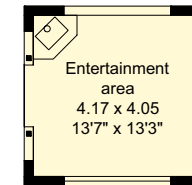
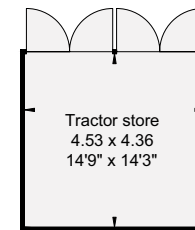


Cottage 1 First Floor

Denotes restricted head height

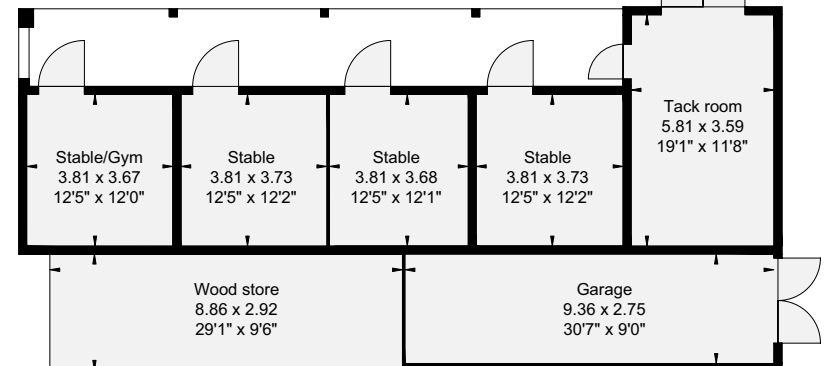


Cottage 1 Ground Floor



Outbuildings

Not shown in actual location / orientation





Cottage 1

A pretty, detached oak-clad cottage with a vaulted open-plan sitting room/ bedroom with pine-lined ceiling and exposed roof truss and timbers, exposed brick chimney with a wood burner, with a staircase rising to a mezzanine above the kitchen and bathroom with a large store cupboard, with about 323 sq ft of ground floor accommodation, situated by the entrance to the property.



Cottage 2

A bungalow, also oak-clad, is in the stable yard and has an entrance hall with fitted cupboards and boiler, opening to the sitting room with a kitchen. There is a double bedroom and shower room. About 400 square feet.



Cottage 2



Cottage 2



Cottage 2



Cottage 2



Gardens and Grounds

Approached through hardwood double gates and with a woodland backdrop to the views, with a brick-edge gravel drive, the gardens of the property are beautiful and designed for entertaining, with a wisteria arch to a handsome brick and slate-covered entertaining space with flagstone floor, wood burner, ceiling fan and wide glazed window to one side. This space opens on to the large flagged patio with the covered bar.

The gardens are well stocked and maintained, with lawns, rose and flower beds, with attractive trees, including birch and lime, shrubs, fruit trees and manicured evergreen hedges.

Stable yard and outbuildings

Beyond the house and garden is a large courtyard with ample parking and a stable yard with four stables, one currently doubling as a gym, with a tack room and with a garage and wood store behind.

There is a tractor store with two pairs of double doors.

An all-weather manège is in place and requires some work to restore it for equestrian use.





There is one paddock in front of the stables leading to a large grass field beyond. There are two separate accesses from the lane through the field to the stables and outbuildings. Dog-proof fencing.

Fixtures & Fittings

Only those items mentioned in the sales particulars are included in the sale. All others, including curtains, blinds, lights, staddlestones and external speakers are specifically excluded and can be available by separate negotiation.

Services

The farmhouse has oil-fired central heating and LPGas central heating to the ground floor wing, and superfast broadband is connected. Mains water and electricity are connected. Private drainage.

The cottages have LPGas central heating boilers.

Viewings

All viewings are strictly by prior appointment only through the agents.

Directions

Postcode: WR9 7JY

What3words: ///keys.book.intensely

Property information

Tenure: Freehold

Local Authority: Wychavon District Council

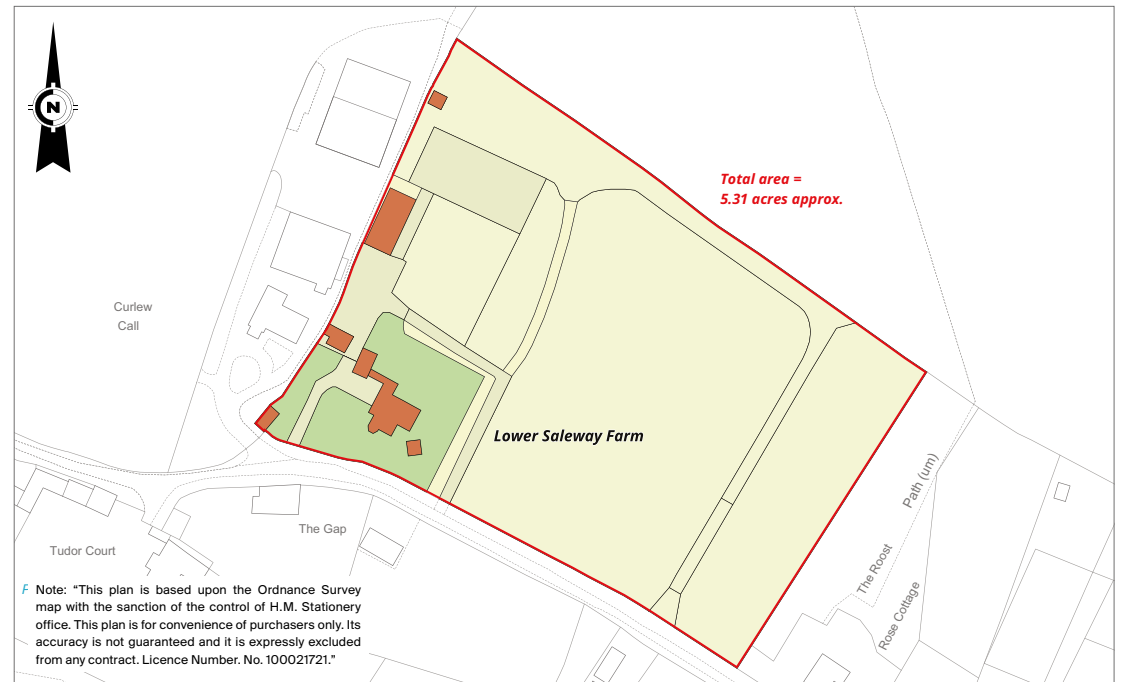
Council Tax: Band G

EPC Ratings:

Lower Saleway Farmhouse – E

Cottage 1 – F

Cottage 2 – E





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 19 September 2024
Our reference: STR012424786

Lower Saleway Farm, Saleway, Droitwich, WR9 7JY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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