



Stoners Farmhouse, Feckenham, Worcestershire



A stunning **Grade II listed farmhouse** in rural surroundings.

Summary of accommodation

Reception hall | Kitchen/breakfast room | Utility room | Cellar | Snug | Drawing room | Dining room | Garden room

Principal bedroom with en suite | Three further bedrooms (one with en suite) | Family bathroom | Gallery

Triple bay garage with studio annexe above with shower room | Log store

Landscaped gardens

In all about 0.42 acre

Distances

Alcester 6 miles, Bromsgrove 8 miles, Worcester City Centre 14 miles, Stratford-upon-Avon 15 miles

Birmingham 20 miles, M5 (J5) 7 miles, M40 20 miles

(All distances and times are approximate)



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Situation

Stoners Farmhouse is situated just off Berrowhill Lane on the edge of the popular village of Feckenham. The village is equidistant from Alcester and Droitwich Spa and has a selection of attractive village houses varying in age.

The village has two public houses, a parish church, a primary school, garage, cricket club, sports ground and a thriving community village shop/café. The Village Hall also offers numerous social activities.

There are a number of golf courses in the area, racing at Stratford-upon-Avon, Worcester and Cheltenham, The village is well placed for access to highly regarded schools in Worcester and to Bromsgrove School as well as Alcester Grammar School.

High street shopping can be done in nearby Droitwich Spa, which has several supermarkets, including a Waitrose. Worcester and Birmingham are conveniently located nearby and offer more extensive social, retail and leisure facilities as expected of a modern city.

There is good access to the M5, M42 and M40 motorways.

The property

Stoners Farmhouse is Grade II listed and dates back to the 17th century and was partly rebuilt mid to late 18th century with mid 19th century alterations. The current owners have restored and updated the house to a very high standard whilst restoring original features, which include exposed beams and timbers, cast iron radiators, flagstone floors and open fireplaces.

The kitchen/breakfast room is handmade and installed by 'Harvey Jones' with solid granite worktops and wall-mounted units with a central island incorporating a sink and a circular breakfast table and chairs. The kitchen incorporates a wealth of additional features, including dual control electric Aga and Miele integrated appliances, including a further electric oven, induction hob, steam oven, sous chef warming drawer, and tall fridge. This leads into a large utility room providing a cloakroom and further storage, fitted with matching 'Harvey Jones' units. The snug has a stable door leading out on to the rear gardens, large inglenook fireplace with wood-burning stove and historic beams and timbers throughout.









The drawing room also has a vast amount of character, incorporating a large inglenook fireplace with brick surround and a dual-aspect outlook to the front of the house and views beyond. The sitting room is in two parts and leads into the garden room with flagstone floor, which enjoys impressive views of the garden and leads straight out on to the patio area and formal gardens. Situated beneath the dining room on the ground floor is a cellar accessed from outside providing further storage.





On the first floor, there are three bedrooms, two with en suite bathrooms and a family bathroom. The principal bedroom is very attractive, with original wood flooring, open fireplace and gallery above to provide further storage.

On the second floor, there is a further bedroom with access from the unique staircase to the gallery located above the principal bedroom suite. The fourth bedroom has impressive views to north Worcestershire.

Outside

The property is approached from a gravel driveway and accessed via automated gates. It offers ample parking, leading to the triple garage which boasts generous storage and studio accommodation above. There is a brick-built store for general storage.

The gardens have been landscaped with a mixture of mature shrubs and plants. Paved walkways surround the property, giving access to the front of the house.





A large flagstone patio area is suitable for al fresco dining and enjoying the views of the rear gardens.

Mainly laid to lawn, the garden offers superb views of the surrounding countryside.

Approximate Gross Internal Floor Area

House: 351.1 sq m (3,780 sq ft)

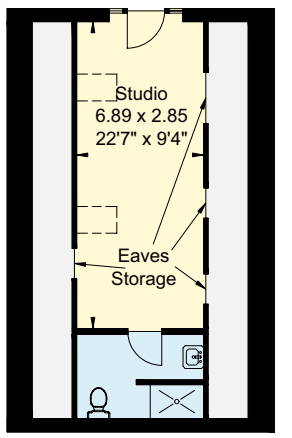
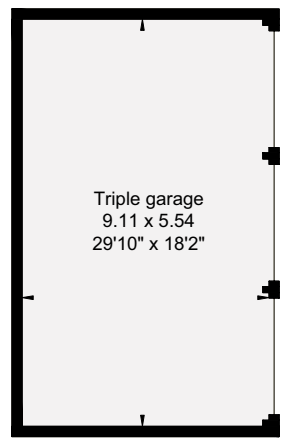
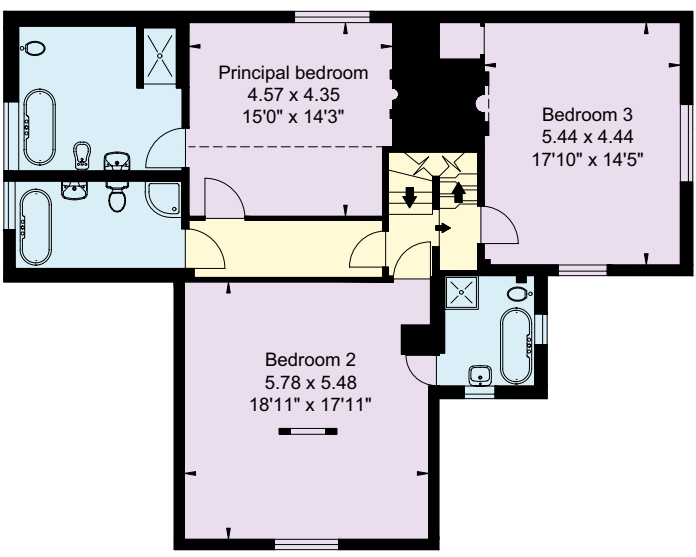
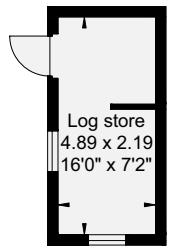
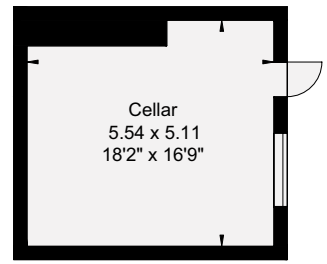
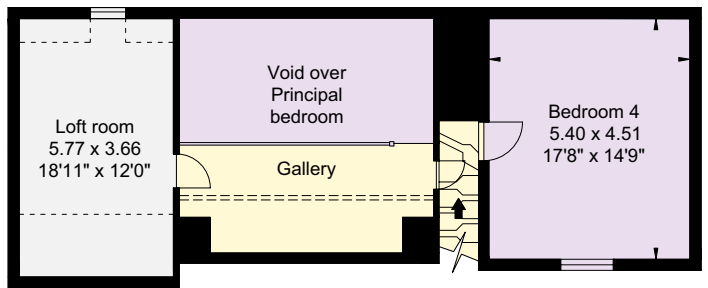
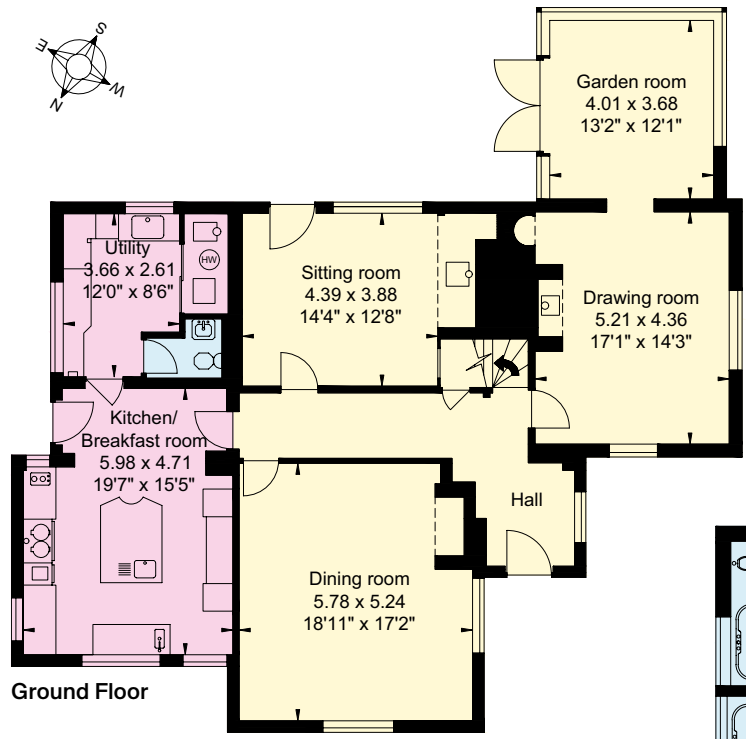
Limited use: 35.5 sq m (383 sq ft)

Garages/Outbuildings: 86.5 sq m (933 sq ft)

Total: 473.1 sq m (5,096 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.

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



Denotes restricted head height

Cellar

Ground Floor

First Floor

Outbuildings
Not shown in actual location / orientation

First Floor



Services

Mains electricity and water, oil-fired central heating and private drainage.
Automatic watering system throughout the garden.

Directions

What3words: ///sugar.painting.dices

From Droitwich Spa, take the B4090 (Hanbury Road). Just before reaching Feckenham, turn left on to Berrow Hill Lane. Drive along Berrow Hill Lane for about half a mile, and as the road dips down, turn right into a wide tarmac splay and take the middle drive over the cattle grid. The house itself is directly ahead, about 200 yards after a further cattle grid.

Fixtures and Fittings

Certain items are available by separate negotiation. Further information can be obtained from the selling agent.

Property information

Tenure: Freehold

Local Authority: Redditch Borough Council

Council Tax: Band G



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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Particulars dated October 2024. Photographs and videos dated October 2024.

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Date: 23 October 2024
Our reference: STR012498262

Stoners Farmhouse, Berrowhill Lane, Feckenham, Redditch, B96 6QL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

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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Yours faithfully



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