

**Andrew Grant**  
PRESTIGE & COUNTRY



# Berrow Hill Farm

Feckenham B96 6RU





# Berrow Hill Farm

Droitwich Road, Feckenham, B96 6RU

**5 Bedrooms**    **3 Bathrooms**    **4 Receptions**    **11.8 Acres**

“Experience exceptional equine facilities and expansive family living at its finest in this exclusive country property...”

Scott Richardson Brown CEO

- The property boasts four generously sized double bedrooms, including one with its own en-suite, designed to offer comfort and privacy.
- Exceptional equine facilities featuring six spacious stables, an expansive manege, turnout area and meticulously maintained paddocks, ensuring unparalleled comfort for your horses.
- Over eleven acres of land offering sufficient space for paddocks, riding, gardening and enjoying breathtaking countryside views.
- Exclusive rural location of Feckenham which offers excellent transport links and easy access to town and city conveniences.
- Multiple reception rooms provide plentiful space for entertaining and creating a delightful family home.
- Grand gated driveway with a spacious turning point, providing ample parking and ensuring privacy upon arrival at the property.



2,689 sq ft (249.96 sq m)





## The entrance hall

As you enter the property, beautiful stone flooring and exposed wooden beams create a grand entrance that exudes warmth and charm. Floor to ceiling windows flank the front door, flooding the area with natural light, creating a wonderful introduction to the property.





## The kitchen

This characterful, farmhouse kitchen features an exposed brick wall and an Aga, adding traditional appeal. A dining table and breakfast island offer flexible seating options, ideal for family meals and gatherings. Equipped with a built-in oven, hob with extractor fan and space for a dishwasher, the kitchen balances functionality with charm.







## The conservatory

Extending from the kitchen, the conservatory is flooded with natural light, offering a bright and airy ambiance. Serving as both a dining area and entertainment zone with a pool table, it provides versatile options for relaxation and fun. With panoramic views of the surrounding countryside and direct access via French doors, it seamlessly merges indoor and outdoor living.







## The hallway

At the end of the entrance hall, a door to your left opens to an inviting hallway. Designed for seamless access, it connects the living room, downstairs WC bathroom and wood store/boiler room. A store cupboard to the right of the staircase enhances the functionality of this space, providing ample storage solutions and ensuring a smooth flow throughout the ground floor.





## The living room

The living room exudes character and charm with its expansive layout. Positioned at the rear, it boasts an inviting inglenook fireplace and covers for belongings or firewood, ideal for entertaining guests or enjoying family nights by the fire.

Conveniently located near the staircase, the living room provides easy access to the adjacent snug, wood store/boiler room and downstairs WC, ensuring seamless functionality and comfort. This thoughtful layout makes it perfect for both relaxation and entertaining.











## The snug

The snug offers a haven of relaxation with exposed wooden beams, a gas fireplace and a large bay window to create a cosy ambiance. Serving as a versatile retreat within this exceptional property, it promises comfort and delight.





## The dining room

The characterful dining room is a versatile space, doubling as an additional study and boasts exposed wooden beams that exude timeless charm. With ample room for a six-seater dining table, it is ideal for family gatherings and hosting dinner parties. Ample natural light from two large windows, creates a welcoming bright space, while the built-in fireplace adds cosy warmth on cooler evenings.







## The ground floor WC

Enhancing the ground floor is a spacious bathroom, complete with a WC and washbasin. It provides essential amenities alongside charming views of the rear garden.





## The landing

Ascending the staircase from the hallway, you arrive at a spacious landing that spans the entire property, adorned with exposed wooden beams. This area offers access to all first-floor bedrooms and living spaces.







## The primary bedroom

The primary bedroom, situated at the end of the landing, is a spectacular space offering ample room. To the right, built-in storage provides convenient organisation, while to the left, is a raised bedroom area, ensuring a sense of privacy and separation.









## Bedroom one ensuite

The primary bedroom boasts a generously sized ensuite bathroom, providing further comfort and convenience. The ensuite is equipped with a walk-in shower with a waterfall shower head, a freestanding bath offering stunning views of the surrounding countryside, a WC and a washbasin. This elegant bathroom complements the spacious primary bedroom, offering a serene retreat within the home.











## The study / bedroom two

Bedroom two, currently serving as a study, offers generous space for a double bed and includes an adjoining room ideal for storage or potential for a walk-in wardrobe. This versatile space combines ample room with practicality, making it ideal for various uses.





## The bathroom

The upstairs bathroom is conveniently located opposite bedroom two, offering privacy and ease of access. It is equipped with a shower cubicle, a WC, a washbasin and views overlooking the garden.





## Bedroom three

Bedroom three, a generously sized double bedroom, features built-in wardrobes and benefits from dual aspect windows. These windows flood the room with ample natural light, creating a warm and welcoming ambiance ideal for relaxation and unwinding.







## Secondary bathroom

Opposite bedroom three, this generously sized secondary bathroom is finished to a high standard. It features a walk-in shower cubicle with sliding doors, a WC and a washbasin.





## Bedroom four & five

Bedroom four is a bright and spacious double bedroom with built-in storage and wonderful views overlooking the side of the property. It provides ample room and storage to accommodate family living.

The final bedroom offers a versatile single room featuring built-in storage. The room could be easily transformed into a nursery or office space, adapting to diverse needs.



## The WC

Located next to the staircase, the WC completes the first floor accommodation. It includes a WC and washbasin with cupboard storage underneath, while a rear-facing window fills the room with natural light.







## The stables

The impressive stable complex consists of six spacious stables, a convenient store/tack room, additional turn out space and ample storage to the rear. It offers a secure and comfortable shelter for horses just steps away from the property. The generously sized layout enhances the sense of space and luxury, reflecting the exceptional standards of this countryside home.











## The manege

Adjacent to the stables and positioned by the lake, this property features an expansive manege area with floodlights, designed for horse training and exercise. This unique addition to the countryside property offers equine enthusiasts ample space and top-notch facilities. The impressive manege area stands as a testament to the property's grandeur, providing a perfect setting for training and enjoying the picturesque surroundings.











## The land

One of the standout features of this property is its extensive land, spanning over eleven acres. The land offers numerous sectioned paddock areas and fields, providing a serene and untouched slice of countryside right at your doorstep.









# Location

Nestled in the heart of Worcestershire, the village of Feckenham offers a unique blend of rural tranquility and convenient amenities. This stunning four-bedroom property presents an ideal retreat for equine enthusiasts or growing families seeking a harmonious lifestyle.

Feckenham boasts excellent transport links, providing easy access to nearby towns and cities via major roads and public transport routes. The village itself is renowned for its peaceful ambiance and community spirit, making it a sought-after location for those seeking a slower pace of life without compromising on convenience.

Local amenities include charming village shops, cosy pubs and essential services, ensuring residents have everything they need within reach. Feckenham also benefits from proximity to well-regarded local schools, offering families access to quality education amidst picturesque surroundings.

Additionally, this property benefits from convenient access to a public bridleway located behind the paddocks and land, providing excellent opportunities for horse riding and hacking directly from the property.

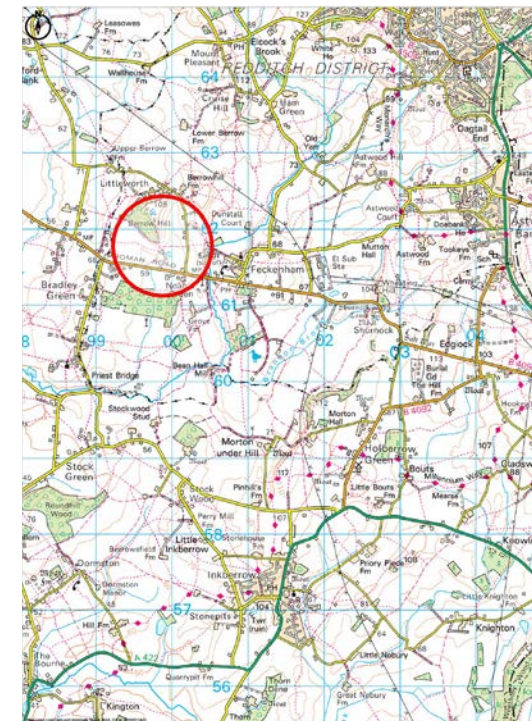
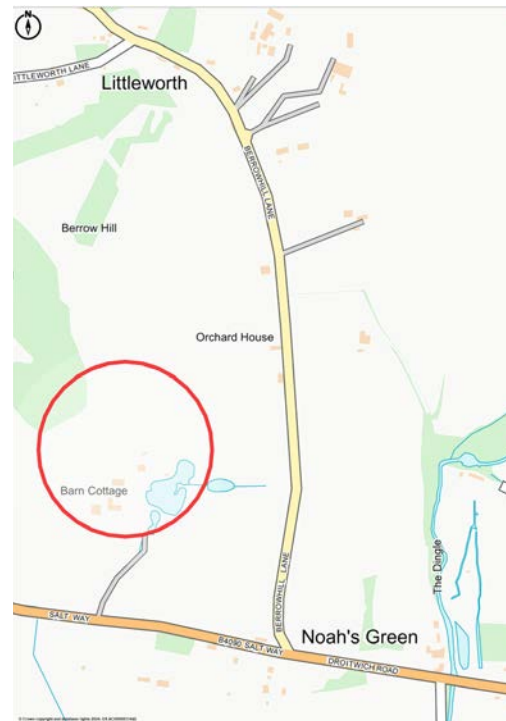
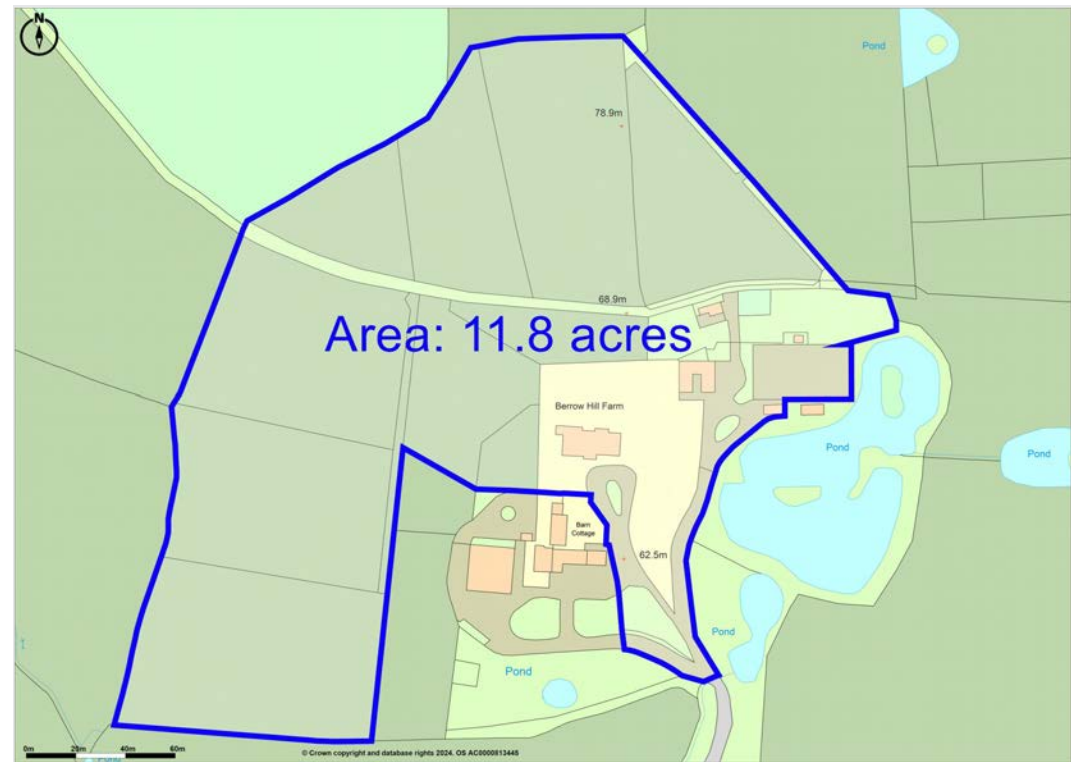
This exclusive location promises a tranquil and idyllic setting, making it a true gem for those looking to enjoy the best of countryside living in Worcestershire.

# Services

To be confirmed.

# Council Tax

Band G









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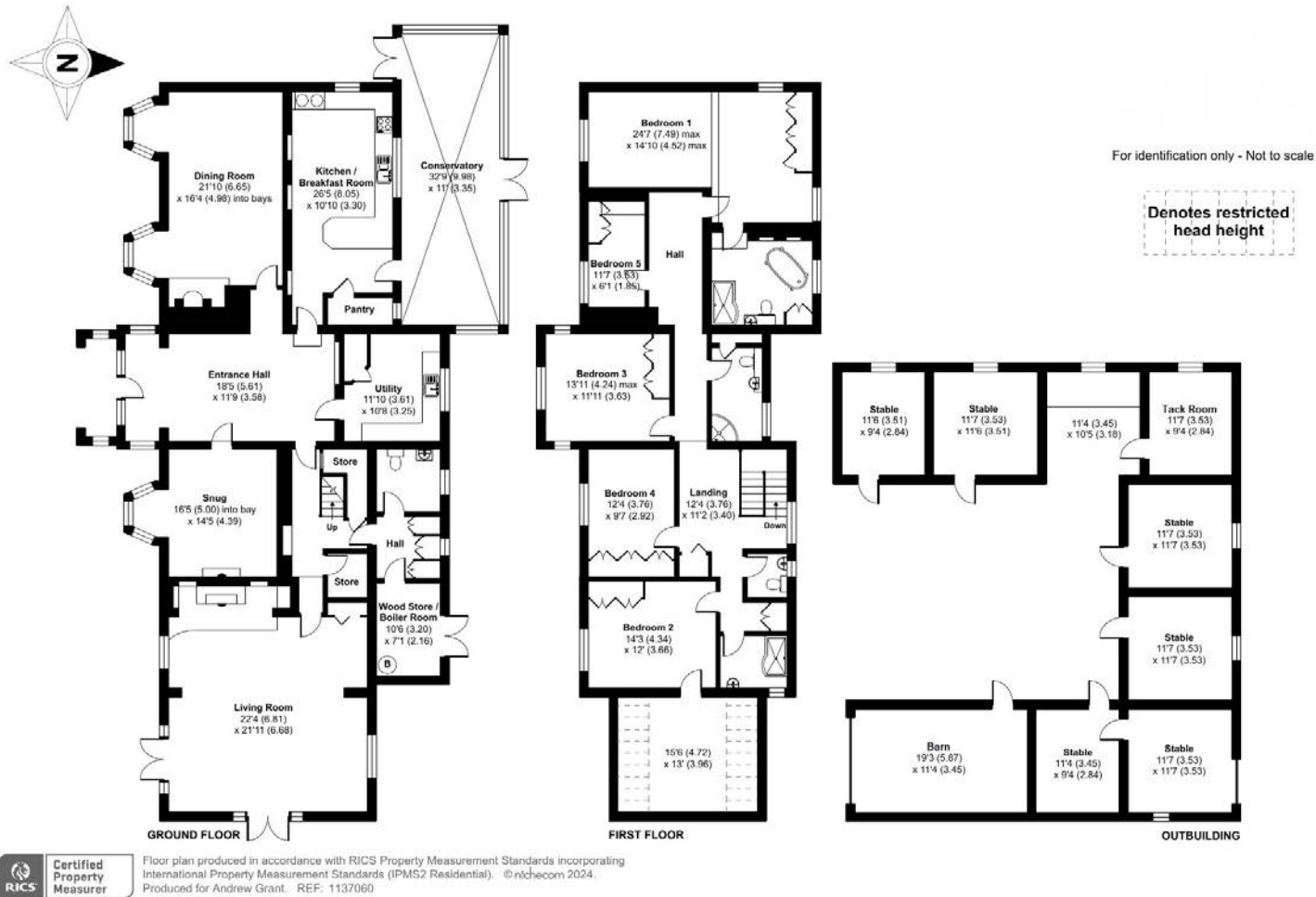
Approximate Gross Internal Area = 4424 sq ft / 411 sq m

Limited Use Area = 98 sq ft / 9.1 sq m

Barn = 226 sq ft / 21 sq m

Outbuilding = 1075 sq ft / 99.9 sq m

TOTAL = 5,823 sq ft / 541 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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