



Shades Farm
Bine Lane | Bliss Gate | Rock | Kidderminster | Worcestershire | DY14 9YD



SHADES FARM



Set in just over 11 acres of land this substantial five bedroom country home, in an idyllic setting with amenity woodland, formal gardens and paddocks. A must see for those seeking peace and privacy yet within easy reach of excellent local facilities.



KEY FEATURES

Bliss Gate is a pretty village in Worcestershire close to the Wyre Forest. The riverside town of Bewdley is just 3.5 miles away with an excellent range of local facilities, Kidderminster is 8 miles distant.

Shades Farm is located on the edge of the village off a quiet lane set in just over 11 acres of land with amenity woodland, pasture and formal gardens. The setting offers total privacy and tranquillity and is a haven for wildlife. The farmhouse has been extended and improved over the years to suit our vendors family needs, retaining much of its original character it is currently divided providing two self-contained homes but would however make an ideal large family home.

With an excellent range of outbuildings and stores together with a wonderful brick barn and workshop in the rear courtyard offering further potential for development subject to the necessary permissions.

A registered smallholding, Shades Farm is a rural haven, ideal for those wanting to get away from it all and yet within easy reach of local facilities. The land would also be ideal for equestrian purposes with two relatively level and well drained paddocks.

With oil fired central heating and UPVC double glazing it is a well presented and flexible home of enormous charm and character. With exposed beams, fireplaces, a lovely main staircase to a light and airy galleried landing and large bedrooms each with their own character. The self-contained cottage has two reception rooms, its own kitchen and shower room and a stunning main bedroom with en suite bathroom.





SELLER INSIGHT

“ It was the idyllic setting of Shades Farm which first drew us to the property,” say the current owners.

“The situation was just perfect, and we fell in love with it right away. The house is totally surrounded by fields and trees, and you can see only one house in the distance on a hill. So it really feels like being in our own little world. The house itself – an old stone and brick cottage with all the character of a farm building – appealed to us greatly. We could see the potential to create the ideal home for our family here”.

In 1980 the owners bought the property, and the house was totally renovated. Since then, further improvements have been made. In 1990 the house was extended to provide a one-bedroom, self-contained annex.

“We opened up the larger living room to allow plenty of space for family gatherings. It still retains its cosy character with beautiful original beams. Nothing more heartwarming than sitting in front of the log burner ablaze in the inglenook on winter nights”.

The garden too has had much love and care lavished upon it by the owners. “We have filled the garden with plants and flowers,” they say, “including wisteria, grape vines and climbing roses on the pergola. The garden is lovely for al fresco entertaining in the summer months, with patio areas on both sides of the house providing sun or shade according to preference. The courtyard is a fantastic space for the whole family to sit outside and enjoy the surroundings. There are more formal gardens set within the 11.2 acres of mature woodland, paddocks and land. It has been amazing for our children to grow up here. They could roam freely, paddle in the brook, dig clay to make things, and climb trees to their hearts’ content. We have kept pigs, geese, chickens, birds, goats, and sheep which has been a lovely up bringing for them”.

*The local area has much to recommend it, too. “Despite being hidden away, we are only 10 minutes from the historic town of Bewdley for restaurants, shops and schools,” say the owners, “with Bewdley Safari Park just 15 minutes away for family days out. The Wyre Forest Nature Reserve is right on the doorstep for fantastic walks, with a choice of Golf Clubs nearby. Kidderminster town centre is just 20 minutes distant for larger shops and supermarkets, so we really do have the best of both countryside and convenience here!”**

* 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.





KEY FEATURES

STEP INSIDE

The property comprises the following accommodation (measurements are provided for identification only):

Approached from Bine Lane through the woodland a driveway leads to the front of the property where there is ample parking and turning space.

The main house is entered through a stable door which opens into the welcoming farmhouse Kitchen. Appointed with a range of wall and base units with ample space for appliances and a quarry tiled floor. This opens to a Study which in turn opens to a Utility Room with space for appliances. A door from here opens to a Cloakroom with wash basin and WC and a stable door to the front.

The Sitting Room is a spacious room, the focal point being the large Inglenook brick fireplace with a fitted wood burning stove on quarry tiled hearth. With attractive wood effect tiled flooring, a staircase rising to the first floor and double doors opening to the rear covered seating area.

On the first floor of the main house are three double bedrooms and one good sized single bedroom each enjoying lovely views over the gardens and grounds to countryside beyond. The Shower Room has wood effect flooring and part tiled walls. Appointed with a white suite of wash basin and WC and a large walk-in shower cubicle. There is an airing cupboard off.

From the main Sitting Room a door opens to a further Reception Room which links both parts of the property. This has a brick open fireplace and a window to the front.

A door leads to a second Sitting Room with exposed stone wall and a staircase rising to the first floor.

A Hallway with entrance door leads to the Kitchen, appointed with a range of wall and base units with integrated electric oven and integrated electric hob with stainless steel extractor hood over. With space for appliances and a tiled floor. A door opens to a Sun Room enjoying lovely views over the gardens and to a boiler room.

The ground floor Shower Room has a tiled floor and is appointed with a shower cubicle, wash basin and WC.

On the first floor is a stunning Double Bedroom with exposed stone walls and vaulted ceiling which opens to the En Suite Bathroom, appointed with a white suite of free-standing bath on clawed feet, wash basin and WC. Vaulted ceiling and attractive flooring.

















KEY FEATURES

STEP OUTSIDE

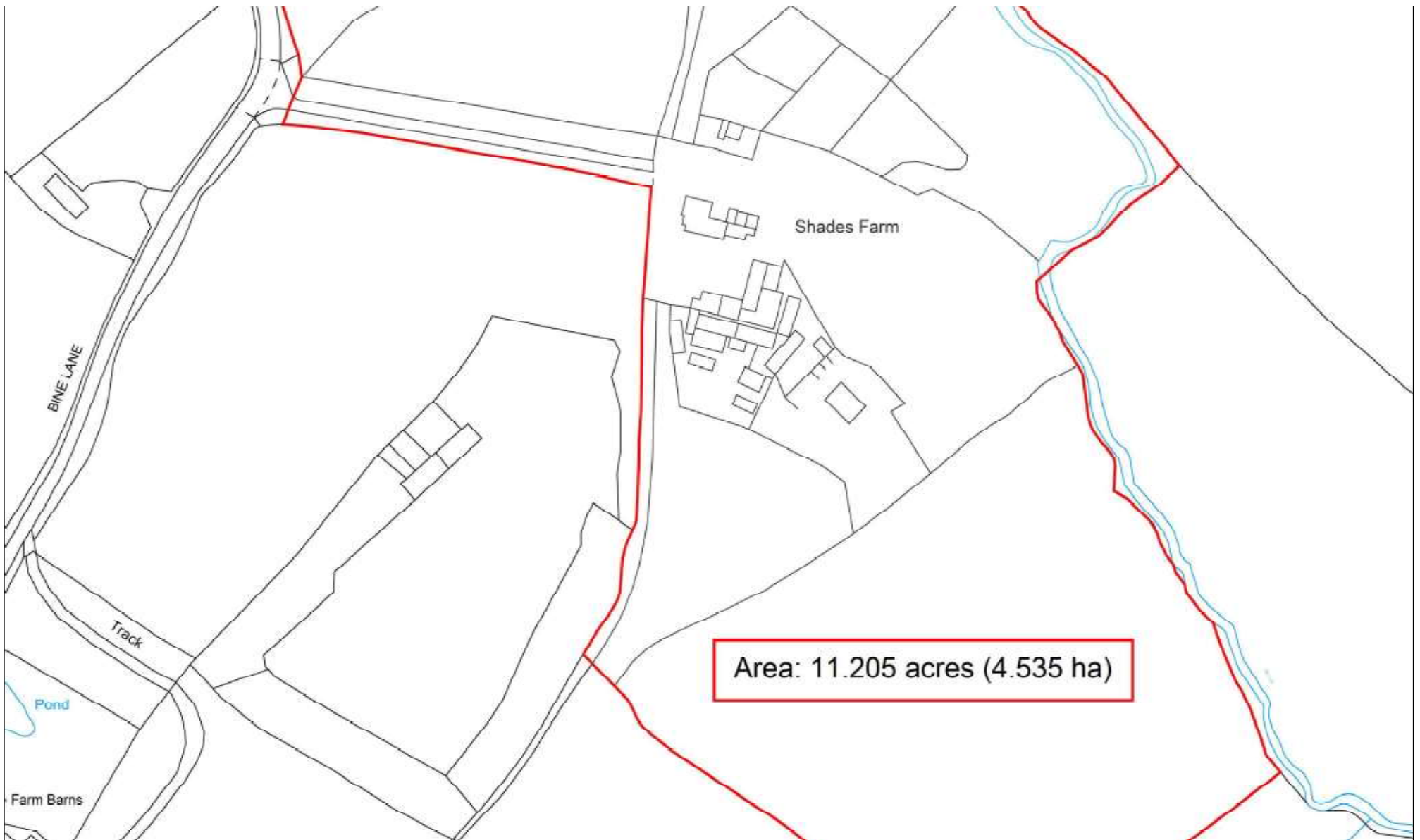
At the front of the house is a paved terrace with pergola, a lovely spot for outdoor entertaining. The formal gardens extend to the front and side of the house with sweeping lawns, delightfully stocked with a variety of mature shrubs and trees. To the rear of the house is a courtyard where there is a large brick barn and workshop offering great potential for development subject to the necessary permissions. Throughout the grounds are useful stores, pens and outbuildings. The Gladder brook runs along the northern and eastern boundary of the land. There is also a bridleway running north to south and along the western boundary of the property.











Area: 11.205 acres (4.535 ha)

INFORMATION

SERVICES: Mains water and electricity are connected to the property. Private drainage to a septic tank.

HEATING: Oil fired central heating, the main house and cottage have their own independent central heating boilers.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band G

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From the main A456 at Callow Hill turn into Bliss Gate Road and continue to Bliss Gate Village. At the bottom bear left into Heightington Road and then take the first left turn into Bine Lane. Continue down the lane for just under a third of a mile and the entrance to Shades Farm is on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

VIEWING: By appointment through selling agents - Fine and Country Ludlow 01584 871922

REFERRAL FEES:

Fine and Country Ludlow routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Opening Hours:

Mon-Fri: 9am to 5pm
Sat: 9am to 12 noon.

Bliss Gate, Kidderminster, DY14

Approximate Area = 2653 sq ft / 246.5 sq m

Outbuildings = 799 sq ft / 74.2 sq m

Total = 3452 sq ft / 320.7 sq m

For identification only - Not to scale



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 03.10.2024





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