



The Glebe Farlow, Kidderminster Worcestershire

STRUTT & PARKER

The Glebe

Farlow, Kidderminster,
Worcestershire DY14 0RG

An attractive farm house with
ancillary accommodation,
extensive outbuildings
and 5 acres

Cleobury Mortimer 6.8 miles, Tenbury Wells
10.8 miles, Ludlow 11.3 miles, Kidderminster
16.1 miles, Worcester 26.8 miles

Two reception rooms | Kitchen/dining room
Conservatory | Utility room
Master bedroom with an en-suite bathroom
Three further bedrooms | Two further bathrooms
Two bedroom cottage with kitchen/sitting room
Range of outbuildings | Two stables
About 5.25 acres of garden and paddocks
EPC rating E

The property

Originally constructed in 1340 is this attractive stone farm house. The Glebe sits in an elevated position with outstanding views out over the countryside. The kitchen, with a central island, has ample dining space with access to both the garden and the conservatory. There are two characterful formal reception rooms, both with log burners and with exposed beams.

The first floor has an impressive master suite with built in wardrobes and en-suite bathroom with both bath and separate shower. There are three further bedrooms, one with an en-suite shower room and a further family bathroom.

Location

The Glebe is located in the popular village of Farlow in an Area of Outstanding Natural Beauty, which has a church and a primary school. The surrounding countryside is beautiful and offers fine walks and outriding.

Nearby is the market town of Cleobury Mortimer with a wealth of everyday facilities and amenities including independent shops, supermarkets and a doctor's surgery. Locally there are good choices of independent and state schools.

A little further afield is the historic town of Ludlow which is renowned for its architecture, fine dining and vibrant festivals. Communications in the area are excellent and Ludlow is on the main Manchester to Cardiff railway with trains running to London at regular intervals. The A4117 links to Kidderminster and the Midlands conurbation beyond.

Annexe and Outbuildings

Adjacent to the main house is a two bedroom annexe which was converted from the original barn. It comprises an open plan kitchen/sitting room with ample entertaining space. There are two double bedrooms, a large bathroom and extensive storage space.

There is currently a varied range of buildings used for the running of a joinery business. There is a long barn with an overhang roof and stores on either end. Opposite the barn are two stables along with a tack room and three further stores.

Planning permission had been granted for the conversion of a stone barn into a holiday cottage, the stone barn is near the main house. The application 11/03654/FUL was granted but permission has since lapsed.





Outside

The gardens are well stocked and have been well maintained by the current owner with a range of colour from the well-tended borders. Extensive lawns are to the rear of the house and comprise a vegetable patch and a range of fruit trees.

To the east of the house is a paddock stretching to approximately 5 acres suitable for grazing or horses.



Annexe

Floorplans

Main House internal area 2,311 sq ft (215 sq m)
 Barn Building internal area 3,255 sq ft (302 sq m)
 Stores internal area 732 sq ft (68 sq m)
 Cottage internal area 783 sq ft (73 sq m)
 Tack Room & Stables internal area 373 sq ft (35 sq m)
 Total internal area 7,454 sq ft (693 sq m)
 For identification purposes only.



General

Services: Mains water and electricity, private drainage via a septic tank, oil fired central heating in the main house, electric heating in the ancillary accommodation

Local Authority: Shropshire Council
 013456789000

Council Tax: Band F

Directions

From Ludlow proceed on the A4117 towards Cleobury Mortimer. Pass through the villages of Clee Hill and Doddington and at the garage turn left, signposted to Farlow and Oreton. Continue across the common for approximately two miles and at the crossroads turn left, signposted to Farlow. Continue along the lane for a little over a mile, passing the school on your left hand side and shortly after that you will see The Glebe on your right hand side.

Ludlow

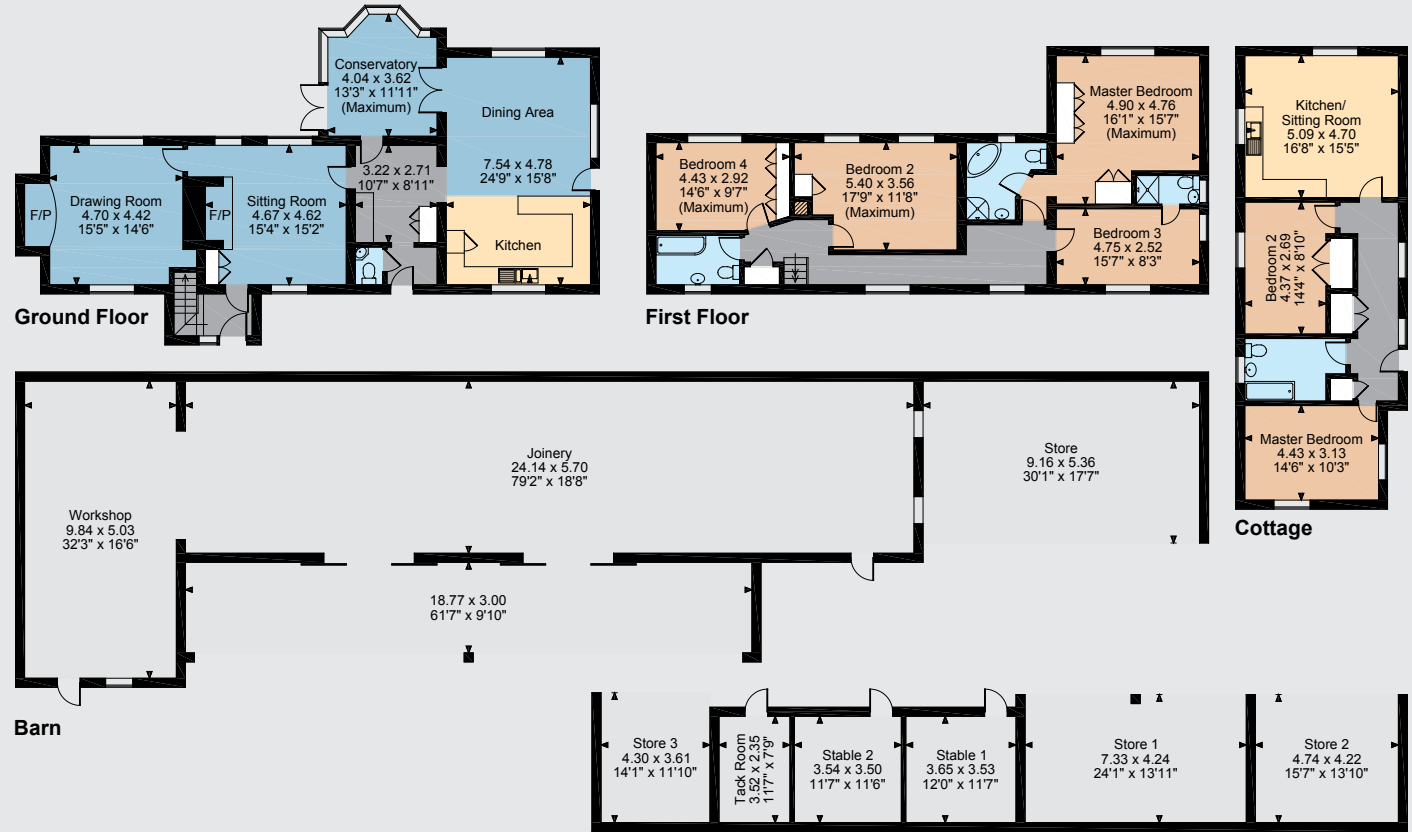
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