



Copyholt Lane

LOWER BENTLEY

£1,249,500





Five Bedroom 17th Century Farmhouse

Features.

- FIVE DOUBLE BEDROOMS
- EN SUITE, IMPRESSIVE FAMILY BATHROOM, SHOWER ROOM AND DOWNSTAIRS WC
- THREE RECEPTION ROOMS WITH LOG BURNER/OPEN FIREPLACES
- REFURBISHED FARMHOUSE KITCHEN WITH AGA AND SEPARATE UTILITY ROOM
- STUDY PROVIDING IDEAL SPACE TO WORK FROM HOME
- EXPOSED BEAMS AND CHARACTER PERIOD FEATURES THROUGHOUT
- SITUATED ON GENEROUS PLOT OF ONE ACRE (APPROXIMATELY)
- PRIVATE AND DELIGHTFUL GARDENS INCORPORATING LAWNS, WOODLAND, STREAM AND VEGETABLE/FRUIT GARDEN
- BUILT IN 1600'S AND CONVERTED INTO FARMHOUSE IN 1800'S
- GRADE II LISTED CHARACTER PROPERTY IN SOUGHT-AFTER SEMI-RURAL LOCATION

Description.

Nestled within the idyllic countryside of Lower Bentley, Tardebigge Farm, is a stunning grade II listed five double bedroom detached 17th century farmhouse which was originally built in the 1600's and converted into a farmhouse in the 1800's, which enjoys a private and mature plot of approximately one acre. Owned by the current vendors since 2000, the property has been sympathetically improved over the years and boasts exposed beams throughout, open working fireplaces, a refurbished farmhouse kitchen with AGA, three reception rooms, study providing ideal space to work from home, gated driveway, detached double garage and delightful private gardens.

Approached from the country road Copyholt Lane, a gated driveway provides ample off road parking with access to a detached double garage.

A garden room/hall provides access into the characterful farmhouse with doors leading to; the sitting room with original slate flooring and a fitted log burner; refurbished farmhouse kitchen with a feature AGA (which is serviced annually) and integrated dishwasher, fridge, oven, gas hob and extractor; dining room with an open fireplace; and generous lounge with an open fireplace and external door leading out to the gardens.



Also situated on the ground floor are; the study which provides a fantastic space ideal for working from home; utility room and downstairs wc.

Two separate staircases lead to the first floor and provide access to; the master bedroom with an en suite shower room; three further double bedrooms; and the impressive family bathroom with a freestanding roll top bath and open fireplace.

Further stairs lead up to a good-sized second floor landing/sitting room with doors radiating off to; double bedroom five with a vaulted ceiling; and a family shower room.

Outside, the property boasts a generous plot of approximately one acre with delightful and private gardens enjoying expansive lawns, a vegetable patch and fruit cage complete with gooseberries, raspberries and blackcurrants an array of plants, shrubs and mature trees, a handy greenhouse, woodland area and a stream.

In addition, there is an external cellar hatch providing access to the cellar (which has a pump fitted when the water table rises).

Situated in the idyllic and semi-rural area of Lower Bentley, the property enjoys a quiet setting surrounded by neighbouring fields and just a few other properties. Nearby, is the popular Queens Head public house in Stoke Pound, as well as the Worcestershire canal, which is ideal for walkers, and the town of Bromsgrove offers a number of supermarkets, shops, eateries, leisure centres and first, middle and high schools, as well as the prestigious Bromsgrove School.



Room Dimensions.

Room Dimensions:

Garden Room/Entrance Hall 16' 3" x 8' 6" (4.97m x 2.61m) max

Sitting Room: 16' 5" x 16' 11" (5.02m x 5.17m)

Kitchen: 15' 3" x 11' 5" (4.66m x 3.48m) max

Utility Room: 12' 0" x 8' 1" (3.67m x 2.48m) max

Dining Room: 17' 7" x 16' 7" (5.36m x 5.06m)

Lounge: 16' 10" x 17' 8" (5.15m x 5.41m)

Study: 17' 0" x 11' 3" (5.19m x 3.45m)

Stairs To Lower Ground Floor

Cellar: 28' 4" x 11' 2" (8.65m x 3.41m) max

Stairs To First Floor Landing

Master Bedroom: 17' 10" x 17' 7" (5.46m x 5.36m)

En Suite: 3' 6" x 8' 3" (1.08m x 2.52m)

Bedroom Two: 17' 11" x 16' 7" (5.47m x 5.07m) max

Bedroom Three: 17' 6" x 11' 6" (5.35m x 3.53m)

Bedroom Four: 16' 4" x 11' 6" (4.98m x 3.51m)

Bathroom: 16' 0" x 10' 11" (4.88m x 3.33m) max

Stairs To Second Floor Landing

Bedroom Five: 16' 4" x 11' 9" (5.00m x 3.59m)

Shower Room: 8' 0" x 9' 9" (2.44m x 2.98m)

Garage: 20' 0" x 17' 3" (6.10m x 5.27m)

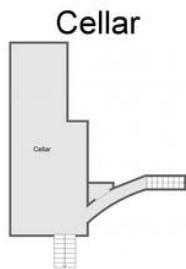






Copyholt Lane, Lower Bentley

Ground Floor



First Floor



Second Floor



Total Area
Including Garage and Cellar
Approx
421.1 sq m
4211.9 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: TBC

COUNCIL TAX BAND: G

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



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