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local knowledge exceptional service

The Honey Farm, 1A Belbroughton Road, Blakedown,  
Kidderminster, DY10 3JG

Set within one of Blakedown's most sought-after addresses, The Honey Farm is a distinctive four-bedroom detached character home with a fascinating history.

Originally comprising two separate buildings - Rose Cottage (circa 1840) and a former blacksmith's workshop with adjoining stables-the property was combined into a single dwelling in the 1950s. During the 1970s it is understood to have been used for honey production, giving rise to its charming name. In more recent years, the home has been thoughtfully updated and renovated to create the beautiful family residence seen today.

Ideally positioned in the heart of Blakedown, The Honey Farm enjoys close proximity to the highly regarded village primary school, nursery and local shop. The village train station offers excellent commuter links to Birmingham, Worcester and London Marylebone, while the surrounding Worcestershire countryside provides an abundance of scenic walks and outdoor pursuits.

Over the years the property has been lovingly transformed, The ground floor benefits from a variety of reception rooms, including a living room featuring a cosy log burner and original parquet flooring, an additional snug or playroom, a traditional dining room with original features, stunning open plan kitchen, and a dedicated study offering excellent flexibility for home working.

Accommodation briefly comprises a welcoming open-plan reception hallway with split-level steps leading down to the main living and kitchen areas, utility room, lounge, additional reception/playroom, dining room and office. To the first floor are four bedrooms, a family bathroom and an en-suite to the principal bedroom. Externally, the property features a garage, a delightful garden and an impressive annex/summer house, ideal for use as a home gym or workspace.

This exceptional home truly must be viewed

#### Approach

Large driveway setback from the road catering to 3-4 cars, plus single garage.

#### Hallway

With door leading to downstairs shower room, dining room, storage cupboard and step down to family kitchen dining space.

#### Downstairs Shower Room

WC, shower cubicle, heated towel rail, window to side, complementary tiling to walls and inset ceiling light points.



### Kitchen Dining Space

There are three bi folding doors flooding this area with light giving access to rear garden, ornate ceramic tiled flooring which expands throughout the remaining area of the kitchen diner, double glazed windows. Doors leading to the living room and snug/playroom.

### Kitchen

11' 1" x 18' 8"

High quality kitchen with underfloor heating, included gas Rangemaster cooker, wall and base units with work surface over, double butler sink with quooker instant hot water mixer tap, inset ceiling light points, feature central heating radiator, complementary tiling to walls, stairs to first floor accommodation, space for appliances and included water supply for American style fridge/freezer, vaulted ceiling with skylight windows flooding this area with light, integrated dishwasher, slow close cupboard units and drawers, centre island with matching drawers and cupboards, breakfast bar, granite work surfaces, door giving access to:

### Utility

5' 10" x 6' 2"

Door to rear of property, sink with drainer and mixer tap, tiled floor, and plumbing for washing machine.

### Lounge

13' 5" x 15' 1"

Triple glazed sash window to side, feature central heating radiator, original parquet flooring, log burner, door to porch and access hatch to cellar.

### Snug

12' 9" x 11' 5"

Triple glazed sash window to side, feature fireplace, central heating radiator and original parquet flooring.

### Dining Room

20' 0" x 11' 9"

Original feature arch window to front, two further windows to side and rear, unique feature 'The Honey Farm' fireplace with living flame gas fire, central heating radiator, door to:

### Study

9' 10" x 7' 10"

Double glazed window to rear, central heating radiator and inset ceiling light points.

### Landing

Feature window to rear, access to loft space and doors radiating to:

### Bedroom One

13' 5" x 15' 1"

Triple glazed sash window to front, central heating radiator, feature fireplace and door leading to:

### En suite

Double glazed obscured window to front, WC., shower cubicle with drench shower head, heated towel rail, vaulted ceiling, feature wash hand basin with storage below, complementary tiling to walls and floor.

### Bedroom Two

11' 9" x 11' 5"

Triple glazed sash window to front and central heating radiator.

### Bedroom Three

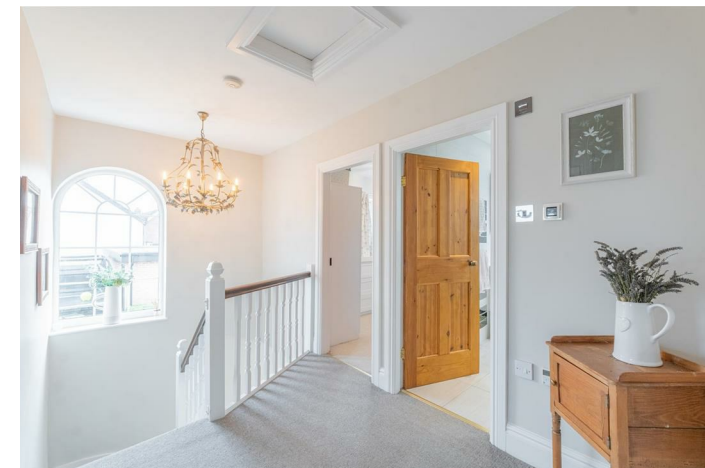
11' 5" x 12' 9"

Triple glazed sash window to front and central heating radiator.

### Bedroom Four

7' 2" x 11' 5"

Double glazed window to rear and central heating radiator.



## Bathroom

Underfloor heating, triple glazed obscured sash window to side, WC, vanity sink with mixer tap, heated towel rail, shower cubicle with drench shower head, Bluetooth cabinet, complementary tiling to walls.

## Garden

Having patio areas with step, mature and landscaped borders. The pathway continues to summerhouse/potential annex. The lower area has a lawned area with mature borders. Door giving access to garage/workshop to side. Further pathway to the side of the property which would have been originally the front of the cottage which would have been approached via Birmingham Road.

## Summerhouse/Potential Annex

Bi folds to front, window to side, lantern style skylight, equipped with electric and ideal space for entertaining, home office, gym or home bar.

## Garage

8'6" x 15'5"

Roller door to front and further door to side.

## Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

## Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

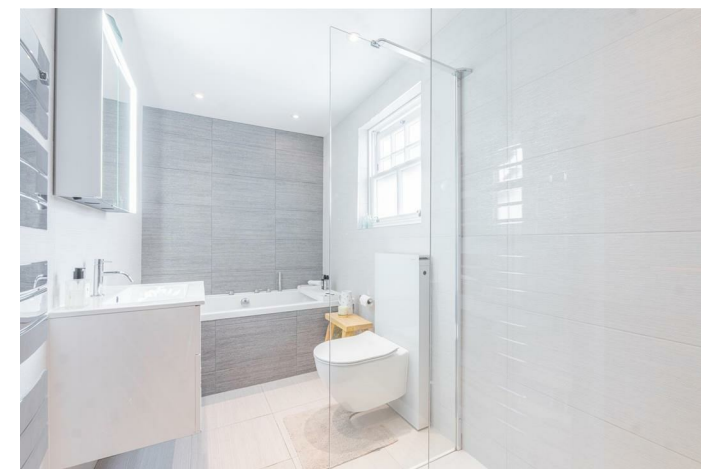
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

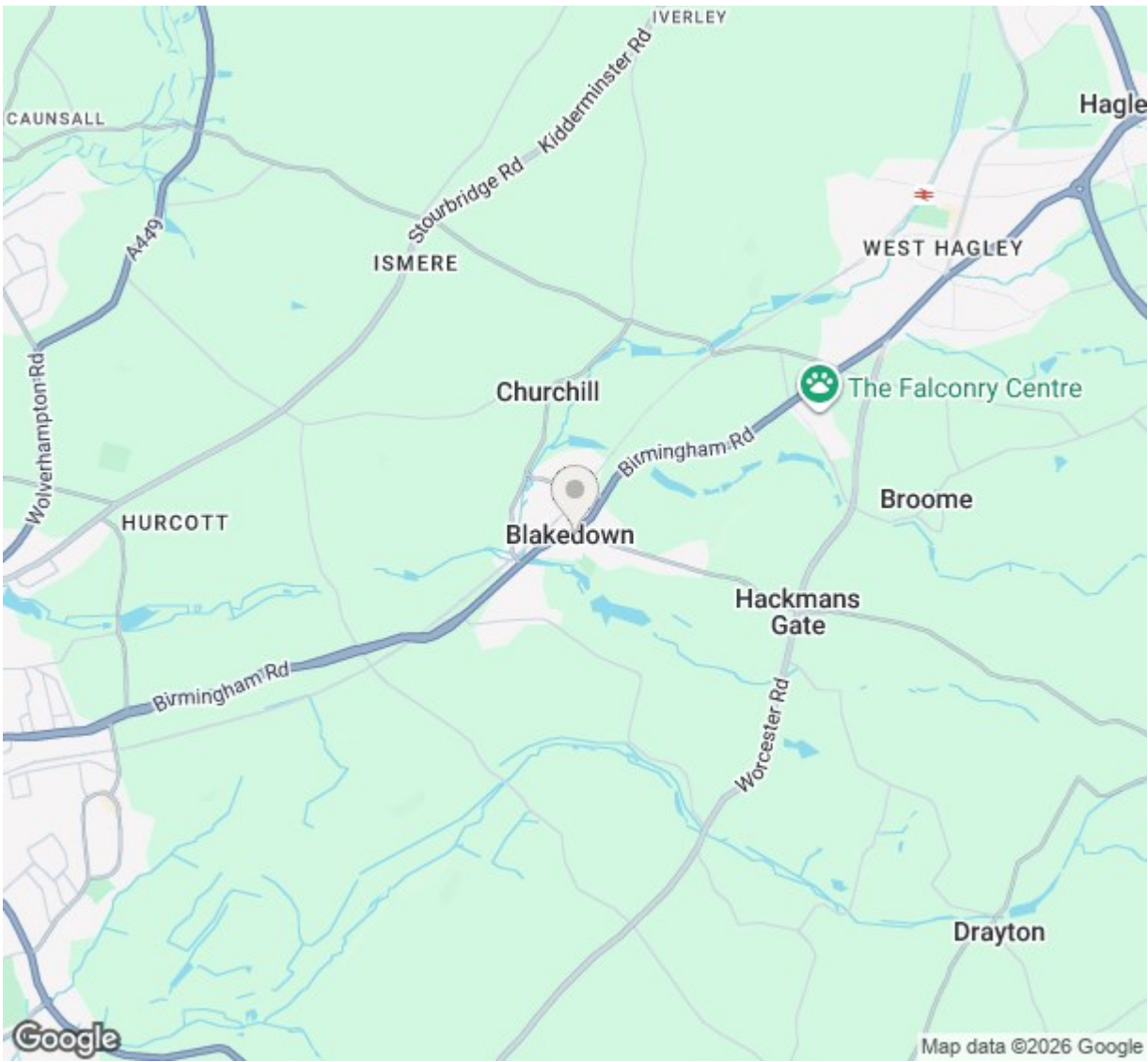
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

## Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band F









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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