



Grove.

FIND YOUR HOME

Spring Farm, Yieldingtree, Broome, DY9 0EJ

Asking Price £1,200,000

Spring Farm

Nestled in the charming area of Yieldingtree, Broome, Spring Farm offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family and guests alike.

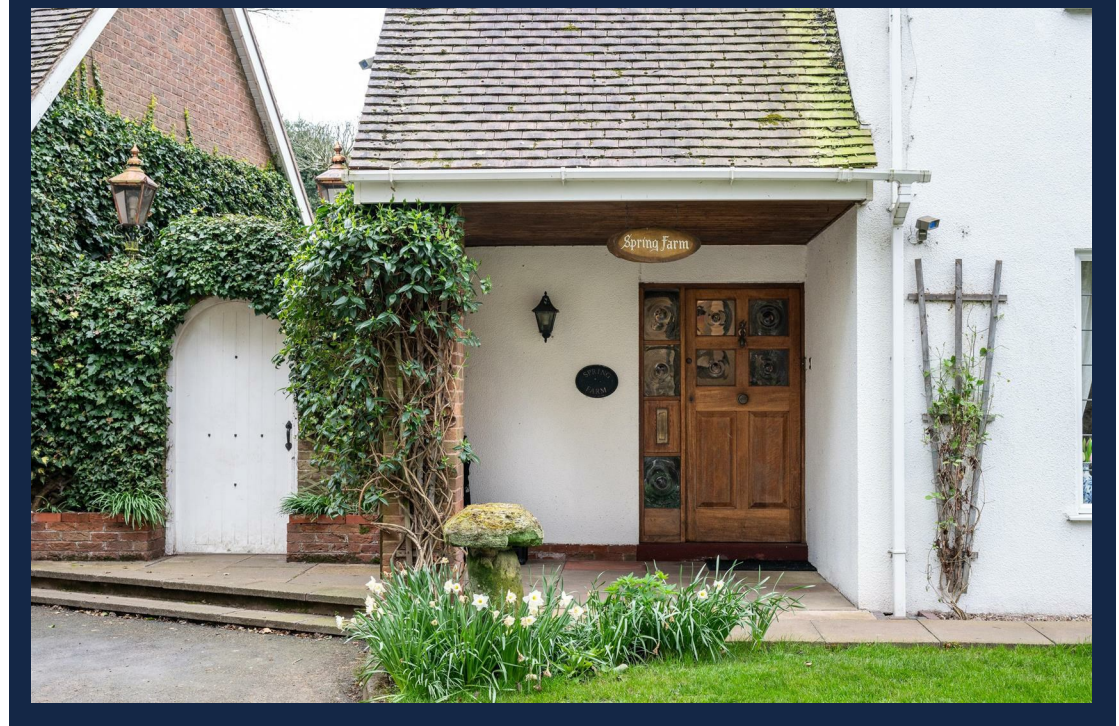
The home boasts three well-appointed reception rooms, providing versatile spaces that can be tailored to your needs, whether for entertaining, relaxing, or working from home. The layout is designed to enhance both functionality and flow, making it a delightful environment for everyday life.

The external space on offer is spectacular- the large mature garden with sauna, hot tub, outdoor pool and outdoor barbeque hut are excellent for hosting loved ones and enjoying the warmer months. In addition, the two paddocks with three stables, tack room and a separate gated driveway are ideal for those looking for equestrian space.

Parking will never be an issue here, as the property accommodates up to six vehicles, making it perfect for families with multiple cars or for hosting visitors.

This residence is not just a house; it is a home that promises comfort, style, and practicality in a desirable location. If you are looking for a spacious family home in a peaceful setting, this property in Yieldingtree is certainly worth considering.

To arrange a viewing appointment, please contact our Hagley branch.







Approach

Approached via pathway with lawn to front and weather porch.

Porch

With door through into the entrance hall.

Entrance Hall

With parquet wood flooring throughout, central heating radiator and oak staircase to the first floor landing. Doors lead through to:

Living Room 21'7" x 14'9" (6.6m x 4.5m)

With dual aspect double glazed windows to sides and rear, French doors to the rear and further door to the side. There are two central heating radiators and a log burner., perfect for winter evenings.

Dining Room 12'9" x 14'5" (3.9m x 4.4m)

With double glazed window to front, central heating radiator, parquet flooring and feature fireplace. Door leads through into the kitchen.

Kitchen 15'8" x 14'5" (4.8m x 4.4m)

With double glazed window to front, tiling to floor and slate tiled splashbacks. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and large AGA. There is further space and plumbing for white goods, along with a breakfast table and chairs. Door leads through into the utility.

Utility 10'9" x 7'2" (3.3m x 2.2m)

With double glazed window to front and door out to the front. There are fitted base units with worksurface over and sink with drainage, space and plumbing for white goods and floor to ceiling cabinets for storage.

Lounge 20'0" x 13'9" (6.1m x 4.2m)

With double glazed windows to side and rear, French doors out to the patio, central heating radiator and feature fireplace with log burner.

Downstairs W.C.

With window to side, w.c. and hand wash basin.

Cloakroom

With window to side and ample space for storage.



Grove.

FIND YOUR HOME







Office 19'4" x 9'6" (5.9m x 2.9m)

With dual aspect double glazed windows to front and rear,

Gardeners W.C.

With w.c. and hand wash basin.

First Floor Landing

With double glazed window to rear and skylight overhead, central heating radiator and doors to:

Bedroom One 12'9" x 14'5" (3.9m x 4.4m)

With double glazed window to front, central heating radiator and feature fireplace. There is a large fitted storage cupboard and door leads through to:

Dressing Room 12'1" x 14'5" (3.7m x 4.4m)

With fitted wardrobes for storage and doors leading to:

Ensuite

With double glazed window to side, heated towel radiator and tiling to walls. There is a large vanity unit with His and Hers sink basins and a walk in shower cubicle.

W.C.

With window to side and w.c.

Bedroom Two 13'5" x 14'1" (4.1m x 4.3m)

With window to front, central heating radiator, storage cupboard and fitted sink.

Bedroom Three 9'2" x 14'1" (2.8m x 4.3m)

With dual aspect double glazed windows to side and front, central heating radiator, fitted sink and fitted wardrobes for storage.

Bedroom Four 13'9" x 9'6" (4.2m x 2.9m)

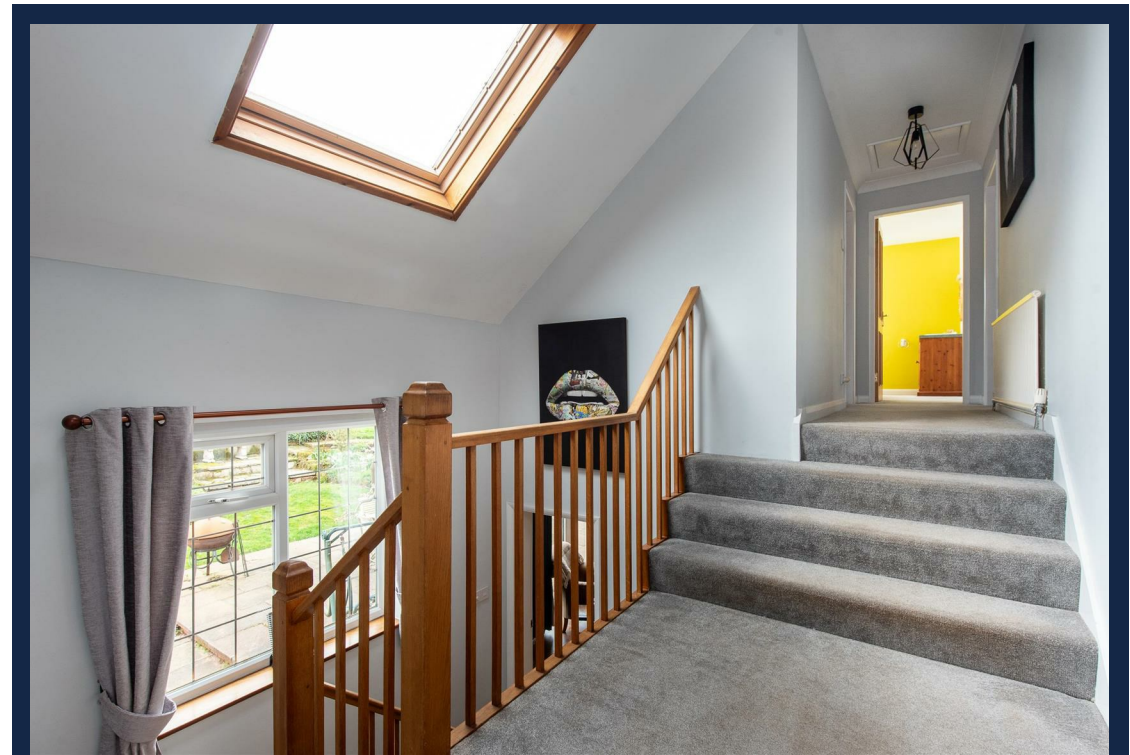
With dual aspect double glazed windows to side and rear, central heating radiator and fitted sink.

Bedroom Five 9'6" x 10'2" (2.9m x 3.1m)

With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

Bathroom

With double glazed window to rear, heated towel radiator and tiling to walls. There is a vanity sink and fitted P bath with shower over.



Grove.

FIND YOUR HOME







W.C.

With window to rear and w.c.

Gardens

An excellent space with paved patio area, extensive lawns and mature planter beds. To the side via gate there is a large covered swimming pool with separate pool changing room, chicken coop with run, shed for storage and outdoor barbeque hut. To the rear of the garden is a barked play area, wood fired hot tub and sauna and patio area with raised pond. For keen gardeners, there is a greenhouse and established vegetable patch with various varieties planted.

Paddocks

There are two fenced paddocks, ideal for horses, sheep or as shown, alpacas. The paddocks can be accessed via the garden but also via separate driveway and gate from the road.

Stables and Tack Room

With three good sized stables, a tack room and further storage space, ideal for housing equestrian equipment.

Garage

With up and over garage door, lighting overhead, electric points and space for white goods.

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

Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.



Grove.

FIND YOUR HOME





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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



Grove.

FIND YOUR HOME



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.
Made with Metropix ©2026

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

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

Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN

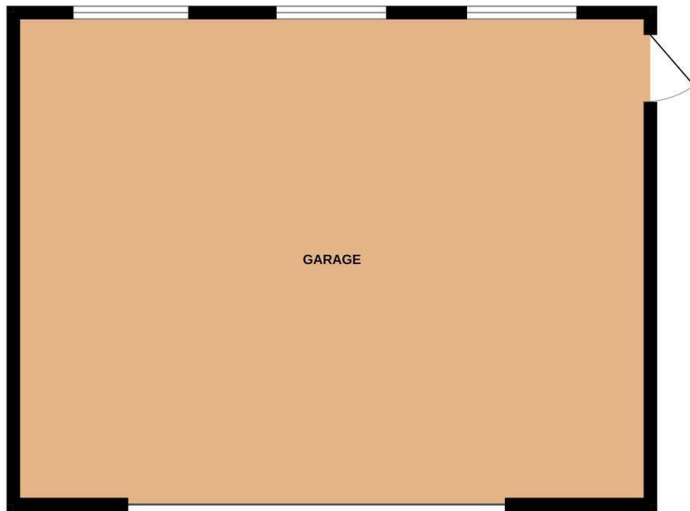
T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk

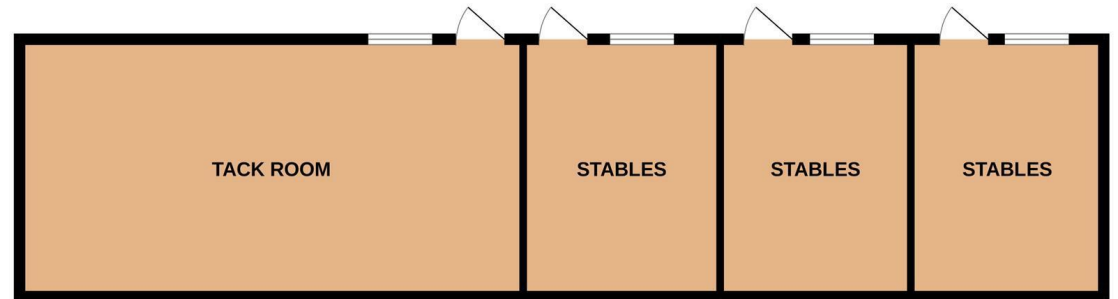


GROUND FLOOR



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.
Made with Metropix ©2026

GROUND 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.
Made with Metropix ©2026