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West Lodge Farmhouse Swan Lane, Upton Warren, Bromsgrove B61 9HF

Guide Price £1,195,000

Home with a view

West Lodge Farmhouse is a beautiful Grade II listed retreat nestling in 7 acres of grounds set-back from Swan Lane, Upton Warren, Bromsgrove. This remarkable estate unveils a harmonious fusion of timeless elegance and rural charm, exuding an air of tranquillity that invites you to escape the bustling world and embrace the beauty of nature. Believed to be a former hunting lodge to the Grafton Manor estate, West Lodge Farm dates from the 16th Century with a substantial Georgian addition. The current owners have taken great care to preserve this outstanding family home retaining and enhancing the original features. As you approach along the meandering country road that leads to this secluded home, a sense of anticipation builds, offering a glimpse of what awaits beyond the wrought iron gates and walled-garden. This stunning 'forever' home, blends classic architectural design elements with contemporary comforts to create a dwelling that feels both grand and inviting.







Location

WEST LODGE FARMHOUSE is located just a short drive from the village of Upton Warren, which offers a range of amenities, including a pub, a village shop and a sailing club. The town of Bromsgrove is also within easy reach, offering a wider range of amenities, including a range of shops, restaurants, bars and leisure facilities. The property lies in a convenient location for train links for Worcester, Birmingham and beyond. The M5 and the Midlands Motorway Network are also within easy reach. There are also excellent schools at both primary and secondary levels nearby.

Grounds

The grounds stretch to some 7 acres, including: well fenced paddocks, formal gardens, orchard and vegetable patch, a terrace seating and dining area with views of the beautiful gardens and surrounding Worcestershire countryside. There is also a parking area set away from the house.

Approach

Via shared gravel driveway leading to private driveway with ample parking and access to stables, paddocks and garden. Footpath with steps leading into perfectly manicured part walled front garden. Front door leading into Hallway.

Hallway

Central heated radiator, flagstone style flooring, stair to first floor and doors radiating to:

Downstairs Cloakroom

With central heated radiator, low level w.c. and wash hand basin.

Drawing Room 16'1" x 15'5" (4.9 x 4.7)

Sash window to front, central heated radiator, feature fireplace with multi fuel log burner.

Dining Room 15'9" x 12'10" (4.8 x 3.9)

Sash window to front, central heated radiator, feature fireplace with open fire.

Sitting Room 15'9" max x 16'1" max (4.8 max x 4.9 max)

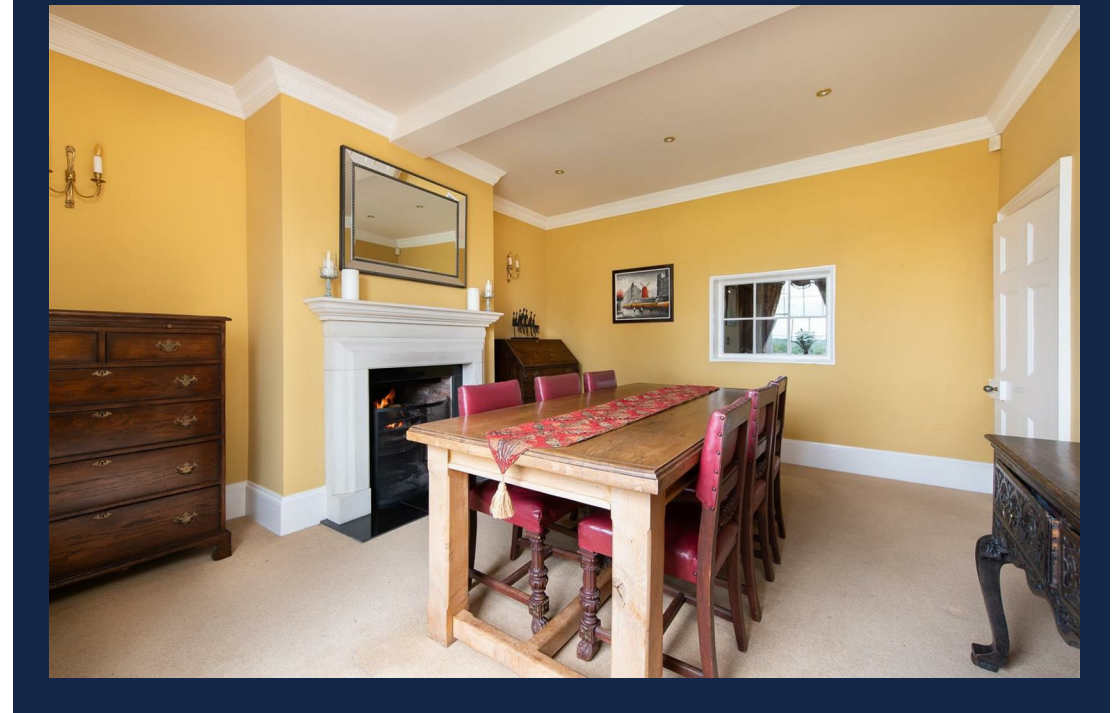
Dual aspect windows to side and rear, central heated radiator, recessed fireplace with multi fuel burner with mantle over.

Kitchen 16'1" max x 15'9" max (4.9 max x 4.8 max)

Window to rear, pre-existing internal window to dining room, flagstone style flooring, a variety of bespoke fitted wall and base units with granite work surface over, matching breakfast island, oil fired four oven AGA, integrated dishwasher, Shaw's original double Belfast sink, door leading to rear lobby, utility and sitting room.

Rear Lobby

Central heated radiator, stable style door leading to rear courtyard.







Utility 7'10" x 6'7" (2.4 x 2.0)

Window to side, bespoke fitted wall and base units with solid wood work surface over, housing oil boiler, space/plumbing for white goods.

First Floor Landing

Sash window to front, central heated radiators, steps down leading to existing landing and doors radiating to:

Bedroom One 15'9" max x 16'5" max (4.8 max x 5.0 max)

Sash window to front, central heated radiator, fitted wardrobes, cast iron fire with surround and door leading to private en-suite.

En-suite 4'11" x 9'6" (1.5 x 2.9)

Obscured window to side, chrome heated towel rail, tiling to walls and floor, low level w.c., oversized vanity unit with storage, feature mirror with lighting and large walk-in shower with drench head over.

Bedroom Two 15'1" max x 15'9" max (4.6 max x 4.8 max)

Window to rear, Velux skylight, central heated radiator, access to airing cupboard and door to private en-suite.

En-suite 7'3" x 6'3" (2.2 x 1.9)

Window to side, central heated radiator, tiling to floor and splash-back, low level w.c., fitted wash hand basin and corner shower cubicle.

Bedroom Three 16'1" max x 13'1" max (4.9 max x 4.0 max)

Sash window to front, central heated radiator, cast iron fire with surround.

Bedroom Four 16'5" max x 7'10" max (5.0 max x 2.4 max)

Window to rear, central heated radiator.

Family Bathroom 9'6" x 7'7" (2.9 x 2.3)

Obscured window to side, central heated radiator, high level traditional w.c., fitted wash hand basin and step up leading to feature free standing claw foot bath.

Garden

The property has access to a private part walled courtyard with archway leading to extended lawn area with established borders.

Stable One 12'10" x 12'2" (3.9 x 3.7)

Stable Two 11'10" x 11'10" (3.6 x 3.6)

Stable Three 12'6" x 12'2" (3.8 x 3.7)

Hay Store 23'7" x 12'2" (7.2 x 3.7)

Currently being used as car port, door giving access to tack room/store.

Tack Room 11'10" x 5'11" (3.6 x 1.8)

Secure door with ample storage.

Council Tax Band

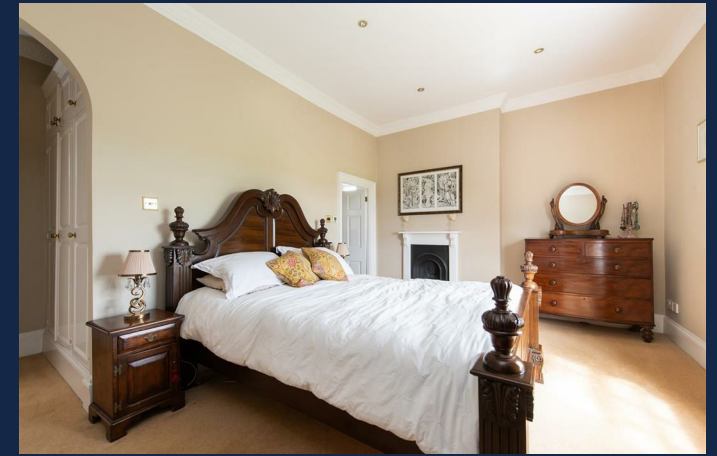
Tax band is E.

Tenure

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

Services

AGENTS NOTE: We are advised the property has an oil tank, septic waste tank and fibre broadband directly into the property.



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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.

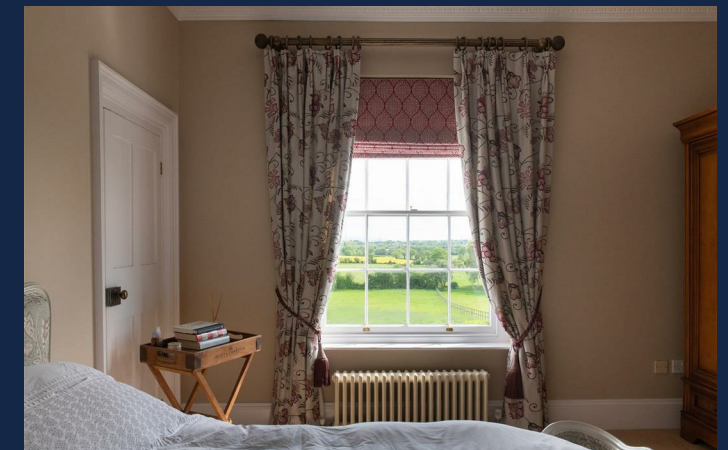
Referral Fees

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.

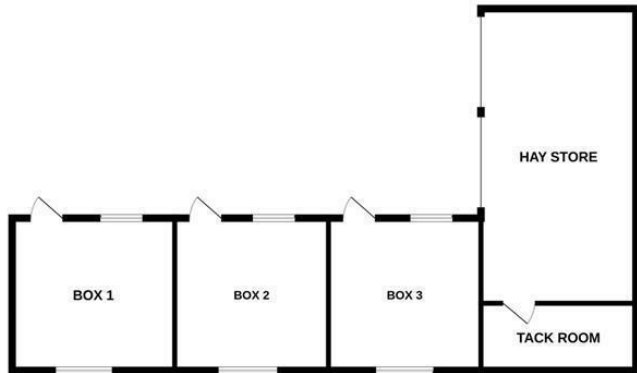
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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

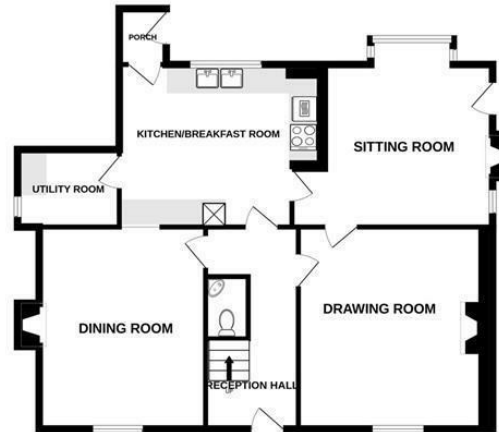
does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



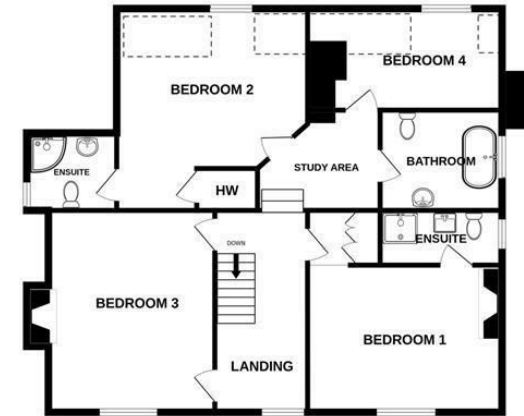
STABLING
840 sq.ft. (78.0 sq.m.) approx.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3208 sq.ft. (298.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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