

**AP MORGAN**

**Littlewood Green Farm, Bromsgrove Road, Studley**  
Offers in the region of £900,000

### Features:

- Semi-detached farmhouse, arranged over three floors
- Four double bedrooms
- Ensuite bathroom & ground floor wet room
- Spacious kitchen/diner
- Two reception rooms
- Garden with patio and lawn
- Large driveway with ample parking
- Two barns (equipment & hay storage)
- Approx. 9.61 acres with fields

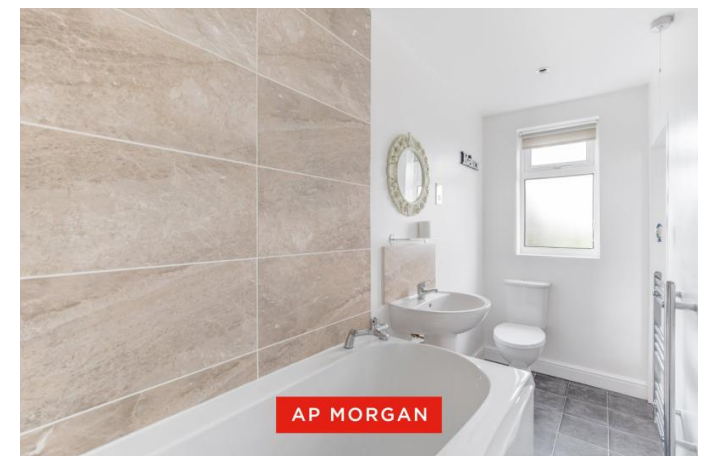
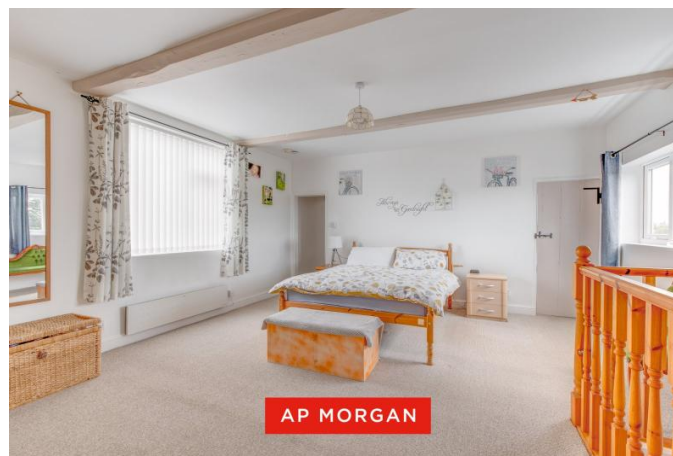
### Description:

This charming semi-detached farmhouse offers a rare opportunity to acquire a characterful home with extensive outdoor space and excellent potential for further development. Arranged over three floors, the property blends traditional features with versatile living accommodation, ideal for those seeking a semi-rural lifestyle with scope to adapt to their needs.

The ground floor provides a welcoming layout, including a spacious kitchen/diner forming the heart of the home, alongside a comfortable lounge and additional sitting room, offering flexibility for both family living and entertaining. A useful wet room, hall, and storage complete the ground level. Upstairs, the first-floor hosts two well-proportioned bedrooms, including a principal bedroom with en-suite, providing a bath, with overhead shower, WC and washbasin. The second floor provides two further bedrooms, making the property well-suited to growing families or those requiring home office space.

Externally, the property truly excels. The generous garden features a combination of patio and lawn, ideal for outdoor dining and enjoying the surrounding countryside views. A substantial yard area and large driveway provide ample off-road parking for multiple vehicles, further enhancing the practicality of the space and making it well-suited to those with business, agricultural, or lifestyle needs.

A particular highlight of the property is the inclusion of two traditional cattle shed barns. One is currently utilised for equipment storage, while the other serves as hay storage. Notably, one of the barns benefits from approved planning permission for conversion into a one-bedroom annex, presenting an excellent opportunity for additional accommodation, guest space, or potential rental income.



The property sits within approximately 9.61 acres, including adjoining fields that offer a variety of potential uses, from leisure and equestrian interests to smallholding or agricultural purposes. This unique home combines rural charm, practical outbuildings, and future development potential, making it an appealing proposition for a wide range of buyers.

**Details:**

**Lounge** 15'4" x 13'7" (4.67m x 4.14m)

**Sitting Room** 12' x 21'5" (3.66m x 6.53m) max dimensions

**Kitchen/Diner** 12'11" x 29'4" (3.94m x 8.94m)

**Wet Room** 12'11" x 9'9" (3.94m x 2.97m)

**Bedroom 1**

**Bedroom 1** 15'9" x 17' (4.8m x 5.18m)

**Ensuite** 11'3" x 4' (3.43m x 1.22m)

**Bedroom 2** 15.9 x 13'3" (15.9 x 4.04m)

**Bedroom 3** 16' x 17'5" (4.88m x 5.3m)

**Bedroom 4** 16' x 14'11" (4.88m x 4.55m)

**EPC Rating:** To be confirmed

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

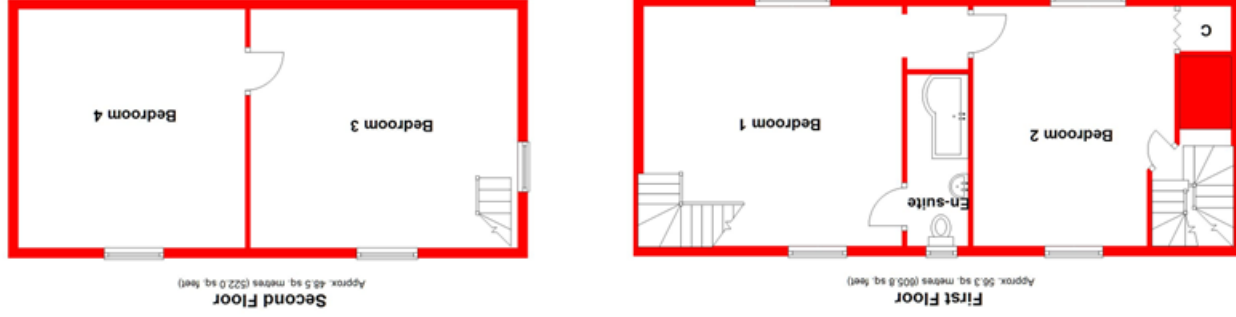
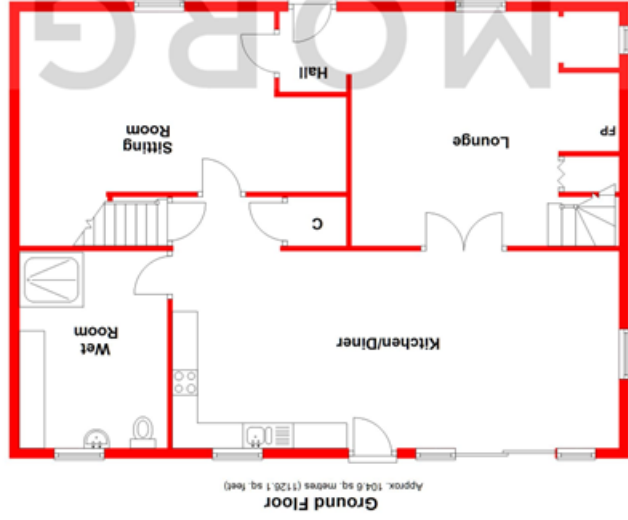
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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