



**AP MORGAN**

**Salter Street, Earlswood, Solihull**  
Asking Price £1,850,000

### Features:

- NO UPWARD CHAIN
- Highly Sought After Location
- Detached Five-Bedroom, Four-Bathroom Period Farmhouse (approx. 500 years old)
- Approximately Three Acres of Highly Productive Chemical-Free Land
- Orchard with over 15 Varieties of Apples, Pears and Plums
- Large Modern Barn Engineered to Support a 40 m<sup>2</sup> Solar Array
- Beautifully Landscaped Gardens with Swedish Wood-Fired Hot Tub
- Excellent Access to Solihull, Birmingham, Warwickshire countryside and the Cotswolds

### Description:

A charming and historic five-bedroom, four-bathroom period farmhouse, approximately 500 years old, set within approximately three acres of highly productive, chemical-free land. This unique property, developed over 30+ years as a mature regenerative smallholding, offers a rare chance to acquire a functioning and thriving ecosystem.

### Location:

Situated in an attractive countryside location close to the Warwickshire border, yet within easy reach of Solihull, Stratford-upon-Avon, the wider Midlands business centres, and the Cotswolds. This property offers a compelling blend of rural tranquillity and accessibility.

### The Farmhouse:

The farmhouse itself boasts approximately 2500 sq. ft of living space across three floors, including a wine cellar and root cellar. The ground floor features a welcoming hall, two reception rooms, a snug, a breakfast room, a dining room, and a well-equipped kitchen with a utility room and a ground-floor shower room. The first floor comprises five bedrooms and a family bathroom, a separate shower room and additional office space. There is also an en-suite to the master bedroom.

### The Land & Outbuildings:

The approximately three acres of land are a significant feature, meticulously developed over 30+ years without chemicals or sprays, creating a mature and balanced natural system rich in biodiversity. The land offers abundant, nutrient-dense food production throughout the year.

This is not a project or a blank canvas, but a functioning and thriving system ready to be enjoyed. The holding offers both significant productivity and lifestyle flexibility, catering to those who desire a connection with nature and a self-sufficient way of life, or simply a beautiful rural retreat with excellent connectivity.



Early viewing is highly recommended to fully appreciate this exceptional property.

**Details:**

**Porch**

Snug 12'11" x 12'8" (3.94m x 3.86m)

Reception Room 18'4" x 13' (5.6m x 3.96m)

Breakfast Room 15'4" x 14'6" (4.67m x 4.42m)

Dining Room 15'6" x 14'1" (4.72m x 4.3m)

Kitchen 14'5" x 8'6" (4.4m x 2.6m)

Utility Room 19' x 7'2" (5.8m x 2.18m)

**Downstairs Shower Room**

**Landing**

Bedroom 1 18'2" x 13' (5.54m x 3.96m)

**Ensuite**

Bedroom 2 12'11" x 12'8" (3.94m x 3.86m)

Bedroom 3 14'9" x 7'9" (4.5m x 2.36m)

Bedroom 4 14'3" x 7'8" (4.34m x 2.34m)

Bedroom 5 10'10" x 9'8" (3.3m x 2.95m)

**Office Space**

Cellar 22' x 12'8" (6.7m x 3.86m)

**EPC Rating:** To be confirmed

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

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

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser 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 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

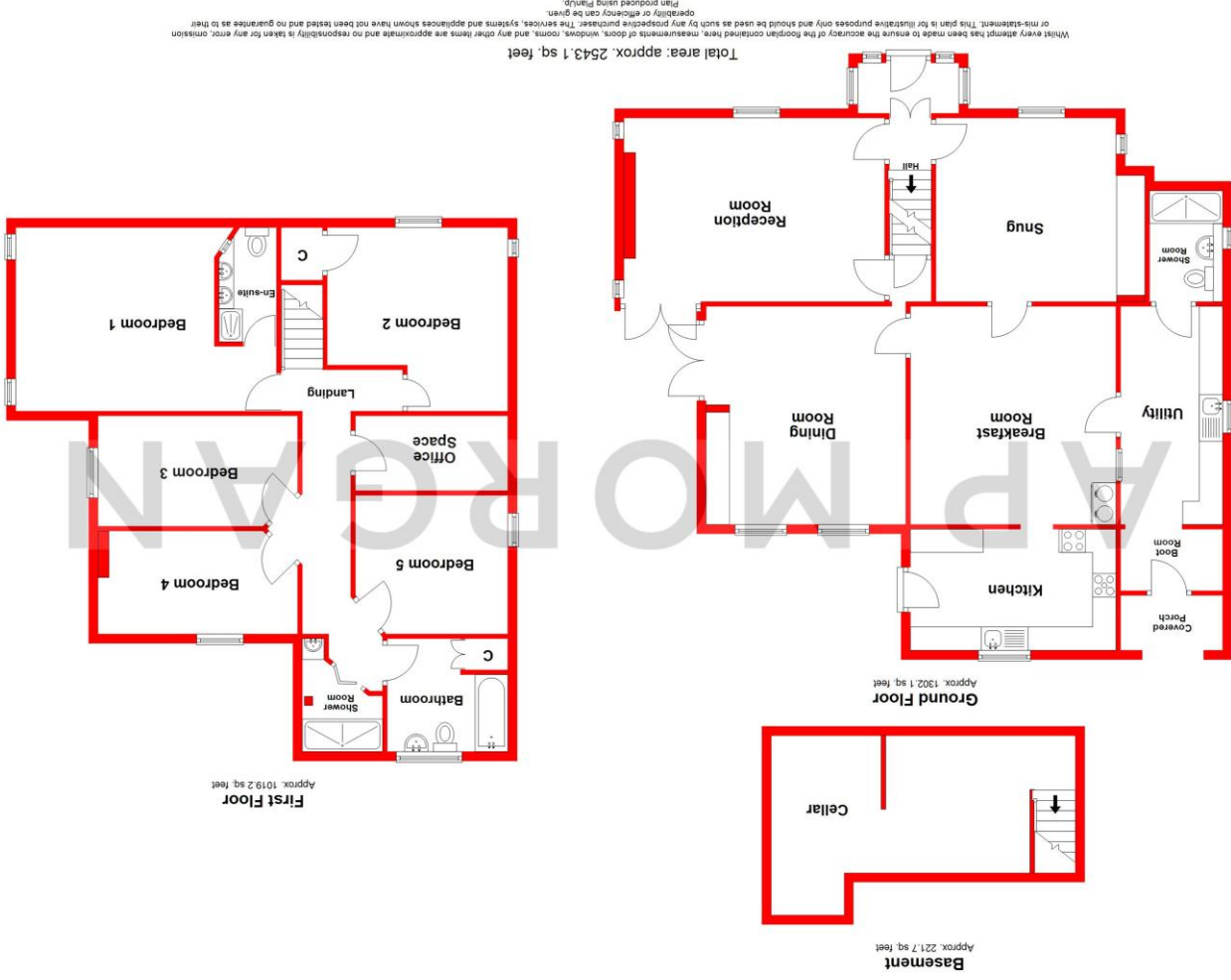
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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