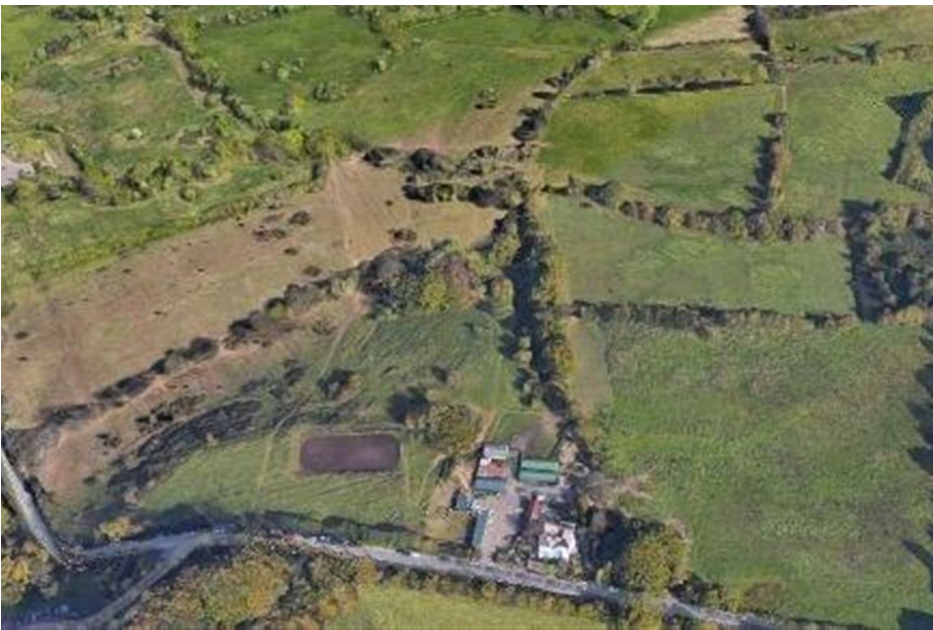




Penorchard Farm Hagley Wood Lane
Romsley, B62 0NL

Offers In The Region Of £1,250,000

The Property

Bloore King & Kavanagh are proud to present this wonderful opportunity to purchase Penorchard Farm with approx. 40 acres of land and equestrian facilities situated in a simply beautiful location with amazing views on the outskirts of Romsley and the stunning Clent Hills.

The FIVE BEDROOM DETACHED RESIDENCE is in need of refurbishment but has fantastic potential. There is also approximately 40 acres of land put together over several fields with equestrian facilities featuring stables blocks, ménage, tack room, barns and various outbuildings.

The house benefits from solar panels and a heat pump and briefly comprises: entrance conservatory, three reception rooms, kitchen breakfast room, further conservatory to the rear, utility room and downstairs bathroom. To the first floor are five bedrooms (one currently utilised as an upstairs kitchen) and family bathroom. Outside there are gardens with a private gated entrance and driveway leading to the house.

The extensive grounds feature a full equestrian centre with four stables blocks, tack rooms and barns. There is a ménage and various fields totalling approx. 40 acres in total.

A fantastic and rare opportunity. Call NOW on 0121 550 4151 to book your viewing. EPC: E // Council Tax: Listed as Deleted / Bromsgrove

Location

Penorchard farm is situated in an enviable location set within the beautiful countryside in Romsley and Clent Hills. There are simply amazing views all around and there are incredible walks, trails, country pubs and local shops. Whilst being in such a beautiful countryside location the property is also close to the conurbations of Halesowen, Stourbridge and also within easy reach of Birmingham City and the M5/M6/M42 motorways.

The House

Entrance Conservatory

With doors to the front and side.

Kitchen Breakfast Room

3.89m x 4.66m (12'9" x 15'3")

A range of units incorporating: stainless steel sink and drainer, electric hob and electric oven. Windows to the front and side.

Inner Hall

Store room.

Reception One

4.97m x 5.15m (16'3" x 16'10")

Window to the front and bay window to the side.

Reception Two

4.95m x 4.27m (16'2" x 14'0")

Windows to the side and rear.

Reception Three

3.25m x 3.44m (10'7" x 11'3")

Window to the side.

Downstairs Bathroom

2.58m x 3.78m (8'5" x 12'4")

A five piece suite comprising: shower cubicle, panelled bath, low level WC, bidet and pedestal wash hand basin. window to the front.

Utility Room

2.80m x 3.63m (9'2" x 11'10")

Measured at Widest Points

Plumbing and space for a washing machine. Door to the rear and stairs rising to the first floor.

Rear Conservatory

3.74m x 2.70m (12'3" x 8'10")

Overlooking the rear garden. Door to the side.

Landing

2.88m x 4.42m (9'5" x 14'6")

Airing cupboard and access to the loft space. Separate WC

Bedroom One

4.91m x 4.50m (16'1" x 14'9")

Windows to the rear and side.

Bedroom Two

4.89m x 3.05m (16'0" x 10'0")

Window to the side.



Bedroom Three

2.89m x 1.96m (9'5" x 6'5")

Window to the rear.

Bedroom Four

4.43m x 4.95m (14'6" x 16'2")

Windows to the side and rear.

Bedroom Five

3.01m x 3.53m (9'10" x 11'6")

Currently set up as a kitchen with store cupboard off. Window to the front.

Upstairs Bathroom

2.55m x 3.63m (8'4" x 11'10")

A five piece suite comprising: shower cubicle, panelled bath, Low level WC, bidet and pedestal wash hand basin. Window to the front.

Entrance and Garden

A gated entrance leads up the private driveway to the house. There are extensive gardens to the side and rear with brick build outbuilding and pedestrian access to the road side of the property.

Equestrian Facilities

A separate gated entrance leads into the equestrian courtyard featuring two stable blocks and tack room. There are two further stable blocks to the rear along with storage and hay barns. A menage is situated to the field adjacent.

Land

There are approximately 40 acres of land included in the sale.

(The acreage information noted is supplied by the vendor and has not as yet been verified by Bloore King & Kavanagh. We strongly recommend any interested party to check with their Solicitor or surveyor as to the exact boundaries and acreage of the proposed sale)

Tenure & Restrictive Covenants

We are advised by the vendor that the property is freehold. The title contains certain covenants. For more information please call 0121 550 4151.

Any note or mention of acreage included in the sale has been provided by the vendor. Please note that Bloore king and Kavanagh have NOT verified the acreage or measured the land therefore a purchaser MUST verify this with their Solicitor or Surveyor prior to entering into an agreement to purchase. We are informed by the vendor that part of the land is held in a trust.

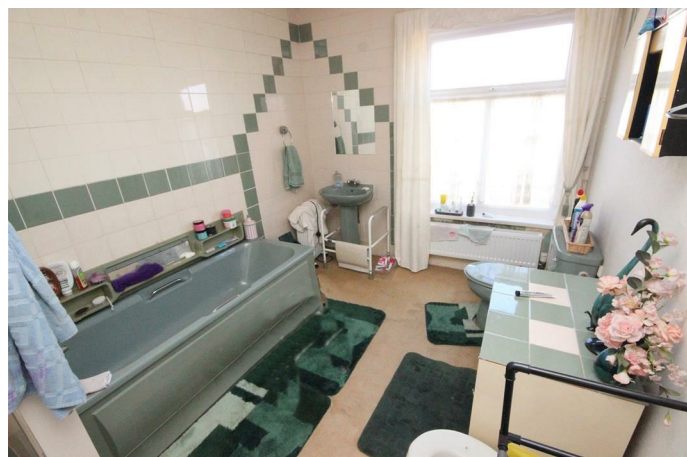
Council Tax Band: Bromsgrove Council - Listed as deleted - Vendor informs us the band is split into two living accommodations ground floor and first floor payable - This information has NOT been verified

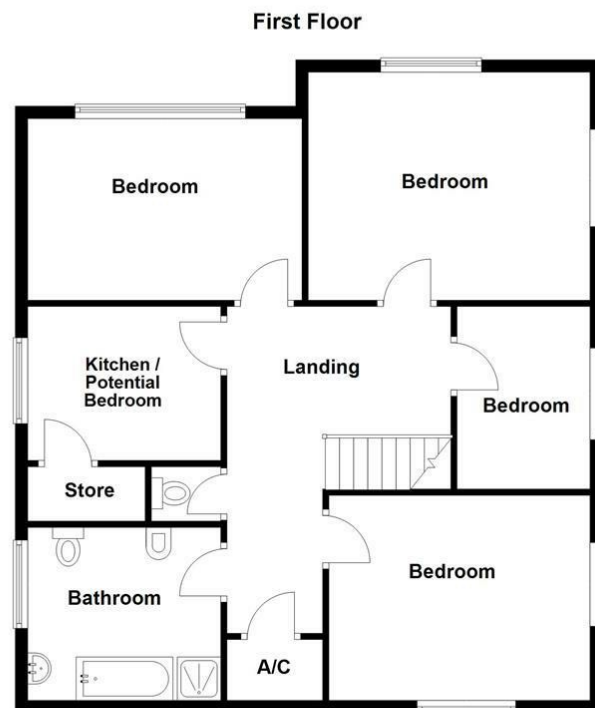
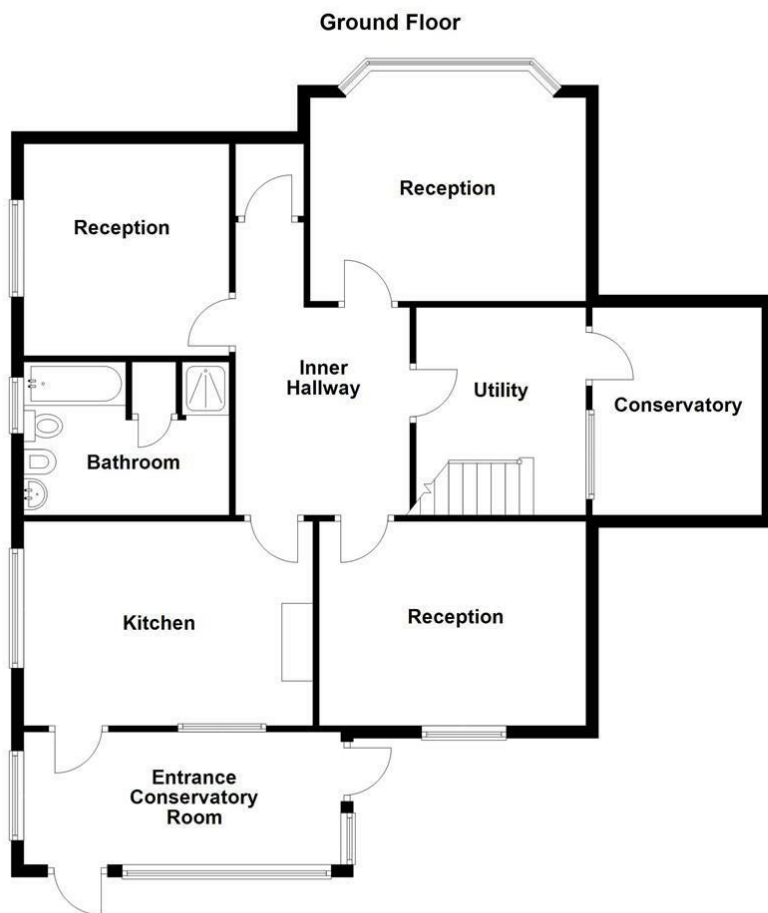
Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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