



The Old Farmhouse
Smite Hill | Hindlip | Worcestershire | WR3 8SZ

FINE & COUNTRY

THE OLD FARMHOUSE

The Old Farmhouse is a delightful and well-proportioned four bedroom semi-detached property situated in a rural location. The property has many original features and is steeped with character and high ceilings, as well as having a large detached newly constructed garage with a working office above and a one acre paddock (not verified) to the rear of the house.



Ground Floor

The property is accessed through a large oak Gothic style door which leads into the hallway which has a classic period style tiled floor. There is a downstairs WC and a storage cupboard in this area, and it leads onto the reception rooms. The large reception room has an open fireplace, dual aspect windows, and an integrated cinema sound system. The snug is located at the rear of the property and has patio doors which lead to the garden. This room also enjoys views of the paddock. The kitchen and utility room lead on from this area. The kitchen is a newly constructed structure which benefits from a vaulted ceiling, underfloor heating, air conditioning, and bi-folding doors which lead to the rear garden. This substantial space accommodates a large island, quartz worktops, a range of units with complementing feature lights, and an appliance wall with two ovens and space for an American fridge. Also found in this amazing space is a built-in dishwasher, under counter fridge, and an induction hob. The utility room has more storage cupboards with complementing quartz worktops and a back door which leads outside. The combi boiler is also located in the utility room and is two years old.





Seller Insight

“ Nestled in the glorious Worcestershire countryside, not far from the village of Hindlip, stands this impressive Victorian farmhouse which has been extended, refreshed and enhanced by the present owner, and which has been a magnificent and practical family home for the past sixteen years.

"We lived in the centre of Worcester and wished to move into a larger property in a rural location with a sizeable parcel of land. The Old Farmhouse, which had recently been refurbished, had obvious potential for expansion, plus it had a double garage, all of which was ideal for our family needs. The setting of the house down its quiet lane is quite lovely but everything required is also close at hand. The house has retained its Victorian essence which includes tall ceilings and a wonderful oak staircase. With the addition of an extension, together with the reinstatement of a fireplace and our 'tweaking' of the internal layout, it is indeed an idyllic family home. The double aspect main reception room is welcoming, bright and sunny, whilst the spacious kitchen, with its vaulted ceiling, is very much the focus of family life. Having bi-fold doors opening out onto the spacious patio makes it the perfect space for entertaining family and friends, especially on sunny, warm days when everyone can spill out into the garden. What was the original kitchen is now a cosy snug which also opens onto a quiet patio."

"The garden is exceptionally tranquil and private, and is a wonderful setting for quiet relaxation. There is also a paddock which is often let out to neighbours for grazing, but could equally house a field shelter and a pony or two. In addition, there are numerous walks through local country lanes direct from the house."

Both Worcester and Droitwich Spa are very easy to access. There is a superb choice of both independent and state schools, together with a wide range of sport and leisure opportunities. The renowned Cotswolds are quite close, as are many pretty villages and towns. Both road and rail links are excellent, with Birmingham International Airport and Worcester Parkway being within easy reach."

"Due to a change of family circumstances, I am sadly saying farewell to what has been a wonderful family home. However, I wish its new owners as much happiness and contentment as my family have experienced."*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







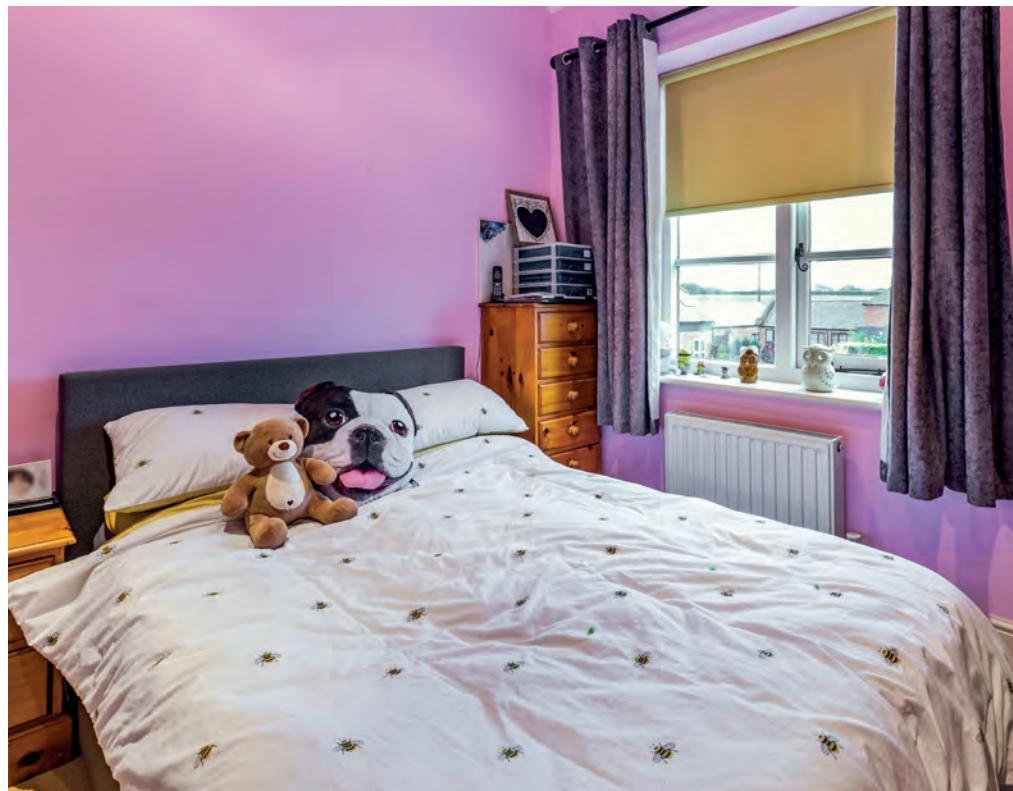
First Floor

The original oak staircase leads to the first floor where three of the double bedrooms and the family bathroom are found. It has a split landing with windows which not only give light but also give lovely views across the gardens and surrounding countryside. The main bedroom is a large double bedroom with an en-suite shower room. Bedroom two is a large double with double aspect windows. Bedroom three is again a double room.









Second Floor

Bedroom four is a double room.



Outside

There is a gravel drive from the road to the house with ample parking at the front of the house for 5+ cars. There is gated access to the rear of the house to the double garage and office space above. There is extensive further parking in front of the garage, and to the left side of the garage is a gate to the field. The office is accessed by the side of the garage and there is a reception area including kitchenette and WC. The above office space is accessed by a spiral staircase. There is a door that leads into the garage. The garage/workshop is currently fitted with units and is a versatile space. There is a walled garden at the front accessed by a lockable gate. Inside the garden you have a grass lawn and a path leading to the front door, utility door, and down the side of the house to the back garden and rear parking area. Part of the back garden is patio up to the bi-fold doors of the kitchen. The rear garden runs around the kitchen to one of the reception rooms double doors and runs up to the right hand gate into the paddock.











LOCATION

Hindlip is a small hamlet located adjacent to Fernhill Heath and is home to Hindlip First School. Locally, Worcester and Droitwich Spa offer all amenities including shops, doctors, dentists, as well as a range of schooling and sports facilities. Junction 6 of the M5 is a short distance from Hindlip, and The Sixways Stadium and David Lloyd are a couple of minutes' drive away.

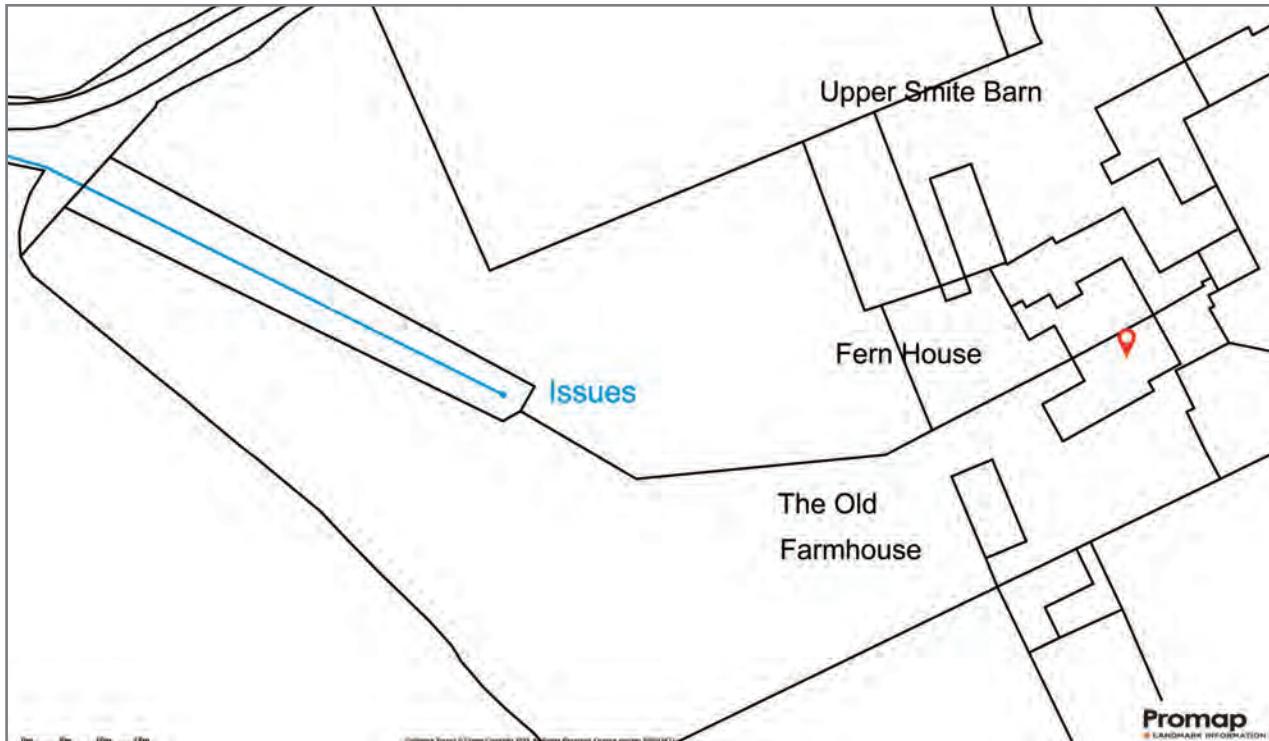
Droitwich Spa provides a range of shopping, including Waitrose, as well as a full range of commercial and professional amenities. This historic town, with a history based on the salt trade stretching back to Roman occupation, is characterised by its historic High Street, vibrant community, and The Chateau Impney Hotel.

The cathedral city and county town of Worcester is increasingly recognised as a University Town. Worcester is a thriving regional centre, straddling the River Severn, and offering a wealth of recreational amenities with its picturesque County Cricket Ground, Racecourse, Premiership Rugby Club and Rowing.

Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.



If education is a priority, the area is exceptionally well served in both the maintained and independent sector. Local first schooling may be found at Fernhill Heath, Tibberton and Crowle Village schools with secondary schooling at both Droitwich, Worcester or Pershore. Worcester is recognised for both The King's Schools (including the King's St. Albans and King's Hawford Schools) and Royal Grammar Schools (including The Grange Junior School at Fernhill Heath). Schooling within the county at both Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are also readily accessible from Hindlip.



Services

Mains electricity and water. Septic tank. Oil fired central heating.

Tenure

Freehold

Local Authority

Wychavon District Council

Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours:

Monday to Friday

9.00 am - 5.30 pm

Saturday

9.00 am - 1.00 pm



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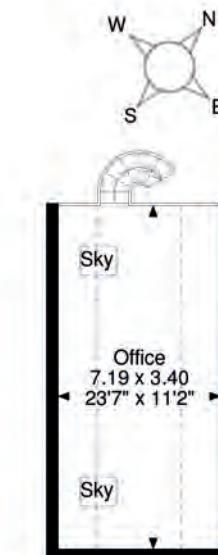
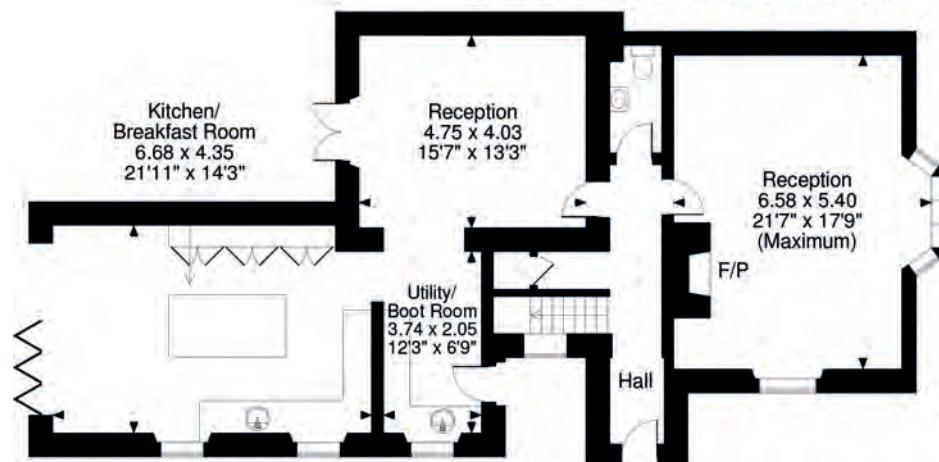
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Approximate Gross Internal Area

Main House = 2058 Sq Ft/191 Sq M

Garage Building = 787 Sq Ft/73 Sq M

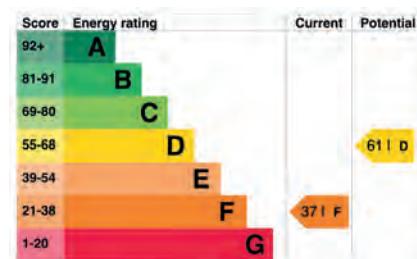


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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.02.2022





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