



Coningswick Farm House, Greenway, Rock, Worcestershire DY14 9SG

01562 820880

Offers in the region of
£795,000



3 Reception
Rooms



5 Bedrooms



1 Bathroom



2.2 Acres Including
Outbuildings

MILEAGE (all distances approximate)

Bewdley 6 miles Cleobury 7 miles Tenbury 7 miles Kidderminster 10 miles Worcester 16 miles Birmingham 31

DIRECTIONS

Proceed from Kidderminster in an Easterly direction and take the Bewdley Bypass and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill and continue towards Clows Top. Before Clows Top, turn left onto Rectory Lane and then turn left onto Porchbrook Road, continuing onto The Greenway where Coningsbrook Farm will be found on the left hand side.

DESCRIPTION

Available for sale for the first time in 65 years, Coningswick Farm House is a 17th Century traditional red brick farmhouse, full of character and in need of modernisation. The property sits in mature gardens with an ATTACHED PADDOCK and useful detached brick built barn to the rear & TWO further detached RED BRICK BARNS with potential conversion benefits.

The property is approached via gated driveway leading to the main entrance to an attractive ENTRANCE PORCH and wonderful reception hall beyond.



The reception hall accesses all ground floor accommodation with a fantastic turning staircase to the first floor accommodation.



The LIVING ROOM has a wonderful exposed brick Inglenook fireplace with timber surround with quarry tiled hearth dominating this comfortable room. The living room itself is wonderfully spacious with tall ceiling, exposed timbers and attractive outlook over mature formal gardens to the front.



The DINING ROOM is equally impressive in size with fabulous stripped oak floor with fitted storage cupboards and equally attractive outlook to the front across the fore gardens.

The ground floor accommodation includes a ground Floor OFFICE, porch/boot room and fitted KITCHEN with dual aspect windows to both front and rear with a particularly useful walk in pantry.



Further access then into the FAMILY/BREAKFAST ROOM with a useful ground floor CLOAKROOM beyond.



- Detached Georgian Farmhouse
- 5 Bedrooms & Bathroom
- Living Room with Inglenook Fire & Dining Room
- Kitchen Diner & Breakfast Room
- Utility Room, Cloakroom & Cellar
- Gardens & Paddock with Wonderful Rural Views
- 2 DETACHED BARNs & FURTHER OUTBUILDINGS
- Potential to Convert & Inspection A Must

The First floor accommodation has a split level landing with four steps leading to the landing area with TWO impressive DOUBLE BEDROOMS both situated to the front of the property with wonderful long distance rural views. The THIRD single BEDROOM is also situated to the front equally benefitting from fantastic side outlook.



The further TWO DOUBLE BEDROOMS on the lower landing, one with dual fitted wardrobes and attractive outlook to the rear of the property across the mature gardens and into the orchard beyond, with the FAMILY BATHROOM which is particularly generous in size and is fully fitted, also situated on the first floor lower landing.

Outside the property sits within wonderful mature gardens to both front and rear with parking and a rear courtyard area and further garden area beyond.

Adjoining the gardens is a fabulous fenced paddock with its own independent road access.

OUTSIDE

Within the grounds further opportunities are found with a range of useful outbuildings, to include a fabulous DETACHED BARN with Stable, tack room and kennel, further storage room above and rear store rooms. With great potential to convert into a DETACHED COTTAGE offering separate living/annex accommodation for either dependant relatives or potential holiday home/rental opportunity.



Included in the sale are TWO fabulous DETACHED RED BRICK BARNS (currently with lapsed planning permission) ideal for some commercial use or potential to develop and convert for residential use or investment benefits, subject to the necessary consents and permissions



SERVICES

Mains water, electricity and oil fired central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

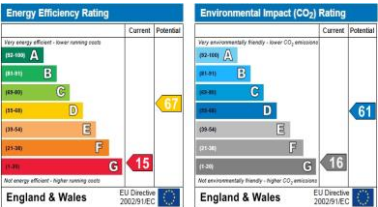
FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

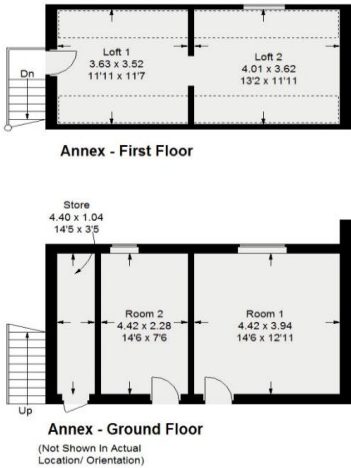
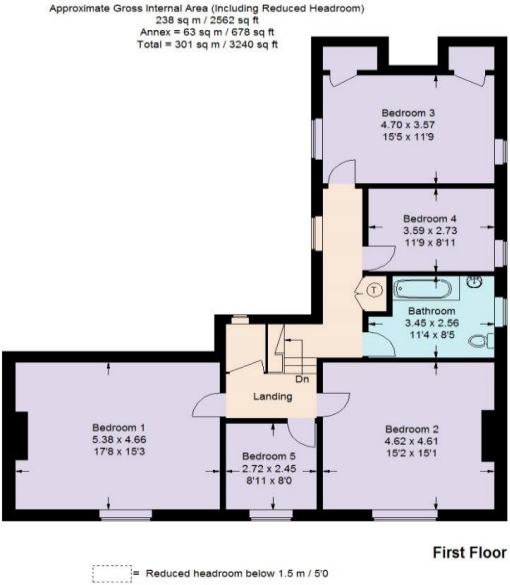
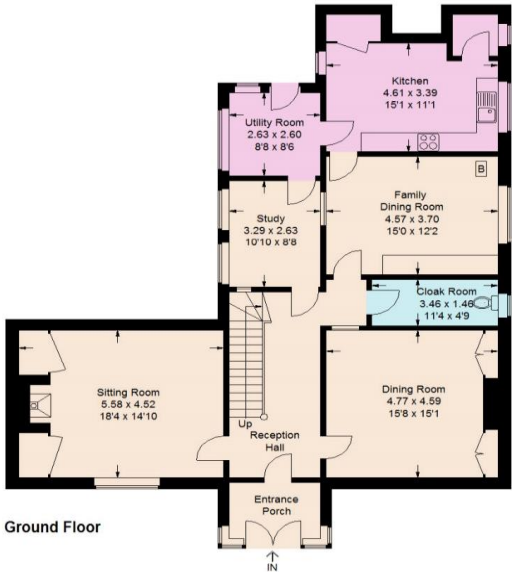
SERVICES

Freehold with Vacant Possession upon Completion.

ENERGY PERFORMANCERATINGS



Coningswick Farm House

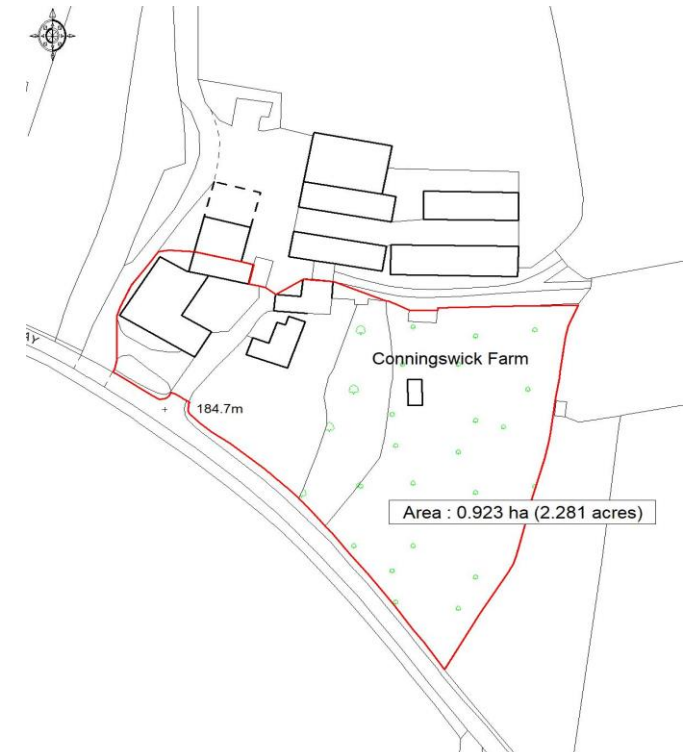


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important information on the last page of text of the particulars.

Coningswick Farm House Barns

Approximate Gross Internal Area
539 sq m / 5802 sq ft

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Mortgage/Financial Advice. We are able to recommend a completely independent financial advisor, who is authorized and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls 1845

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