



## Southall Farm

Kinlet, Bewdley,  
Worcestershire DY12 3HD

An extremely flexible country home with secondary accommodation set in parkland gardens with extensive outbuildings and land (in all about 10 acres)

Cleobury Mortimer 5 miles, Bewdley 5 miles, Ludlow 17 miles, Worcester 20 miles, Birmingham 35.5 miles

**House:** Hall | Sitting room | Conservatory  
Dining room | Family room/study  
Kitchen/breakfast room | Utility | Bathroom  
Three bedrooms (one ensuite) | Gardens  
Parking | Summer House  
**House: EPC rating D**

**Cottage/Annexe:** Hall | Sitting room  
Kitchen/breakfast room | Three bedrooms (one ensuite) | Bathroom | Games room | Parking  
Garden | Annexe: EPC rating E

Office | Sauna

Outbuildings including a Dutch barn and two modern agricultural buildings

**About 10 acres in total (4 acres of parkland gardens and a further 6 acres)**

### Location

Kinlet is a small village and civil parish on the northern edge of the beautiful Wyre Forest where quiet lanes, footpaths and bridleways provide access to rolling fields and valleys with impressive views. There are two public houses in the parish, The Eagle and Serpent in the village of Kinlet and the Button Oak Inn in the village of Button Oak. There is a village hall, a primary school as well as Moffats, an independent residential school which has been based in Kinlet Hall since the end of World War II.

The property lies between the nearby market towns of Cleobury Mortimer and Bewdley, both offering excellent shopping, restaurants and schools. The latter is home to one of the stations of the Severn Valley steam railway.

Worcester, to the south, has all that would be expected of a Cathedral city including excellent private schooling, premiership rugby, county cricket and horse racing on the banks of the River Severn.

Excellent access to the M5 makes Birmingham and its conurbation commutable. Regular trains run from Kidderminster, Droitwich and Worcester with connections to Birmingham and London.



## The Property

Southall Farm sits in a glorious location surrounded by open countryside and has been home to the current owners for 28 years during which time they have extended and extensively refurbished the original period cottage and barn to create a versatile home offering extremely flexible accommodation.

The house benefits from three reception rooms creating a fabulous entertaining space.

The dual aspect country kitchen/breakfast room has ample fitted storage, an electric oven, a microwave, a dishwasher and a fridge. The adjacent utility room offers further storage and space for other appliances. The breakfast area is ideal for informal gatherings whilst the dining room provides for formal entertaining.

The sitting room benefits from dual aspect windows which maximise natural light and overlook the garden. There is a feature fireplace with gas fire for cosy evenings and access to the conservatory which allows all year enjoyment of the garden and views. A further family room/study has sliding patio doors opening to a covered loggia with views over neighbouring farmland.

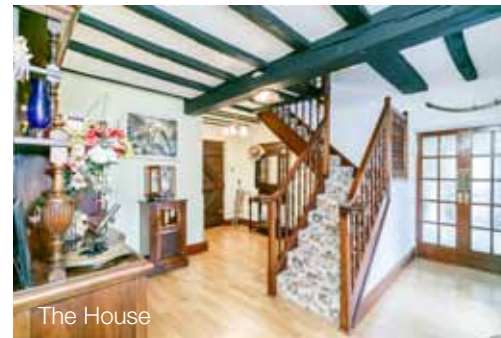
Stairs rise from the hall to the first floor landing area off which are three bedrooms all with fitted storage and the master with ensuite bathroom and separate shower. Bedroom two has a walk-through dressing area (currently used as a gym which offers potential for a fourth bedroom). There is also a family bathroom with separate shower.



The House



The House



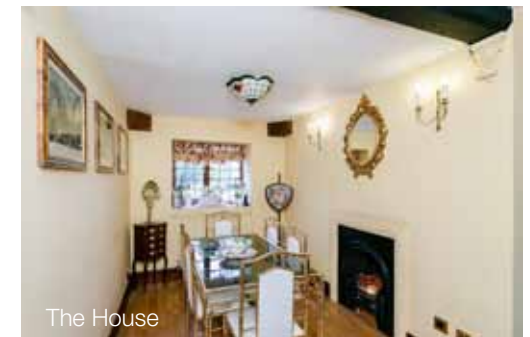
The House



The House



The House



The House

### The cottage/annexe

Accessed through a separate entrance the link detached cottage/annexe offers excellent secondary accommodation ideal for a dependent relative or as an income stream. The light and airy kitchen/breakfast room overlooks the courtyard and is fitted with a good range of units, an electric oven and hob, with integrated dishwasher and fridge freezer.

The characterful sitting room has a feature fireplace and enjoys far-reaching views. There is a separate utility/wc and a large games room with vaulted ceiling highlighting exposed timbers along with its own bar area.

There are three bedrooms to the first floor, one with ensuite shower room along with a family bathroom with separate shower.

The Cottage/annexe opens to a private paved patio overlooking open countryside and enjoying far-reaching views. There is plenty of off-street parking and a summer house sits to one side.

Southall Farm also benefits from a separate linked detached office with sauna, shower and WC.



The Cottage/Annexe



Office/Sauna



The Cottage/Annexe



The Cottage/Annexe



The Cottage/Annexe

### Outbuildings

The outbuildings lie to the side of Southall Farm and consist of two large modern agricultural buildings and a Dutch barn. These could be converted for equestrian use or used for storage and other business purposes subject to consents.

### Outside

Accessed through a private gated entrance with gravel driveway and off street parking; Southall Farm sits in about 4 acres of delightful parkland gardens which are a real feature of the property. There are formal lawns, mature trees, shrubs, herbaceous and flowering borders and a pool creating a haven for wildlife. A summer house with retained decking, numerous patios and other seating areas are perfect vantage points to enjoy views over the garden and countryside beyond whilst meandering pathways offer walks around the grounds. There are 6 additional acres of pasture land adjoining the property.



## General

**Services:** Mains electricity and water.  
Bottled gas. Private drainage to septic tank.  
Oil fired central heating.

**Local authority:** Shropshire Council  
Tel: 0345 6789000

**Council tax:** House - Band G Annexe – Band A

**Fixtures and fittings:** Items known as fixtures and fittings will be included in the sale. Items such as garden ornaments, carpets and curtains may be available by separate negotiation.

## Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Agents note:** Please see agents for details of mines and mineral rights etc.

## Directions

From Clebury Mortimer follow the B4363 signposted to Bridgnorth and Highley, and continue for approx. 3 miles and turn right onto the B4199 and after 1 mile turn right onto the B4914 Southhall Farm is found on the right hand side off an unmade track.

## Ludlow

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55 offices across England and Scotland,  
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## Floorplans

Main House internal area 2,433 sq ft (226 sq m)

Annexe internal area 1,716 sq ft (159 sq m)

Offices internal area 529 sq ft (49 sq m)

Summer House internal area 182 sq ft (17 sq m)

Barns internal area 9,194 sq ft (854 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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