

# Woodstock Bower Farm

Hanley Broadheath, Tenbury Wells, Worcestershire





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Approximate distances

- Tenbury Wells 6 miles
- Hereford 24 miles
- Bromyard 9 miles
- Worcester 18 miles
- M5 (junctions 5 & 6) 20 miles

**Rarely available 100 acre farm with modern farmhouse, excellent farm buildings and equestrian facilities located in a desirable rural location.**

Reception hall • open plan living • dining kitchen area • utility • wet room • sitting room • dining room/ bedroom 4 • 3 double bedrooms all en-suite • 19,500 sq ft farm buildings • equestrian buildings • "Charles Brittain" arena • Claydon Horse walker • gallop

## Situation

Located amongst glorious rolling countryside Woodstock Bower Farm enjoys a private setting with outstanding views south/south west towards the Black Mountains.

The nearby town of Tenbury Wells offers a good range of local shops, school and amenities with more extensive facilities available in the city of Worcester. The area is home to many excellent schools including Abberley Hall, The Elms, Moor Park along with highly regarded schools in Hereford, Malvern, Bromsgrove and Worcester. Access to the motorway network is via the M5 with junctions 5 and 6 being closest. Rail services operate from Worcester and Kidderminster with trains to Birmingham New Street and onward connections around the country.



 NICK  
CHAMPION

Tenbury Wells  
01584 810555  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

 FISHER  
GERMAN

Bromsgrove  
01527 575525  
[www.fishergerman.co.uk](http://www.fishergerman.co.uk)

## Description

Replacing an earlier dwelling the current house at Woodstock Bower Farm has been built to a high specification offering well-portioned reception rooms and bedrooms. The accommodation enjoys numerous features including oak doors with wrought iron furniture, tiled flooring and underfloor heating to the ground and first floor and attractive shutters to the ground floor and landing windows. An entrance door opens to a spacious open plan living/dining/ kitchen area flooded with light from windows on two elevations along with French doors to the garden. The kitchen area is comprehensively fitted with cream coloured floor and wall cabinets, black granite work surfaces and upstands incorporating a high- level seating area and inset Belfast style sink. Integrated dishwasher, refrigerator and Redfyre range with companion set. Off the kitchen is a useful pantry and a stable door to the well fitted utility room with wet room off. Off the inner hall is a guest cloakroom with w.c. and wash hand basin. The sitting room enjoys a feature fireplace fitted with Clearview log burner, a door opens to the dining room which could easily be used as a 4th bedroom. The first-floor gallery landing has a feature window designed to make the most of the superb rural views. The master bedroom benefits from two large walk-in wardrobes/storage and a well- appointed fully tiled en-suite bathroom with a free- standing bath, shower cubicle fitted with rain shower, w.c. and wash hand basin. There are two further double bedrooms both with en-suite facilities.

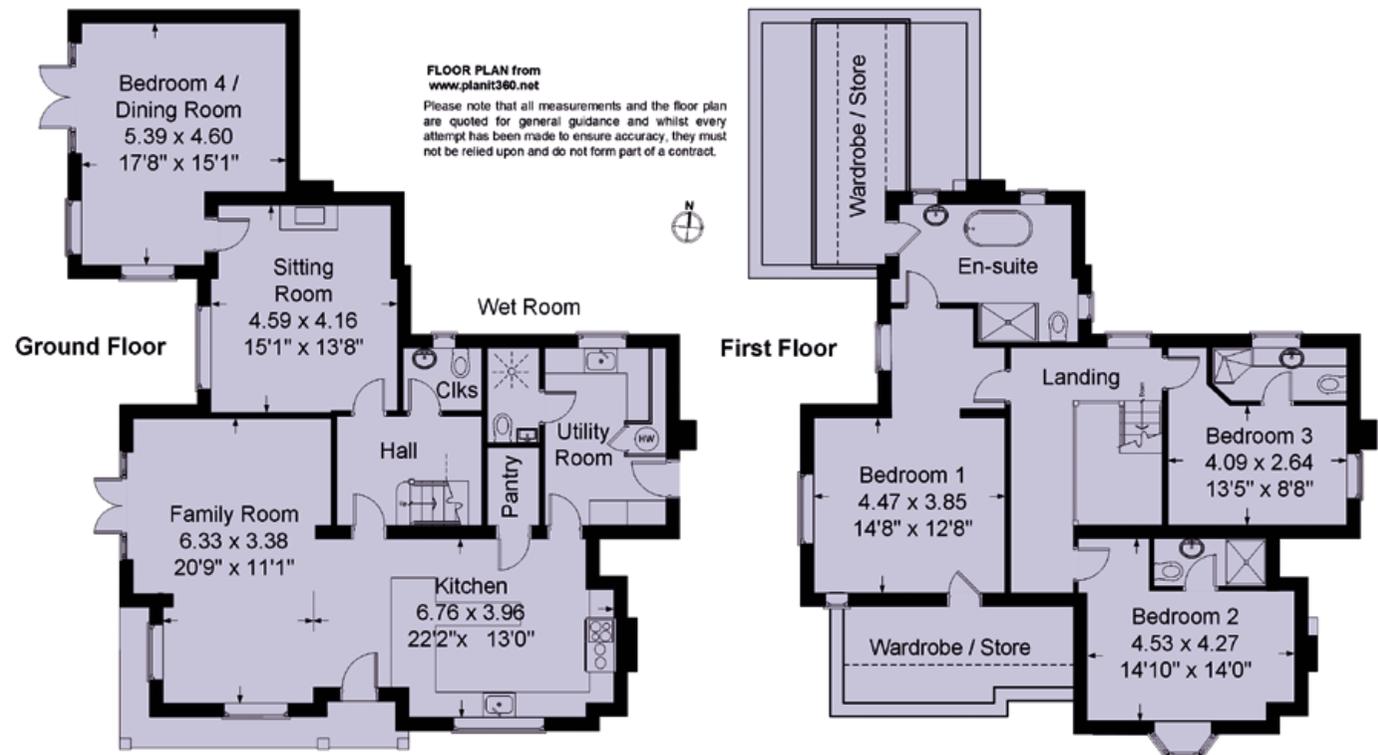
## Gardens

The property is approached via a sweeping gravel driveway to a good parking area. Steps and wheelchair access lead down to wide paved terrace and the gardens which are laid primarily to lawn.

## Farm Buildings

The modern and extremely well maintained steel framed farm buildings extend to in excess of 19,500 square feet and provide mainly livestock housing and fodder/feed storage.

**Approximate Gross Internal Area:  
Accommodation : 207.6 sq m, 2234 sq ft  
(exc. eaves storage)**



The livestock housing is currently fitted out mainly with Bateman demountable galvanised heavy duty cattle penning to form multi calving, single suckling and rearing pens to house the high health status pedigree Beef Shorthorn herd.

The buildings comprise two separate blocks with an adjacent hardcore open storage yard. The northern block comprises of a 5 bay portal frame with new lean to (100' x 106'6" overall) with demountable penning. To the south is a 5 bay portal frame building (75' x 32'6") with built in block penning with a 5 bay lean to on the east side (68'9" x 30') with demountable penning and

a bull pen extension (21' x 12') on the south gable end and a cattle handling lean to on the northern gable end. Attached on the west side is a portal frame building (90' x 30') with demountable penning and a 9' lean to feed passage extension.

A single bay extension on the south gable end forms a ground floor rest room, kitchen, cloakroom and tack room, and stairs lead up to two centrally heated and insulated farm offices on the first floor (15'1" x 13'7" x 13'1" x 10'7").



## Equestrian Buildings, Arena and Gallop

The concrete stable yard is flanked by a timber stable block of 6 stables (average 11'5" x 11'2") and opposite is a double timber stable block (11'3" x 11' average). Adjacent is a covered Claydon 5 horse variable speed exerciser and immediately to the south of the farmbuildings is a quality Charles Brittain rubber surfaced arena (40m x 20m). The former woodchip racehorse training gallop with a stone base is presently used as a field access track but is reinstatable and extends for about a stiffening 3.5 furlongs terminating at the edge of the farm yard.



## Land

The grade 3 land is in permanent pasture and mainly slopes in a westerly direction from the farmstead. Handy post and railed paddocks extend around the farm yard with larger field parcels beyond. All of the land is securely stock fenced and is all surmounted by a mains electric fence for added security. All enclosures are served by mains fed stock drinking troughs. Mature in field Oak trees provide summer shelter along with the adjacent parcels of woodland. The pasture is in good heart with soil indices regularly checked and maintained. The pasture land extends to about 80 acres (32.36 hectares) and the farm lies between the 140m and 230m contours.

## Woodland and Sporting

There are four main parcels of woodland on the farm offering potential for valuable timber sales including Ridge Coppice which is predominately maturing oak and ash, and on the south side a larger block of mainly oak, ash, larch and spruce.

Woodstock Bower Farm currently forms the nucleus of a local farm shoot and presents some extremely testing pheasants as well as ducks from two pools on the farm. The woodland extends to about 16.66 acres (6.74 hectares).

## Services

Mains electricity (single phase), mains water and private drainage. Air source re-circulating and oil fired central heating to farm house and farm office.

## Basic Payment Scheme and Stewardship

The farm is registered on the RLR and 31.86 entitlements are available to purchase at valuation. The 2018 Basic Payment will be retained by the vendor. The farm is not currently in a stewardship scheme.

## Nitrate Vulnerable Zone

The farm is not within any Nitrate Vulnerable Zone area.

## Fixtures and Fittings

Only those mentioned in the particulars with the exception of the demountable cattle penning, are included in the sale. All other items are excluded.

## Easements, Wayleaves and Rights of Way

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.



## Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct but it's accuracy is not guaranteed. The purchaser should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries or ownership thereof.

## Planning

Woodstock Bower Farmhouse is subject to an agricultural occupancy condition.

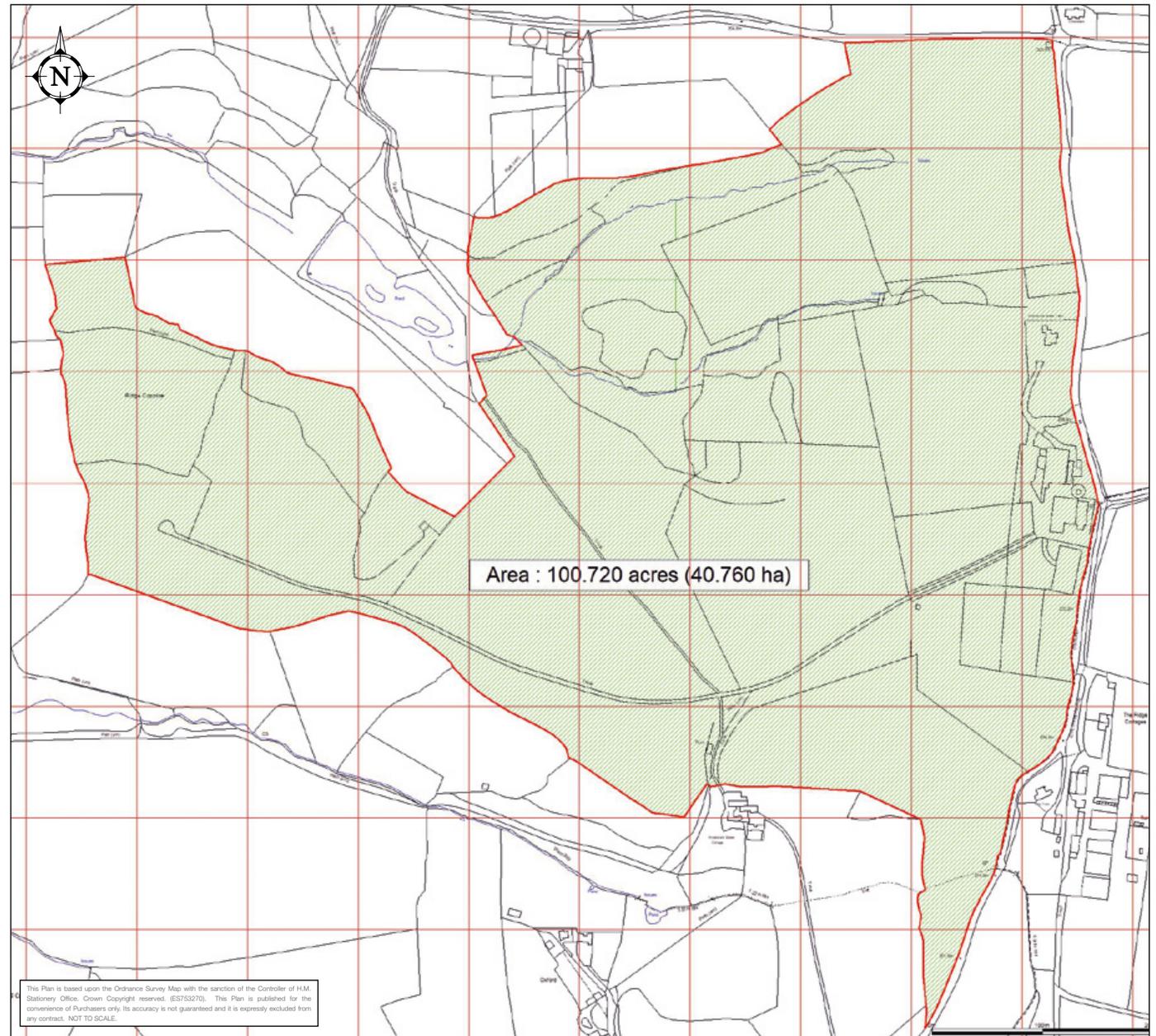
## Joint Agents

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### Energy Efficiency Rating

