



SAMUEL WOOD



The Wheatlands, 3 Lanes End, Farlow, Kidderminster, Shropshire, DY14 0RH

Offers In The Region Of £1,000,000

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- 5 Bedroom Detached Family Home
- 3 Bathrooms
- Gym / Studio
- Outstanding Rural Views

- 4 Reception Rooms
- Summer House
- Ample Off-Road Parking
- Garden Office

Welcome to The Wheatlands, a stunning property set in unspoilt countryside which borders an area of outstanding natural beauty. Located close to Hopton Wafers with far reaching views over open countryside and beyond, this generous country residence is perfect for those wanting peace and tranquillity, but need amenities close by. Alongside the property you also have a gym / studio and a summer house, fully equipped with pizza oven, drinks bar, and decking, perfect for entertaining. There are few properties like The Wheatlands, a property that uniquely combines English country house elegance, alongside modern luxury and premium comfort.

This spacious property has been sympathetically renovated by the current owners to create the beautiful and versatile home you find today, in a truly special part of the county, just under 5 miles away is Clee Hill village with Cleobury Mortimer also 5 miles away, and the beautiful historic town of Ludlow is less than 10 miles to the West. Clee Hill village has a local store and public house, the vibrant and popular market town of Cleobury Mortimer boasts a much larger selection of shops and eateries including a large supermarket and primary and secondary schools. If you are looking for a substantial premium country residence with beautiful views and further potential to expand, The Wheatlands should be top of your viewing list. Viewing is highly recommended by appointment with Samuel Wood, EPC Rating 'Pending'.



Driving along the quiet Lanes End to The Wheatland brings you to a world of stunning views and a quintessentially British country residence, with spacious tranquil rooms, cosy fireplaces and character features with modern luxury. The accommodation briefly includes: Reception Porch, Reception Hall, Sitting Room, Dining Room, Utility Room / Boot Room, Kitchen / Breakfast Room, Lounge, Five Bedrooms, Two En-Suites, House Bathroom, Summer House, Gym and Garden Office Suite.

Entrance

From the security coded gated entrance, over the gravel driveway to the reception porch. Being of timber construction, a hardwood external door with sidelights leads into a charming reception porch. Having double glazed windows, tiled flooring a wooden door with two glazed panels leads to

Reception Hall 12'8" x 12'5" (3.88 x 3.80)

Full of character, this delightful reception hall offers hardwood flooring, a feature fireplace with exposed stone inset with wood burning stove on tile hearth and solid wood mantle over. Having exposed timber ceiling beams, window to front aspect and stairs rise to first floor with storage cupboard under. A rustic wooden ledge and latch door leads to

Cloakroom

A contemporary suite in white consisting of wash hand basin, heated towel rail radiator and W.C. Having ceiling spotlights, hard flooring and useful storage cupboard with coat hooks.

Sitting Room 15'10" x 11'6" (4.84 x 3.53)

Accessed from the Reception Hall, a lovely and light sitting room with dual aspect windows to front and side aspects bringing in lots of natural light, with timber ceiling beams, exposed brick fireplace inset with wood burning stove on stone hearth, carpeted flooring and exposed wall timbers.

Dining Room 14'0" x 10'7" (4.27 x 3.24)

From the Reception Hall, a traditional ledge and latch door leads into the Dining Room, with hard flooring, exposed timber ceiling beams, bow window over front aspect and feature fireplace of exposed stone inset with Rayburn range cooker on quarry tile hearth and decorative tile backdrop. An opening with two steps down leads into

Kitchen / Breakfast Room 17'11" x 14'0" (5.47 x 4.27)

At the heart of this home is the well-appointed kitchen, maintaining its original character, bringing modern luxury finished to an exceptional standard. Being both spacious and stylish with ample storage, gorgeous hardwood surfaces and adoring kitchen island. The centrepiece is the SMEG range cooker with light and extractor above, wooden mantle with decorative tile splashbacks. Further integrated appliances include dishwasher, oven with planned space for side by side fridge freezer. Flowing through from the kitchen is access to the



Lounge 23'11" x 15'0" (7.29 x 4.59)

Sympathetically re-developed to create a fantastic living space, with generous room for a entertaining and hosting guests, yet intimately cosy and comfortable with an inglenook fireplace set against an exposed stone fireplace over stone hearth with exposed timber ceiling beams, ceiling spotlights and hard flooring. Picture windows and bi-fold doors provide unspoilt far-reaching views of the surrounding countryside, truly stunning!

Utility Room / Boot Room 11'3" x 10'1" (3.44 x 3.33)

A versatile room with base units, wall units and drawers in keeping with those of the kitchen, with wooden heat resistant work surface inset with Belfast sink and mixer tap. Having hard flooring, ceiling spotlights, ceiling window bringing in lots of natural light and a door leads to

W.C.

Having a suite in white consisting of vanity unit, inset with wash hand basin with drawer under, W.C. hard flooring and double glazed window to side aspect.

Patio Area

The patio area is perfect for socialising, al fresco dining, or simply enjoying that morning cup of coffee or late evening glass of wine. Curl up with a good book, or relax and enjoy the mesmerising view of the breathtaking Shropshire countryside.

Gym / Studio 23'4" x 15'4" (7.13 x 4.69)

Step into a unique separate living quarter that could easily be annexed from the main house. currently used as a Gym, privacy, luxury and space provide flexible options for accommodation, leisure or hospitality with further storage available to loft space above.

Summer House 22'0" x 14'9" (6.73 x 4.50)

Perfect for relaxing with the family, or entertain guests in this stone built Summer House, complete with pizza oven, bar and shower room. Stone steps lead to a double glazed front door; double glazed bi-fold doors lead to the decking area bringing the outside in, a wonderful place to enjoy the view or relax with family or friends. With planned space for a hot tub, what more could you ask for?

First Floor

Following the properties traditional design, the staircase located off the reception hallway rises to the first floor.

Landing

A stylish landing with bannisters and rails, access to all main rooms, a door opens into

Bedroom 1 15'10" x 12'0" (4.85 x 3.66)

A principle bedroom with carpeted flooring, ceiling downlights, walk-in wardrobes, and rustic ledge and latch door into

En-Suite Shower Room 6'4" x 5'9" (1.95 x 1.76)

A luxury en-suite shower room with double walk-in shower area and tiled splashbacks, separated by a lovely glazed screen. With a suite in white consisting of W.C. and wash hand basin, a dormer style window brings in natural light, with ceiling down lights and hard flooring.

Bedroom 2 16'7" x 10'8" (5.08 x 3.26)

This delightful double room has a window to rear elevation enjoying the beautiful view, having carpeted flooring, exposed ceiling timber and a door leads to

En-Suite Shower Room 8'0" x 4'10" (2.44 x 1.48)

Having a suite in white consisting of wash hand basin, W.C. and walk-in shower with sliding glazed door, tiled splash areas and hard flooring.

Bedroom 3 12'11" x 12'11" (3.96 x 3.95)

Dual aspect windows bring glorious natural light into this double bedroom, with fitted wardrobe, counter top with drawers under and shelving above. With ceiling down lights and carpeted flooring.

Bedroom 4 11'9" x 11'3" (3.60 x 3.43)

A spacious room with dormer style window, built-in shelving and cupboard housing the water cylinder for domestic hot water. A traditional wooden ledge and latch door leads to the landing, with ceiling spotlights and carpeted flooring.

Bedroom 5 8'11" x 8'3" (2.72 x 2.52)

With carpeted flooring and dual aspect windows over front and side aspects, traditional ledge and latch door and cupboard housing the CCTV system and network infrastructure.

House Bathroom 7'3" x 6'4" (2.22 x 1.95)

A standalone rolltop bath is positioned perfectly looking out of the window to the stunning landscape beyond, designed for the most sensuous of bubble baths with feature wall tiles, hard flooring and suite in white of traditional wash hand basin and W.C.

Outside

Set within 0.75 acres of countryside, the terrace from the property and Summer House offers the perfect aspect in which to dine, entertain or relax. The well kept gardens look out to the surrounding landscapes with rolling hills and open countryside. There are large areas which are laid to lawn, an elevated area with a gorgeous aspect. A Garden Office sits on the edge of the garden providing a separate space to work from home. To the front, a gravelled driveway provides parking for for several vehicles and access to the Gym / Studio, which could be re-purposed as a self contained annex.





Directions

From Ludlow continue North on the A49 until you reach the A4117 onto Rocks Green, signposted for Clee Hill, Cleobury Mortimer and Bewdley. Proceed for approximately 7 miles passing over Clee Hill, through Doddington until you reach Hopton Bank Garage. Take the left turn after the garage and continue for a further 2 miles turning left at the junction for Clee Hill, continue on Lanes End for 500m, The Wheatlands will be on your left hand side, identified by the agents For Sale board.



Services Connected to the Property

We understand that mains water and electricity are connected with private drainage, with oil central heating throughout. Telephone and Broadband to BT regulations, estimated Broadband speed is Basic - 2 Mbps, Ultrafast - 1000 Mbps. Windows and doors are double glazed.

Tenure

We understand that the tenure is Freehold.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 6789000

Council Tax Band: F

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings

Contact the Craven Arms Office on Tel: 01588 672728 | Email: cravenarms@samuelwood.co.uk

Office Opening Hours:

Monday to Friday - 9:00am - 5.30pm | Saturday - 9.00am - 12.00pm

Viewings available 7 days per week.

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk



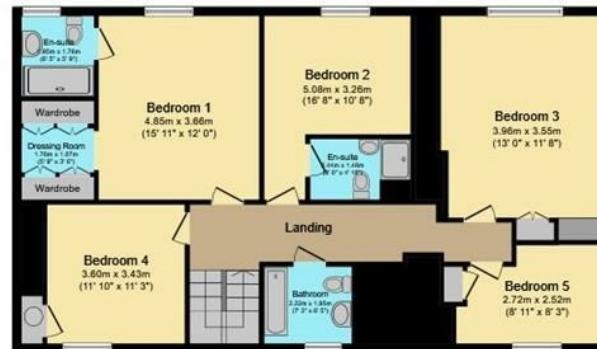




Floor Plans



Ground Floor



First Floor



Outbuilding

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk