



The
LEE, SHAW
Partnership

Coldridge Farm
Shatterford, Bewdley DY12 1TH



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Coldridge Farm is a superbly improved, extended and re-appointed 4 Double Bedroom (2 En-suite) Detached Farmhouse with 4 Reception Rooms and separate Garage block, offering well-planned Family accommodation, in a countryside/rural setting with delightful views.

Shatterford is a Village in the Wyre Forest District of Worcestershire, located approximately 5 miles north-west of Bewdley. The village is surrounded by wonderful countryside and the Farmhouse is located 0.4 of a mile off the main A442 Kidderminster/Bridgnorth Road, making it equally convenient for both Towns with their associated amenities.

The Farmhouse benefits from LPG central heating having radiators, double glazing and comprises: Porch, Hall, Converted Cellar, Sitting Room, Family Room, Snug/Inner Hall, Garden Room, Lounge/Dining Room, Utility Room with Toilet off, Breakfast Kitchen, Boot Room, 1st Floor Split-level Landing, Master Bedroom Suite with Dressing Room, En-Suite Bathroom, separate Shower and with built-in wardrobes to the Bedroom, 3 further Bedrooms (Bedroom 2 with En-Suite) and House Bathroom.

OVERALL, A GREAT OPPORTUNITY FOR A RURAL LIFESTYLE, THIS IS A MUST SEE HOME WELL WORTH EARLY VIEWING.



Ground Floor

On the Ground Floor a Porch Entrance opens to the split-level Reception Hall having oak floor, feature staircase to 1st Floor, oak style doors with latch handles and with stairs down to Cellar (In 2 Parts) having laminate flooring, recessed lights and with Shower/Toilet off. The Reception Hall gives access to the Front Sitting Room with Mantel fireplace having cast inset, hearth and fire, together with bay window, 2 ceiling beams and oak floor and the Family Room, also to the front and having brick fireplace with high beam Mantel, brick hearth with wood burner, oak floor, bay window and 2 ceiling beams.

A Snug/Inner Hall with laminate floor, ceiling beams and Store leading off also gives access to the Kitchen and Garden Room and steps and door to the Lounge/Dining Room. This has a Mantel fireplace with wood burner, rear window, laminate floor and the Dining Area has a vaulted ceiling with recessed lights, Velux roof window, front & side fixed screens and doors to the Rear Garden. The Garden Room has a vaulted ceiling, centre island forming breakfast bar, range of cupboards, side fixed screens and double doors to the Rear garden.

There is a Lobby Entrance with tiled floor and access to the Utility Room which has cupboards and sink together with the Worcester central heating boiler and there is a Toilet leading off. Steps from the Lobby lead down into the Breakfast Kitchen with 2 front windows with pelmet lighting over and side obscure window and includes a comprehensive range of wall/base cupboards with contrasting granite worktops/upstands and window sills, tiled splash backs and includes a cream/black AGA with cooker hood over, Belfast sink with mixer tap, centre island with Neff oven, Neff ceramic hob and base cupboards. There is also a Neff integrated microwave, integrated freezer, Kenwood integrated dishwasher and tall housing with integrated fridge. In addition, there is a separate granite top breakfast bar, recessed ceiling lights, tiled floor and with glazed doors to the Rear Boot Room having vaulted ceiling, also with tiled floor, windows and UPVC double glazed door to Garden.





1st Floor

On the 1st Floor there is a split level Landing with feature balustrade to stairs, vaulted ceiling, airing cupboard and doors leading off.

The Master Bedroom suite has its own Entrance Hallway with steps leading off, Airing Cupboard, rear window and doors to a Rear Dressing Room having built-in wardrobes, separate Shower Room with shower cubicle having screen door, part tiling, chrome ladder radiator, tiled floor and side window. There is also an En-Suite Bathroom having a white suite with bath having waterfall shower over and side screen, semi-recessed basin with vanity cupboard below, wc with concealed cistern, tiled floor, side window and recessed ceiling lights. The Master Bedroom itself is a through room having built-in wardrobes to the corner, bedside wardrobe and drawers, corner drawer unit and recessed ceiling lights.

Bedroom 2 is a useful Guest Bedroom, located to the rear with window and this has an En-Suite Shower Room having a white suite, savoy basin, wc with high level cistern and with shower cubicle with curtain rail, part tiling and side window.

There is a House Bathroom having a white suite with feature freestanding roll top bath on feet, corner shower cubicle with corner opening screen doors and waterfall shower, Heritage basin, wc with high level cistern, rear window, tiled floor, ceiling beams and recessed ceiling lights.

Bedroom 3 & 4 located, to the front, are also generous double Bedrooms, both with built-in wardrobes, window and ceiling beams.



Grounds

There is a good size Rear Garden with large split level gravel and paved patio having walling, steps and gates to part and this leads onto a generous wide lawn. There is a side garden with large wildlife pond and there is an extensive gravel Driveway with timber gated entrance that divides front lawn areas, with borders to part and with pedestrian gate and pathway to the front paved entrance area. There is an extended large Garage with Store.

Directions

Route to the property: From Stourbridge Ring Road taking the 1st left into Worcester Street and at the roundabout at Mary Stevens Park turn right and immediately left at the mini island onto Norton Road. Follow the road over the next island for 3.7 miles, up the hill past the Crown at Iverley, continue along the road taking the right hand turn by the Park Gate Pub for 1.5 miles through the traffic lights across the A449 up the hill signposted Wolverley, past the The Lock Inn. At the next island take the 2nd exit straight on and follow the road for 1.3 miles turning right onto the A442 Kidderminster Bridgnorth Road. Follow this road for 1.7 miles turning right signposted Romsley into Beacon Lane, driving for 0.4 miles and at the fork in the road turn right signposted public bridleway. The property is then located on the left hand side.





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WE SELL HOMES.**







Additional Information

There is a Certificate of Lawfulness dated 16 October 2024 issued by Wyre Forest District Council, Application Ref: 24/0553/CLP for a proposed: Two storey and single storey rear extension to form porch, study with enlarged bedroom over and single storey side extension to form Games Room.

Tenure: Freehold.

Construction: Brick with a pitched tiled roof.

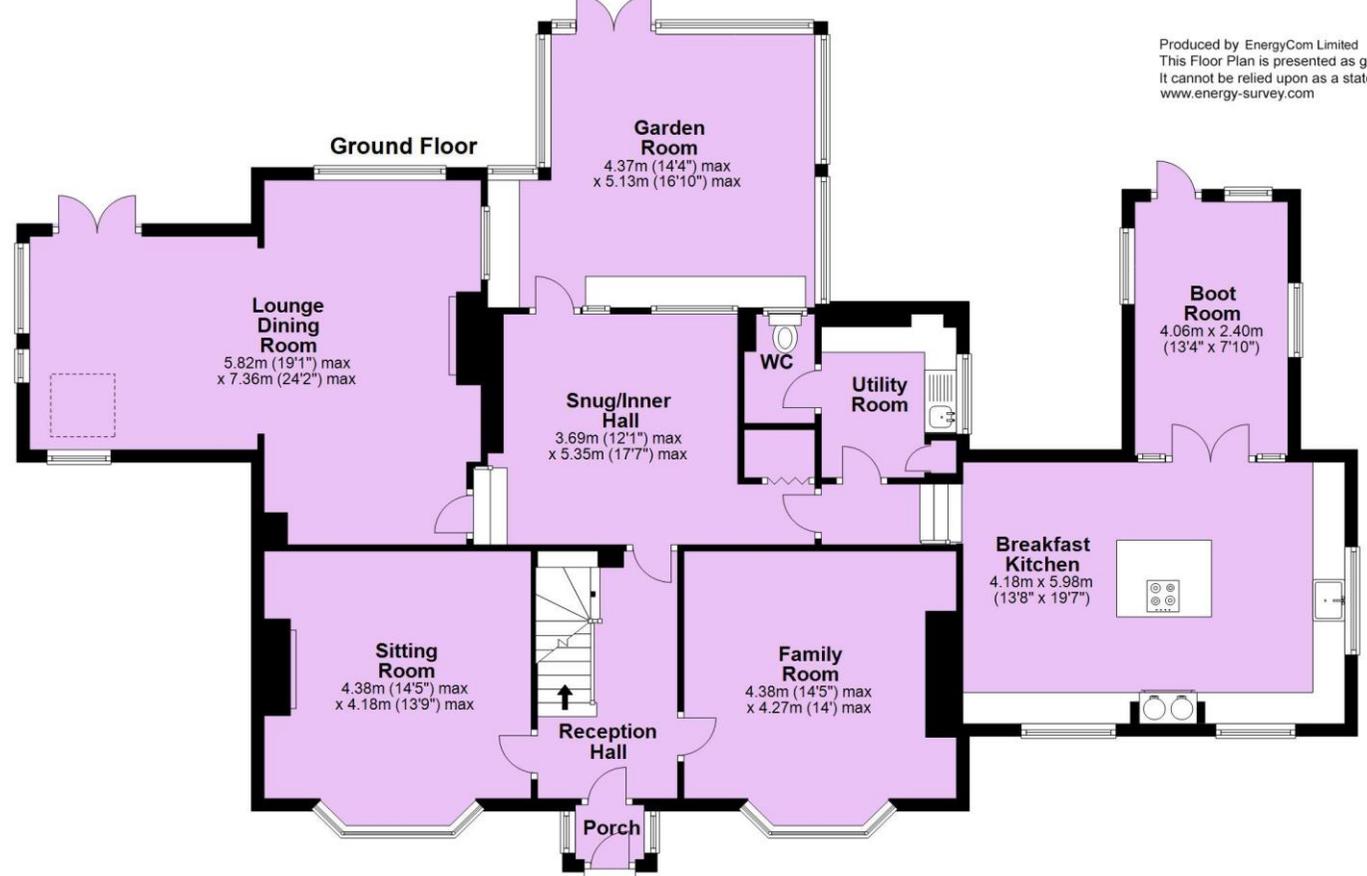
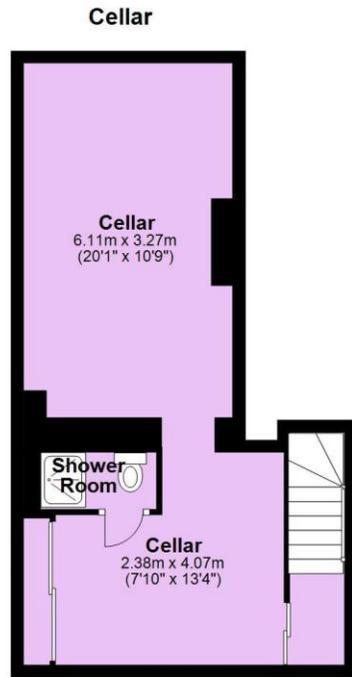
Services: Mains water and electricity are connected. Drainage is a water treatment system and gas is (LPG).

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F with Improvement Indicator.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Approximate Gross Internal Floor Area:
 Cellar: 37sq m, 398sq ft
 Ground Floor: 161sq m 1732sq ft
 First Floor: 116sq m, 1248sq ft



Address: Coldridge Farm, Shatterford, BEWDLEY, Worcestershire, DY12 1TH
 RRN: 0231-2809-7927-9221-6781

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.