



Redlands Keep
Stoke Bliss, Worcestershire





Redlands Keep

Stoke Bliss, Tenbury Wells,
Worcestershire, WR15 8QJ.

A charming period Farmhouse with delightful gardens, equestrian facilities & approx. 5 acres; set in a glorious location in Stoke Bliss.

- GF: Entrance Hall, Sitting Room, Dining Room, Cloakroom, Laundry/Utility Room, Farmhouse Kitchen, Breakfast Room, Pantry, Shower Room, Boot Room.
- FF: 3 double Bedrooms, Family Bathroom, Library with Study off (or Guest suite conversion to 4th Bed with ensuite).
- Stone Granary, currently store space, scope to provide additional annexed accom or ideal for a workshop/office. (Sub to PP).
- Wealth of period features, spacious rooms with considerable scope to re-work and incorporate income (sub to PP).
- Front & Rear entrances, delightful mature gardens, tiered in part, glorious rural views.
- 5 Stables, inc. foaling box.
- Excellent outriding via local country lanes and Bridleway network.
- Approx. 5 acres, 2 P & R fenced paddocks.
- NO FORWARD CHAIN.

Tenbury Wells 6m | Bromyard 7m | Worcester 13m | Ludlow 17m | M5 J4 20m | Birmingham 36m |



Situation

Redlands Keep is situated in a glorious & peaceful location on the edge of Stoke Bliss, between the towns of Tenbury Wells (6m) & Bromyard (7m), north west of the city of Worcester. The property is accessed off a quiet country lane & enjoys rural views across its own land and countryside beyond.

Tenbury Wells and Bromyard provide a comprehensive range of local amenities; there are numerous excellent country pubs including the newly renovated Baiting House at Upper Sapey. As a local hub, the coffee and farm shop at Stanford Bridge (1m) serve that area of the Teme Valley, along with beautician and hairdressers. Upper Sapey offers a twenty-seven hole golf course with excellent facilities.

Further afield, the historic town of Ludlow offers a variety of independent shops & award winning restaurants and hosts the famous Ludlow Food and Drink Festival, and more.

The Cathedral cities of Hereford and Worcester offer a wide range of shopping facilities as well as entertainment.

For horseracing enthusiasts Ludlow, Hereford, Worcester, Stratford and Cheltenham are within reasonable range. Hunting is with the Clifton & there is an event course nearby at Upper Sapey near Clifton on Teme.

Education

The area offers a range of educational establishments within the area with local primary & secondary schools in Tenbury Wells, a sixth form college in Ludlow. A school bus runs daily through Stoke Bliss to local schools in Tenbury

Wells. The independent sector is well catered for with Moor Park Preparatory School, Kings & RGS School's of Worcester, Hereford Cathedral School and Abberley Hall.

Communications

There are good road links north via A456 Kidderminster Road and south via the A44 Worcester Road. The M5 is easily accessible from junction 4, 5 or 6. There are train stations at Ludlow and Leominster, Ledbury, Kidderminster & Worcester. Birmingham has an International Airport & Train station with fast links to London.

Description

Redlands Keep is a charming period farmhouse, in a stunning rural location with delightful mature gardens, an adjoining stone Granary (with scope for annexed accommodation), equestrian facilities & approximately 5 acres. The property has broad appeal and scope from those seeking simply a stunning family residence with outside space, to the lifestyle equestrian family or those who may wish to rework the accommodation and explore any additional income opportunities that could be derived (subject to planning permissions).

The Farmhouse offers spacious family accommodation & is endowed with a wealth of period features throughout, such as exposed ceiling and wall timbers, inglenook fireplace, sash windows, oaks stairs, an old bread oven, original quarry tiled flooring.

To the front, the house is entered through a **Porch** into an **Entrance Hall**, with under stairs storage, Cloaks cupboard, stairs to first floor and





doors off to **Sitting Room**, a charming room, with dual aspect sash windows & central fireplace.

Dining Room with dual aspect windows, decorative fireplace, china cupboard and scope to open through to Breakfast Kitchen.

An inner **Hallway**, with oak stairs to first floor, original quarry tiled flooring through to cloakroom, Laundry/Utility Room.

Farmhouse style **Kitchen** with dual windows to side, base units, exposed ceiling timbers, feature former bread oven, a spacious Pantry & Shower Room off.

The Kitchen serves a delightful **Breakfast Room**, with quarry tiled floor, exposed timbers & stone work, inglenook fireplace, an in built wine store (scope to open through to Dining Room), plus a third staircase to first floor currently used as Library & Study.

At **first floor**, there are **3 spacious double rooms**, with good sized windows from where some of the properties fine views can be enjoyed & a **family Bathroom**. There is ample space to add en-suites to these bedrooms if so desired. The stairs from the Breakfast Room lead to what is currently a Library with Study off; this would lend itself well to a Guest (4th) bedroom with en-suite.





The Granary

Of stone construction, attached to the farmhouse, currently provides a spacious Boot / Dog Room, off the Breakfast Room at ground floor, with barn door to the rear court yard area & external first floor steps to a store area. This has tremendous scope to provide additional annexed accommodation (subject to relevant planning consents). It could also be used as a separate workshop/office space, ideal for those working from home.

Externally

There are two entrance drives in, the principle one leads up to a gravelled parking sweep to the side of the house. There is a rear courtyard area leading to the principle garden area. The mature front gardens are terraced in part and provide wonderful space to entertain & enjoy the fine views and countryside surroundings.

Stables

There is a three box timber stable yard including foaling box, on a concrete base with hardstanding

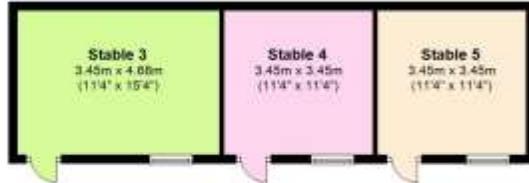
forecourt, power / water connected & ample space to park a horsebox. A further two brick stables are attached to the Granary with stable yard to front.

Land

There are two principal paddocks, gently rolling, as seen on the land plan, both are fully post and rail fenced; in all about 5 acres.

Ground Floor

Approx. 229.3 sq. metres (2467.6 sq. feet)



First Floor

Approx. 160.0 sq. metres (1722.1 sq. feet)



Total area: approx. 389.2 sq. metres (4189.7 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Redlands Keep, Stoke Bliss

Services

Mains electricity & water.
Private drainage via septic tank.

Local Authority

Malvern Hills District Council
Council Tax Band G

Viewing

Strictly by prior appointment with the sole agents
Jackson Equestrian on 01743 491 979.

Directions: (WR15 8QJ)

From Tenbury Wells take the Bromyard Road
B4214 south, after approx. 4.5m turn left for
Hanley / Stoke Bliss Church. After another 0.8m
turn left for Hanley / Stoke Bliss Church. Proceed
for a further 1m and the property will be on your
left hand side.



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