



Set within one of Blakedown's most sought-after addresses, The Honey Farm is a distinctive four-bedroom detached character home with a fascinating history.

Originally comprising two separate buildings - Rose Cottage (circa 1840) and a former blacksmith's workshop with adjoining stables-the property was combined into a single dwelling in the 1950s. During the 1970s it is understood to have been used for honey production, giving rise to its charming name. In more recent years, the home has been thoughtfully updated and renovated to create the beautiful family residence seen today.

Ideally positioned in the heart of Blakedown, The Honey Farm enjoys close proximity to the highly regarded village primary school, nursery and local shop. The village train station offers excellent commuter links to Birmingham, Worcester and London Marylebone, while the surrounding Worcestershire countryside provides an abundance of scenic walks and outdoor pursuits.

Over the years the property has been lovingly transformed, The ground floor benefits from a variety of reception rooms, including a living room featuring a cosy log burner and original parquet flooring, an additional snug or playroom, a traditional dining room with original features, stunning open plan kitchen, and a dedicated study offering excellent flexibility for home working.

Accommodation briefly comprises a welcoming open-plan reception hallway with split-level steps leading down to the main living and kitchen areas, utility room, lounge, additional reception/playroom, dining room and office. To the first floor are four bedrooms, a family bathroom and an en-suite to the principal bedroom. Externally, the property features a garage, a delightful garden and an impressive annex/summer house, ideal for use as a home gym or workspace.

This exceptional home truly must be viewed

#### Approach

Large driveway setback from the road catering to 3-4 cars, plus single garage.

#### Hallway

With door leading to downstairs shower room, dining room, storage cupboard and step down to family kitchen dining space.

#### Downstairs Shower Room

WC, shower cubicle, heated towel rail, window to side, complementary tiling to walls and inset ceiling light points.



#### Kitchen Dining Space

There are three bi folding doors flooding this area with light giving access to rear garden, ornate ceramic tiled flooring which expands throughout the remaining area of the kitchen diner, double glazed windows. Doors leading to the living room and snug/playroom.

#### Kitchen

11'1" x 18'8"

High quality kitchen with underfloor heating, included gas Rangemaster cooker, wall and base units with work surface over, double butler sink with quooker instant hot water mixer tap, inset ceiling light points, feature central heating radiator, complementary tiling to walls, stairs to first floor accommodation, space for appliances and included water supply for American style fridge/freezer, vaulted ceiling with skylight windows flooding this area with light, integrated dishwasher, slow close cupboard units and drawers, centre island with matching drawers and cupboards, breakfast bar, granite work surfaces, door giving access to:

#### Utility

5'10" x 6'2"

Door to rear of property, sink with drainer and mixer tap, tiled floor, and plumbing for washing machine.

#### Lounge

13'5" x 15'1"

Triple glazed sash window to side, feature central heating radiator, original parquet flooring, log burner, door to porch and access hatch to cellar.

#### Snug

12'9" x 11'5"

Triple glazed sash window to side, feature fireplace, central heating radiator and original parquet flooring.

#### Dining Room

20'0" x 11'9"

Original feature arch window to front, two further windows to side and rear, unique feature 'The Honey Farm' fireplace with living flame gas fire, central heating radiator, door to:

#### Study

9'10" x 7'10"

Double glazed window to rear, central heating radiator and inset ceiling light points.

#### Landing

Feature window to rear, access to loft space and doors radiating to:

#### Bedroom One

13'5" x 15'1"

Triple glazed sash window to front, central heating radiator, feature fireplace and door leading to:

#### En suite

Double glazed obscured window to front, WC., shower cubicle with drench shower head, heated towel rail, vaulted ceiling, feature wash hand basin with storage below, complementary tiling to walls and floor.

#### Bedroom Two

11'9" x 11'5"

Triple glazed sash window to front and central heating radiator.

#### Bedroom Three

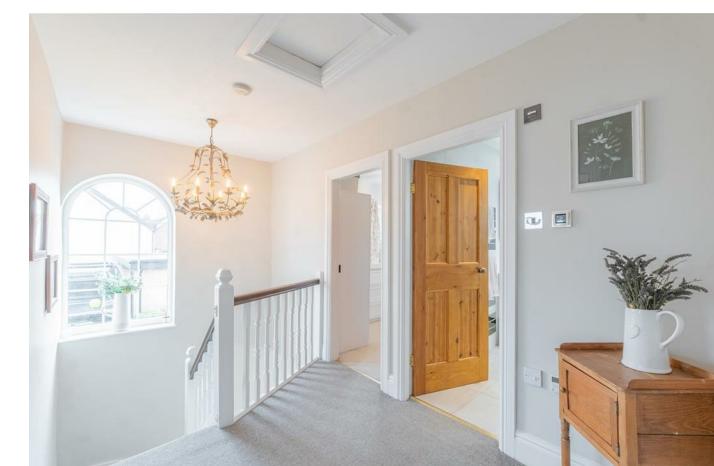
11'5" x 12'9"

Triple glazed sash window to front and central heating radiator.

#### Bedroom Four

7'2" x 11'5"

Double glazed window to rear and central heating radiator.



## Bathroom

Underfloor heating, triple glazed obscured sash window to side, WC, vanity sink with mixer tap, heated towel rail, shower cubicle with drench shower head, Bluetooth cabinet, complementary tiling to walls.

## Garden

Having patio areas with step, mature and landscaped borders. The pathway continues to summerhouse/potential annex. The lower area has a lawned area with mature borders. Door giving access to garage/workshop to side. Further pathway to the side of the property which would have been originally the front of the cottage which would have been approached via Birmingham Road.

## Summerhouse/Potential Annex

Bi folds to front, window to side, lantern style skylight, equipped with electric and ideal space for entertaining, home office, gym or home bar.

## Garage

8'6" x 15'5"

Roller door to front and further door to side.

## Money Laundering Regulations.

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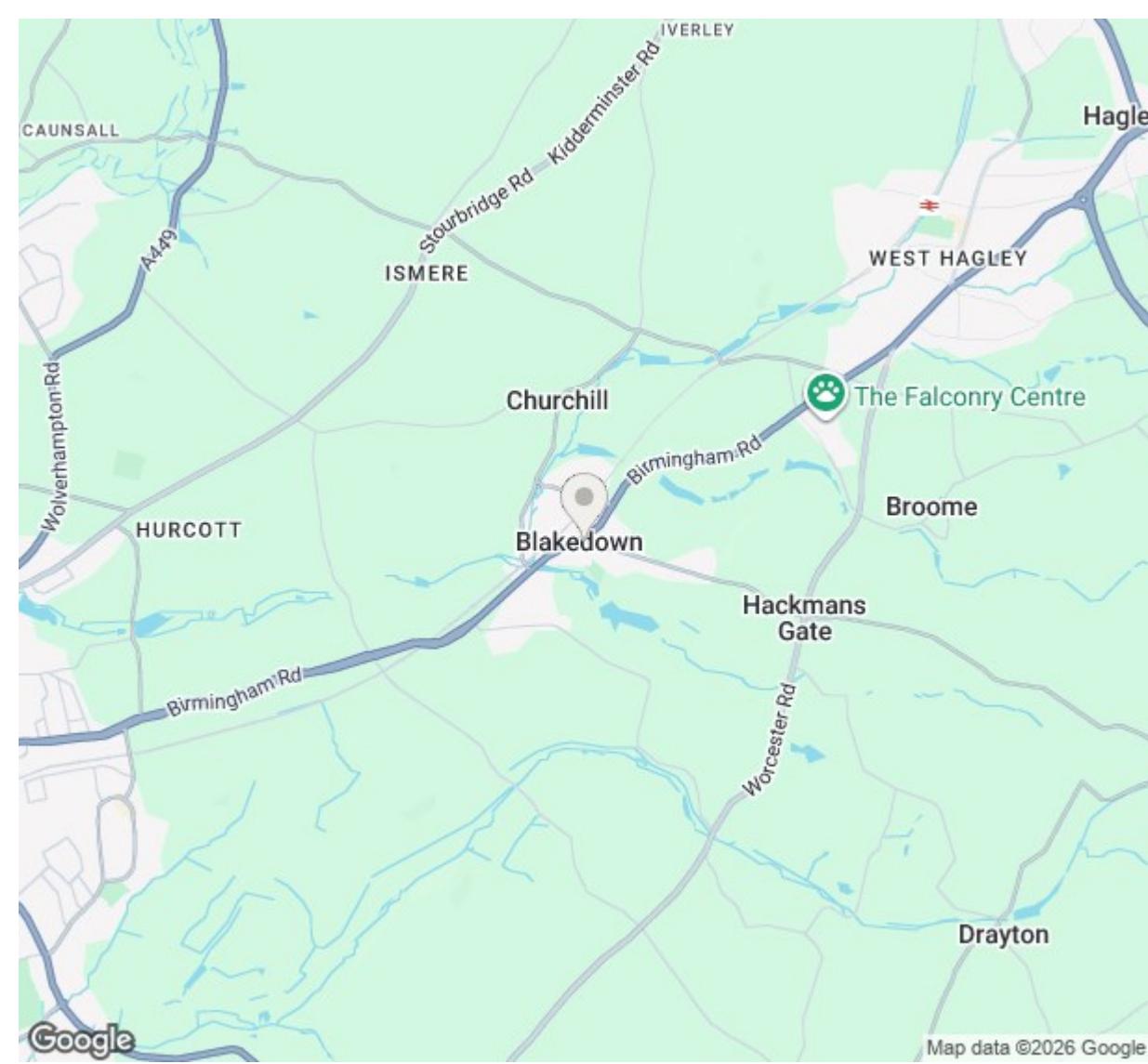
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Council Tax Band F









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