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**GREENHILLS FARM
WAPPING LANE, BEOLEY
B98 9ER**

Discover the elegance of Greenhills Farm, a Grade II listed farmhouse nestled in 11.17 acres* of stunning countryside. Featuring a main residence and a two-bedroom cottage, complete with modern comforts, period features, and breathtaking views. Perfectly located near Henley-in-Arden and Solihull with easy access to Birmingham and Stratford-upon-Avon.

GREENHILLS FARM

Greenhills Farm offers a unique blend of historical charm and modern convenience set within the peaceful countryside near Beoley and Ullenhall. This beautiful Grade II listed farmhouse, dating back to the 17th century, is enriched with 18th and 19th-century additions and adorned with exposed timber beams. The main house includes an entrance hall, drawing room, dining room, kitchen/breakfast room, sitting room, snug, and a utility room. The principal bedroom suite features a dressing room and an en-suite, complemented by four additional bedrooms and two bathrooms. The separate cottage, which was completely rebuilt in the 1990's, provides excellent ancillary or rental opportunities, with two bedrooms, a sitting room, dining hall, kitchen, and utility. Outbuildings include a gym, stables, barn, workshop, and studio/office. The property is surrounded by well-maintained gardens, mature trees, and paddock land, offering a serene and private environment.





Entering Greenhills Farm, you are welcomed by a grand staircase leading to a gallery landing, with doors opening to the principal rooms. The drawing room features a classic fireplace and doors to the garden, while the large dining room is ideal for formal gatherings. The kitchen/breakfast room is fully equipped with Bosch appliances and an electric AGA, making it the heart of the home. Additional living spaces include a cozy snug and a comfortable sitting room, both perfect for family activities or quiet relaxation.









The first floor accommodates the family perfectly with a spacious principal bedroom suite, including a dressing room and an en-suite shower room. Four more double bedrooms share two additional bathrooms, providing ample space for family and guests alike.

What is really special is the incredible views all these bedrooms enjoy, creating a truly calm and restful place.









Ostlers Cottage

A picture postcard perfect, self contained cottage sits to the right of the courtyard, offering the perfect business opportunity for rental, Air B & B or simply for extended family.

The charming two-bedroom cottage features a dual-aspect sitting room with a fireplace, a well-appointed kitchen with granite worktops, dining hall and a utility room. Upstairs, the principal bedroom enjoys an en-suite shower room, and there is another double bedroom and bathroom, offering great views and privacy.

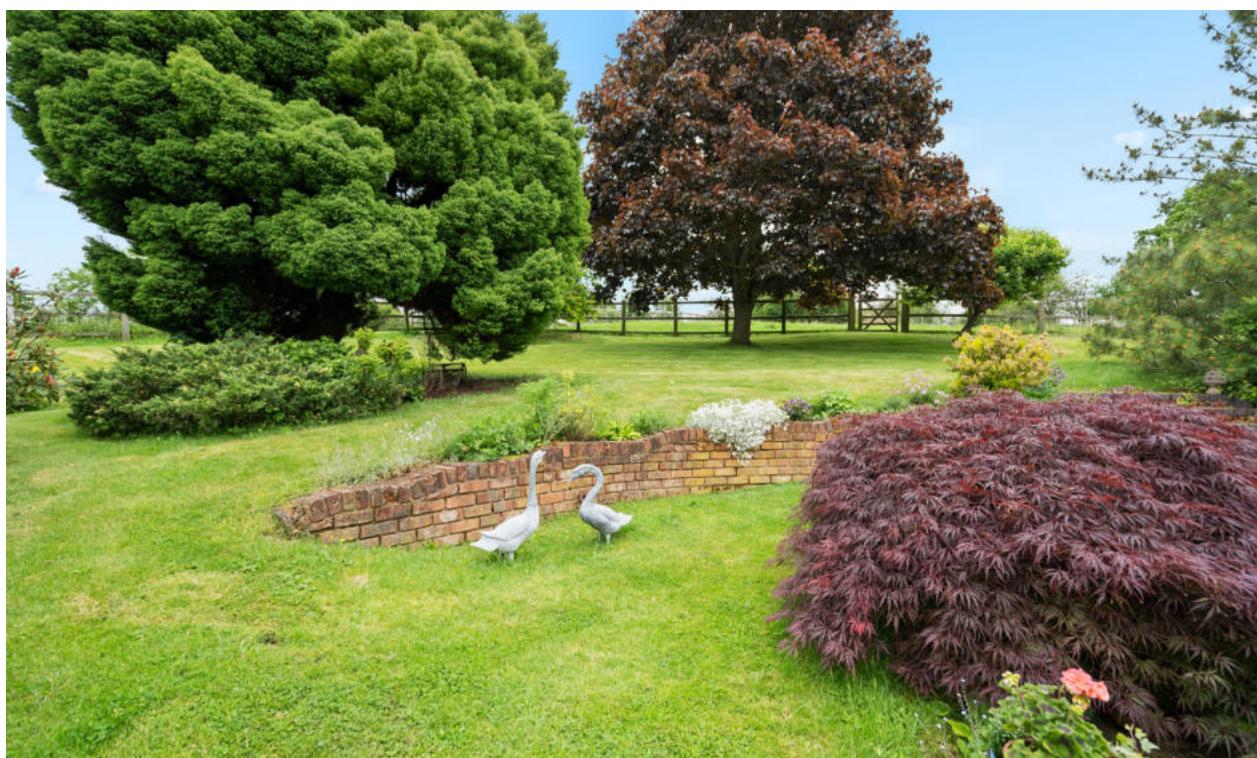


Linking the house main residence to the barn is a useful workshop, above which is a fabulous large studio, which could easily be converted into a self contained flat.

Connected is the barn. This really is a very special opportunity for someone to create something very unique. Previously planning had been granted to convert into a two and a three bedroom dwelling, which has now lapsed, but the council were supportive of renewing. The space here is incredible and has to be seen to truly appreciate.



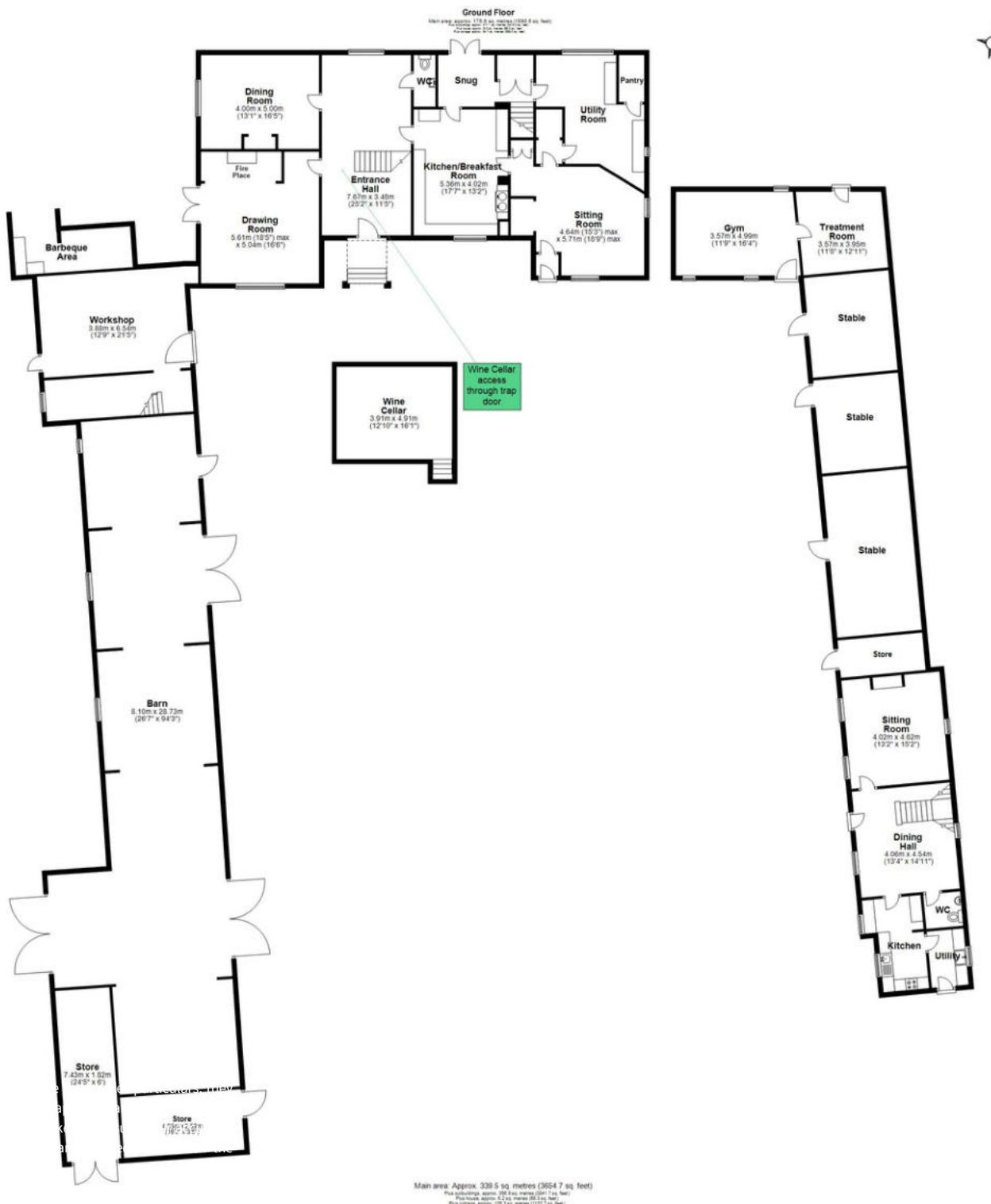


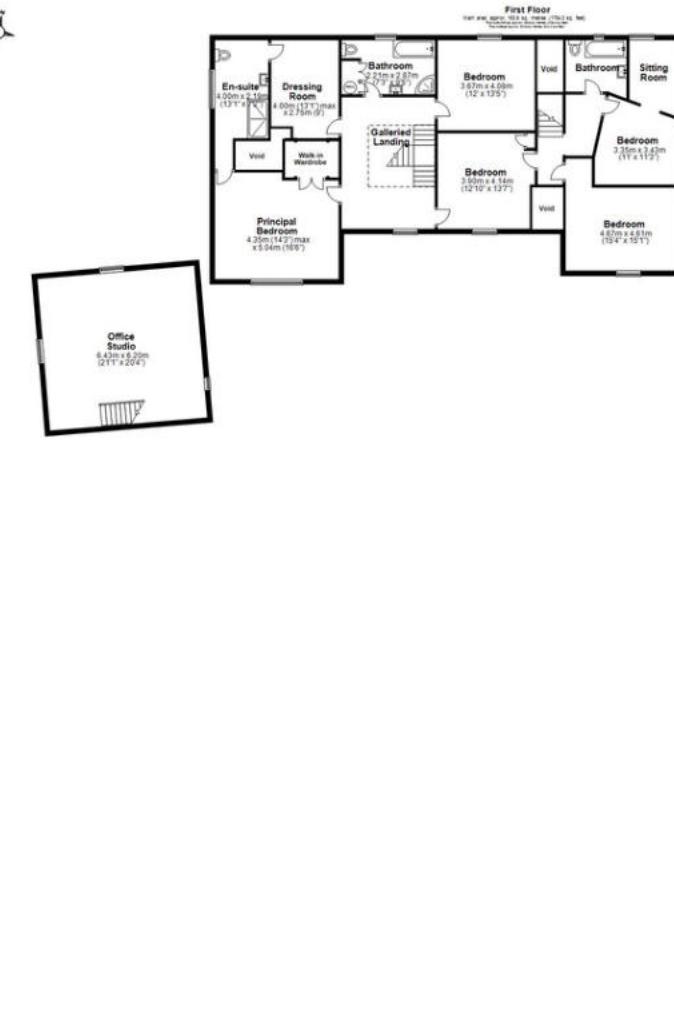
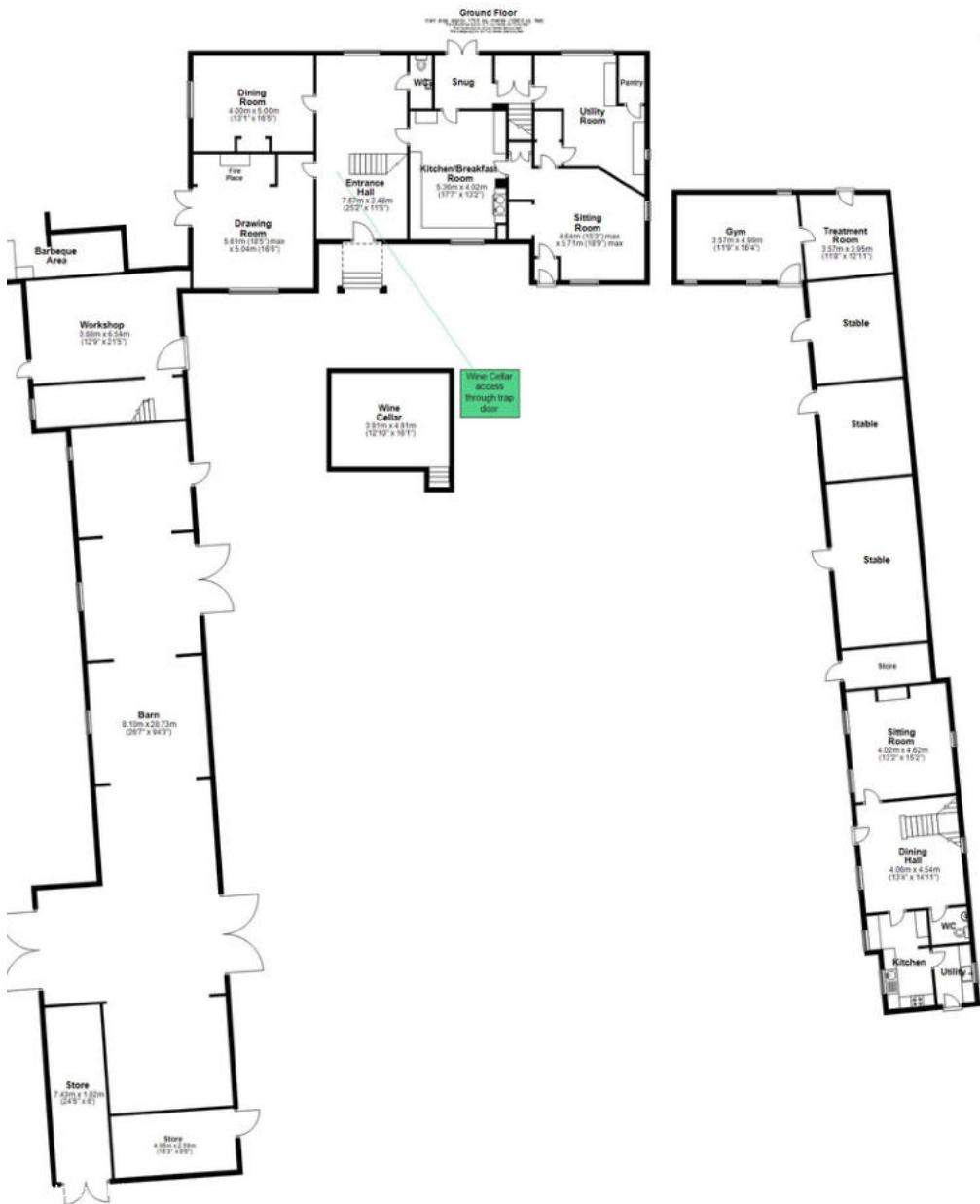


The property is accessed via a gated driveway, leading to a picturesque stone courtyard at the front and immaculate lawns at the back. The gardens boast herbaceous borders, mature trees, and several patio areas for outdoor enjoyment. The property includes a large barn with potential for development, three stables, a workshop, a studio/office, and a gym, surrounded by 11.17 acres of fields and formal gardens.

Please Note: The two fields either side approximately 10 acres are not included in the asking price and are available to purchase at an additional cost of £200,000







Main area: Approx. 210.5 sq metres (2264.7 sq feet)

Plot area: Approx. 1000 sq metres (10764.3 sq feet)

Plot coverage: 100% (100% coverage)

Plot dimensions: 20m x 50m (65' x 164')

Plot area: 1000 sq metres (10764.3 sq feet)

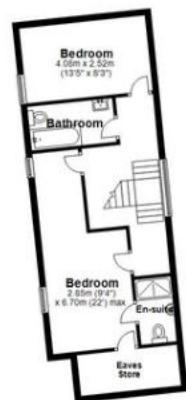
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FEATURES

- Grade II Listed Farmhouse
- Characterful Beams & Fireplaces
- Five Bedrooms, Two with En-Suites (Main Residence)
- Two Bedroom Cottage
- Spectacular Views Across Malvern & The Lickey Hills
- Four Large Stables
- Workshop, Studio & Gym
- Incredible Barn with Lapsed Planning
- 11.87 acres* The two fields (approx 10 acres are available through separate negotiation at £200,000

SIZE

House - 3,721 sq ft
Outbuildings - 3,842 sq ft
Cottage - 1,134 sq ft

*This plan is for guidance only and must not be relied upon as a statement of truth

TENURE Freehold

BROMSGROVE DISTRICT COUNCIL - G House & E Cottage

SERVICES

Heating is by way of Oil and sewerage is by way of a septic tank. Mains water and electricity are also connected to the property.

BROADBAND

Type	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	2 Mbps	1 Mbps
Superfast	47 Mbps	8 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: Vodafone, 02, EE, Three

PARKING

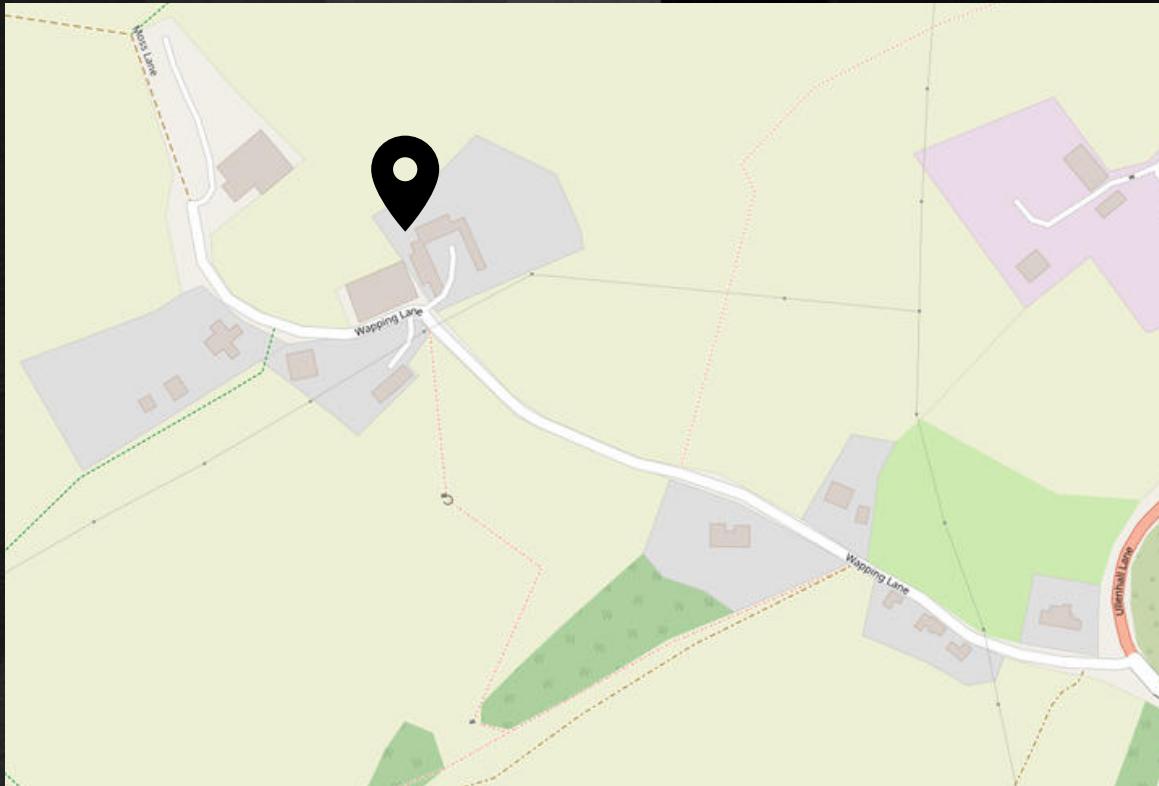
Driveway Parking

FLOOD RISK

Very Low

COVENANTS

N/A



LOCATION

Greenhills Farm is ideally situated for easy access to local amenities in Henley-in-Arden, with additional cultural and recreational opportunities in nearby Stratford-upon-Avon and Birmingham. The area is well-connected by road and rail, making it perfect for commuters looking for a tranquil country lifestyle. Easily accessing the M42 via the A435 making it a perfect base for commuting to the North and South

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

📞 01564 777314 (option 4)

✉️ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

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