

**AP MORGAN**



**Fish House Lane, Stoke Prior,**  
Offers Over £575,000



### Features:

- Structural renovation and modernisation needed
- Historical Grade II listed property originally forming part of the Corbett estate
- Six spacious bedrooms, two bathrooms, washroom & ground floor w/c
- Five reception rooms & two kitchen/dining rooms
- Large cellarge with excellent potential
- Island driveway for parking multiple cars
- Expansive grounds amounting to approx. 5 acres (not measured) set around the river Salwarpe
- Former bakehouse with original oven

### Description:

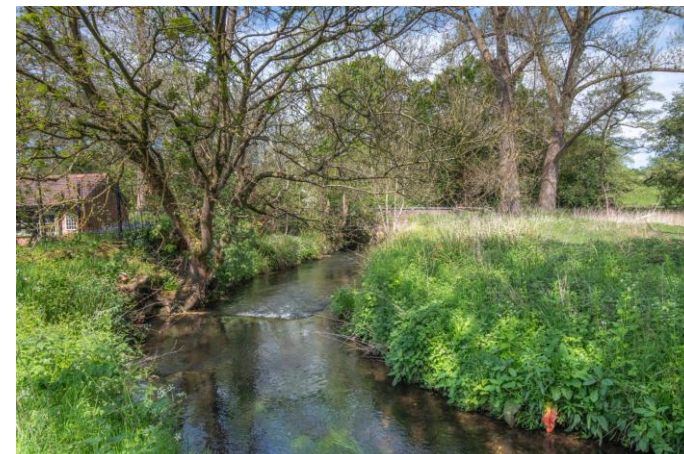
\*\*\* Please note that this property requires full structural renovation and modernisation and is offered to cash buyers only. (A current structural condition report is available upon request) \*\*\*

A fantastic opportunity to purchase a part of Worcestershire's rich heritage. This unique six bedroom Grade II listed home, formerly part of the historic Corbett Estate, is nestled in a desirable semi-rural setting with the River Salwarpe winding through its grounds. Occupying a total plot of approximately five acres (not formally measured), the property offers scenic rural views and significant potential.

Dating back to the Elizabethan era with Georgian additions, the home presents a wealth of period details such as exposed timber beams and original features. The Elizabethan portion is of cruck-frame construction, while the Georgian front elevation presents a rendered façade. The substantial accommodation extends to approximately 3,970 sq. ft over two floors, with an additional cellar area of around 500 sq. ft, offering excellent scope for restoration.

The internal layout, in brief, comprises:

The ground floor includes a spacious reception hall with a staircase leading to the upper level, a large dining room, lounge, family room, sitting room, and a fitted breakfast kitchen complete with a pantry. An annexe offers flexible living options with its own kitchen diner, lounge, side hall,





and boiler store. A ground floor WC is accessed off the side hallway.

On the first floor, the property boasts six double bedrooms, including one with access to a connecting washroom, as well as two bathrooms and additional storage areas. Many rooms offer attractive views over the gardens and surrounding land.

Externally, the property enjoys a private position, set back from the lane behind mature hedgerows. Access is via twin wrought iron gates leading to a sweeping tarmac driveway, providing ample parking and a turning circle. The formal gardens include large lawned areas, an orchard, and a range of mature trees including weeping willows beside the riverbank.

The grounds are a particular feature and include several distinct areas. Adjacent to the main house is a gravelled seating space and sloping lawns that extend to the River Salwarpe. On the opposite side of the river is an enclosed paddock of approximately 1.16 acres (not measured), accessible from a bridleway. Further behind the property is another substantial paddock of roughly 3 acres (not measured), accessed via a separate gated entrance. Outbuildings include a former bakehouse with original bread oven, ideal for restoration or conversion (subject to planning).

Cellars beneath the property comprise three rooms with good ceiling heights, lighting, and power, offering further potential for storage or other uses.

Located on the well-regarded Fish House Lane in the hamlet of Stoke Prior, the property benefits from a peaceful setting with excellent access to Bromsgrove's amenities and highly regarded local schools. The area is steeped in history, once associated with the salt industry led by John Corbett—known as the 'Salt King.' The nearby countryside offers superb opportunities for walking, horse riding, and rural pursuits. The location also provides convenient access to the M5 and M42 motorways, with Birmingham, Worcester, and the wider West Midlands region all within easy reach.



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Property to sell?

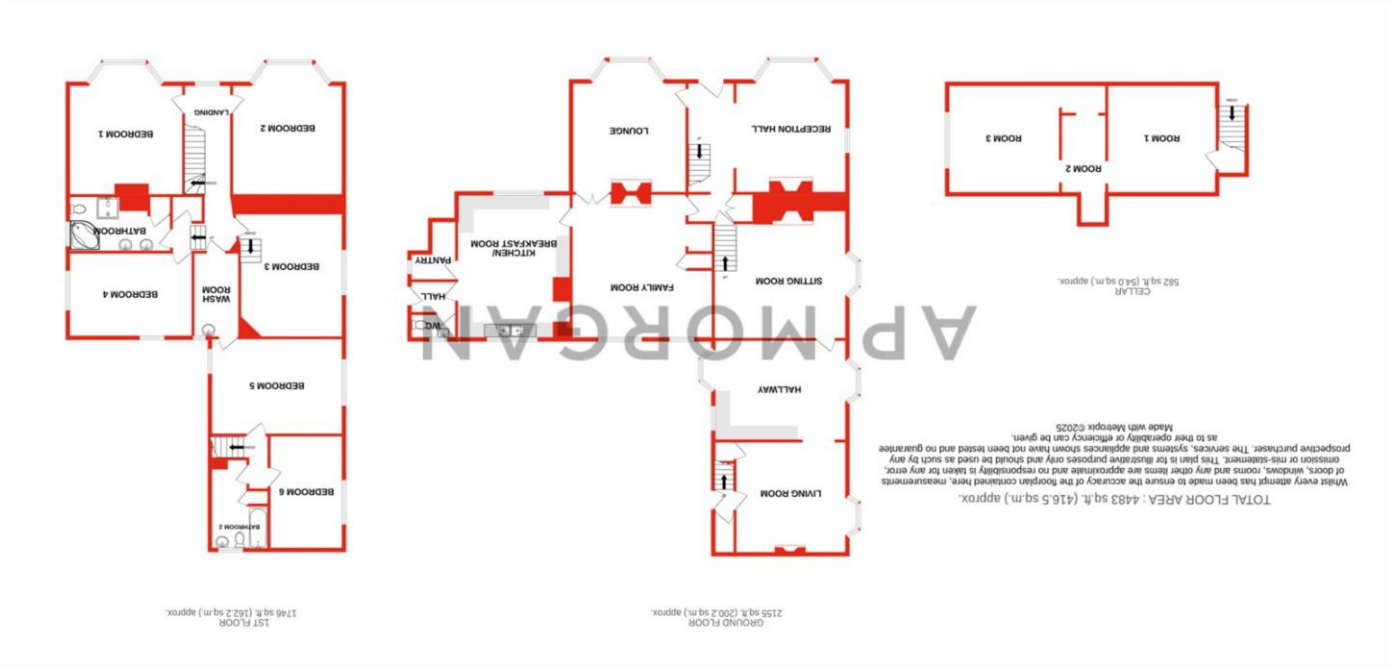
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