



CLEOBURY LANE, DY14 9HL

Offers In The Region Of £350,000

- THRIVING SUCCESSFUL BUSINESS
- PERIOD FEATURES
- TWO/THREE RECEPTION ROOMS
- ELECTRIC HEATING
- OUTSIDE STORAGE & WORKSHOP

- VILLAGE LOCATION
- THREE/FOUR BEDROOMS
- LPG GAS FIRE
- PARKING
- PATIOS

Est. 2003
Hayden
Estates

Cleobury Lane, Clows Top, Worcestershire, DY14 9HL

GENERAL INFORMATION AND APPROACH

The Old Bank House. Well that is what it was, a bank or indeed park of it. An extremely interesting property with so much on offer and without visiting it is difficult to fully describe everything.

Believed to be around 150 years old, with the rear kitchen extension added some 70 plus years ago.

The owners have been here 21 years and have thoroughly enjoyed every minute however its time for pastures new!

Currently part of the house is a butchers shop. But not just any butchers shop! This is a thriving business with an excellent turnover. Brians Butchers is well known in the area, with clients coming from near and far to buy his meat. Testimony to the quality and the fantastic service. Brian loves his customers and is always up for a chat!

Anyone interested in taking over the business is more than welcome to call for further information. (Accounts are available for the last few years for all interested parties)

The shop premises would also be ideal for a beauty room, hairdressers for instance.

And now to the house. Having the original wooden door into the bank, With period features and modern comforts.

The open fireplace is the focal point of the first reception room, whilst the second has an LPG wood burning stove lookalike fitted. Spacious rear galley kitchen, with integral appliances completes the ground floor.

Upstairs and there are three bedrooms, with large room off, ideal as dressing room or office perhaps and a shower room.

The property boasts majority double glazing, with mixed heating from open

fire, LPG fire and electric heating.

Outside and there are two delightful seating areas, one being covered. Ideal for tubs and planters. Wooden summer house, workshop and storage shed.

There is parking which is over a shared access driveway. The property benefits a septic tank.

The property is so unusual viewings are highly recommended.

Clows Top is a community with shop with post office and the butchers. There is a village hall, nearby pubs, cafe and farm shop attached. Surrounded by wonderful scenery too. Good access to Bewdley, Cleobury, Tenbury and Great Witley.

Let the exploration begin.

Wooden door from footpath allows access into

Front facing window with fitted shutters. Beams to the ceiling, two wall light points, electric radiator, telephone point, and the focal point of this room being the open fire and fire surround with stone hearth.

KITCHEN

Having a great range of units to wall and base with the latter boasting complementary roll edged working surface over. Inset stainless steel sink unit having mixer tap over. Partial tiling to the walls providing splash back. Space for slot in range style cooker with fitted extractor hood over. Integral washing machine, two fridges and a dishwasher. Breakfast bar, two glass fronted display cabinets. Inset ceiling spot lights, ceramic floor tiles, stable doors to both the rear and the butchers shop, French doors to side elevation and two windows to the rear. Stairs rising to the first floor from the kitchen.

LOUNGE RECEPTION TWO

Having LPG wood burning design fire, beams to the ceiling, four wall light points, rear facing window complemented by sliding patio door to rear elevation. Electric radiator, aerial point and wall mounted consumer unit.

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BUTCHERS SHOP RECEPTION THREE

Should this not be required to run a business from, this room could easily be upgraded to be used as another reception room. Please note due to the usage of this space currently, there is no heating. Having wooden door to frontage, two front facing windows, tiled flooring, ceiling light points, power points, extractor fan, freezer and display counters.

STAIRS RISING TO THE FIRST FLOOR ACCOMMODATION

Having two ceiling light points.

SHOWER ROOM

Feature coloured leaded window overlooking the stairs. Rear facing window, fully tiled walls and flooring, heated towel rail and inset ceiling spot lights. Vanity sink unit, corner close coupled wc suite and recessed shower cubicle with electric shower.

BEDROOM ONE

Rear facing window, ceiling light point, radiator and built in cupboard.

INNER LANDING

With wall light point and further bedrooms radiate off.

BEDROOM TWO

Front facing window, picture rail, ceiling light point, radiator, coving to the ceiling and built in wardrobe.

BEDROOM THREE

Having a window to the front elevation, radiator, ceiling light point, coving to the ceiling and feature period fireplace. Door off into

MULTIFUNCTIONAL ROOM

A delightful room with vaulted ceiling and being heavily beamed. Velux roof window, ceiling light point and storage. Please note there is no heating in here.

OUTSIDE

Shared access to the rear over driveway, which we are told operates on an

in and out system and is shared with the neighbours. With neat stocked borders, outside lighting and water. Curved pathway to enclosed covered gated patio with block paving and open walled patio. both attractive seating areas.

Brick and wood shed with pitched roof provides good storage. Built built store, currently used as a cold store however ideal work shop space. Having power and lighting.

Wooden summer house with power.

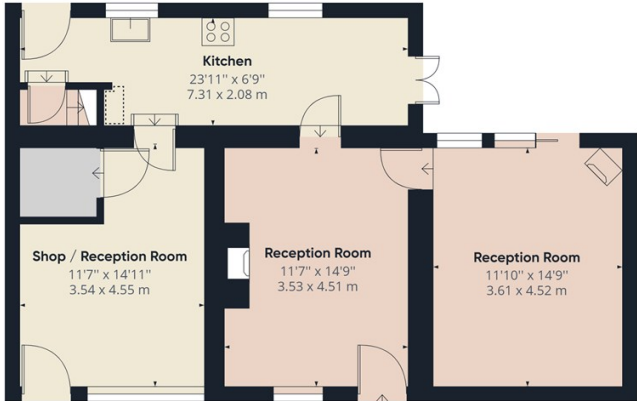
PARKING

Access with parking for two cars available. The driveway operates on an in and out system with neighbours

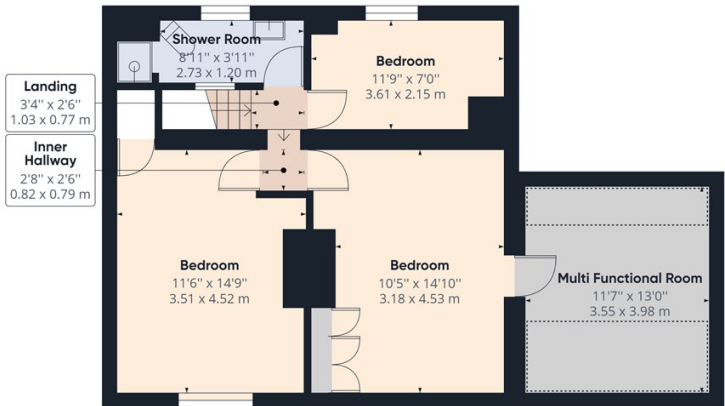
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1316.42 ft²
122.30 m²

Reduced headroom
78.55 ft²
7.30 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only. Call 01299 405 062 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC