



Old Rose Cottage, New Road, Caunsall, DY11 5YN

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£625,000

Old Rose Cottage is a charming example of a detached period-style property encompassed by the idyllic countryside of ancient Worcestershire Hamlet Caunsall. Favouring nearby calming trails and uninterrupted views over adjacent rear fields; this beautiful home is well paired to those seeking a slower-pace, semi rural life-style. Occupying a rare and substantial size plot, with extortionary stretched rear garden fantastic for young families to relish, has the additional benefits including a detached garage and workshop. Boasting versatile and flexible living through three well proportioned reception rooms includes a music room with featured exposed brick chimney breast, dining room with sash window, access to cellar and family room leading to the garden all benefitting from log burning stoves for those returns from muddy walks. The kitchen is complete with a range of fitted appliances and boasts a Rayburn and leads into a conservatory where there is approved planning for a single-storey rear extension to elevate the property's living space and further complement its existing layout. Planning reference: 23/0547/PNH. Completing the property downstairs and adding an essential sense of practicality is a useful utility and ground floor cloakroom. Continuing upstairs the property showcases four well proportioned bedrooms, one with en suite, modern family bathroom and commanding views over the rear garden. Prospective purchasers can take full advantage of being positioned between Wolverley, Kinver and Cookley Villages and further market Town Kidderminster as well as being in catchment of reputable nearby schools and the popular pub at the end of the road 'The Anchor'.





Front of The Property

To the front of the property there is a chipping stone driveway, double gates leading to the rear of the property, dwarf wall and mature shrubs.

Entrance Hall

With a composite door leading from the front of the property, engineered oak floor, two double glazed windows to side, stairs to first floor landing, door to dining room and opening to reception/ music room.

Dining Room

11'9" x 11'9"

With double doors leading from the family room, doors to cellar and entrance hall, space for dining table, log burning stove, exposed brick surround, engineered oak floor, double glazed sash window to front and a central heating radiator.

Reception/ Music Room

11'9" x 11'9"

Open from the entrance hall and door leading to inner hall, space for piano and seating, feature exposed brick chimney breast with log burning stove, slate hearth and decorative beam, double glazed sash window to front, engineered oak floor and a central heating radiator.

Family Room

15'1" x 11'5"

With a door leading from the inner hall and double doors to dining room, space for three piece suite, log burning stove, engineered oak floor, double glazed french doors leading to rear garden and a central heating radiator.

Kitchen

15'5" x 7'10"

With a door leading from the inner hall, fitted with a range of matching wall and base units with work surfaces and tiled splashback, integrated oven and hob with cooker hood over, Rayburn, one and a half stainless steel sink and drainer, wall mounted central heating boiler, laminate floor, double glazed window to side, double glazed bi folding doors to conservatory and a central heating radiator.

Conservatory

14'5" x 11'9"

With double glazed bi folding doors leading from the kitchen, space for dining table, double glazed windows and french doors to rear, glass roof and laminate floor.



Utility

6'6" x 5'6"

With a door leading from the inner hall, plumbing for washing machine, space for tumble dryer, fridge freezer, tiled floor and skylight window.

Inner Hall

With doors to various rooms, engineered oak floor and a central heating radiator.

WC

With a door leading from the inner hall, WC, wash hand basin, tiled splashback, engineered oak floor and a central heating radiator.

Cellar

11'9" x 11'5"

With a door and stairs leading from the dining room, light and useful storage space.

Landing

With stairs leading from the entrance hall and doors to various rooms.

Bedroom One

15'1" x 11'9" max

With a door leading from the landing and to en suite, fitted wardrobes, double glazed sash window to front, double glazed window to front and a central heating radiator.

En Suite

With a door leading from bedroom one, walk-in shower with waterfall shower head, separate shower attachment, WC, wash hand basin, tiled floor, part tiled walls, vanity shelves, recessed spotlights, circular skylight and a chrome heated towel rail.

Bedroom Two

11'9" x 11'9" max

With a door leading from the landing, fitted wardrobes, laminate floor, loft access, double glazed sash window to front and a central heating radiator.



Bedroom Three
9'6" x 7'6"

With a door leading from the landing, fitted wardrobes and desk, laminate floor, double glazed window to rear and a central heating radiator.

Bedroom Four
9'10" x 5'6" max

With a door leading from the landing, fitted wardrobes, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from the landing, bath with waterfall shower head, WC, wash hand basin, recessed spotlights, part tiled walls, tiled floor, double glazed window to rear and a chrome heated towel rail.

Garden

Accessed via double glazed french doors leading from the conservatory and family room to a chipping stone seating area perfect for entertaining with further parking available through double gates, access to detached garage with adjacent workshop/ music room to the rear being fully insulated and having light and power. The majority of the garden is laid to well maintained lawn that stretches far benefiting from calming and captivating views over fields to the rear. Planted trees provide a sense of privacy with the practicality of outside stores, additional wooden store and other seating areas with outdoor power.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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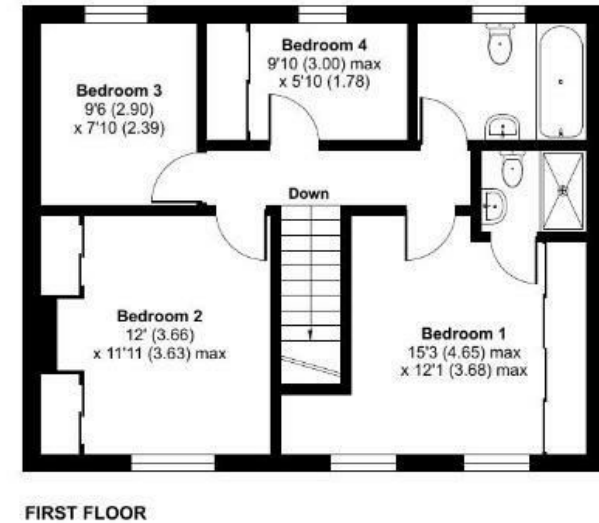
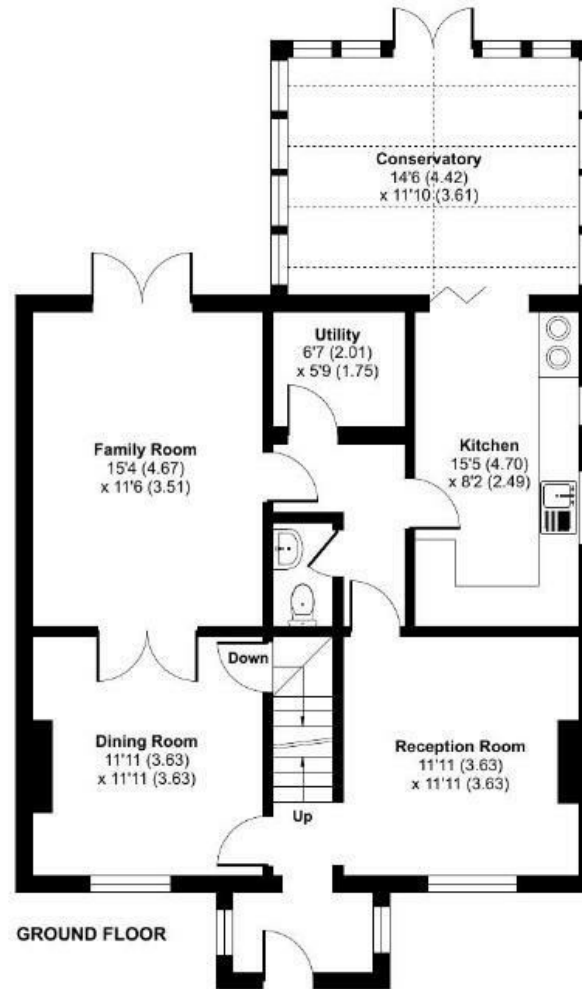
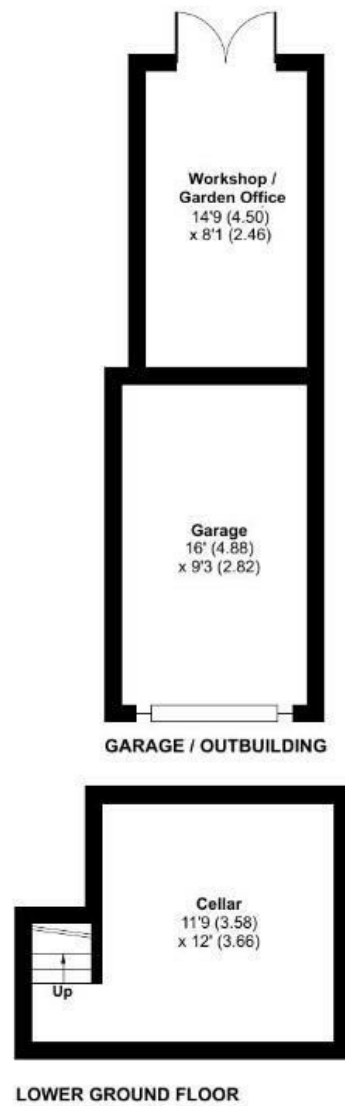
Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1995 sq ft / 185.2 sq m

For identification only - Not to scale



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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