



Glebe Farm

Near Cleobury Mortimer | DY14 0ND



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****PRICE REALIGNED FOR A QUICK SALE**** A superb equestrian property, circa 4.5 acres with a fabulous 60ft x 30ft stable block and newly re surfaced menage. The property offers 5 bedrooms of flexible accommodation and features stunning countryside views.

Location:

Located off the A4117 just under three miles from the historic market town of Cleobury Mortimer, bordered by the beautiful Shropshire countryside and with a wealth of local amenities and leisure facilities. The property is located 9 miles from the medieval town of Ludlow which provides a larger range of shops, restaurants and a ruined castle.

Education:

Local state schools include Cleobury Mortimer Primary School and Lacon Childe Secondary School.

There is a variety of local independent schools including Heathfield Knoll in Kiddeminster, King Worcester and RGS Worcester.

Accommodation:

Entrance hallway, sitting room, cloakroom/wc, dining room, breakfast kitchen, laundry, shower room, bedroom 5 (ground floor)

Four double bedrooms on the first floor with master en-suite and family bathroom.

There is a double garage that could be converted (subject to planning) to accommodate multi-generational living on both ground and first floors. American stable block with 10 stables and a menage.





Ground Floor Accommodation::

At the heart of this delightful home is the spacious modern breakfast kitchen with a dual aspect across the menage, gardens and grounds. Featuring a central island, a wine cooler, rangemaster, hob, two electric fan ovens, separate grill and griddle plate and a dishwasher.

The delightful and spacious triple aspect sitting room features a wood burning stove and offers delightful views over the surrounding land and menage.

Accessed from the sitting room is the dining room which also has a door to the hallway affording easy access to the kitchen; ideal when entertaining. There is a door leading outside to the menage and Jacuzzi decking area.

To complete the ground floor accomodation is a laundry room, shower room and bedroom 5 which would be great for a dependant or a teenager.

First Floor Accommodation:

There are four double bedrooms, all overlooking the gardens and beyond.

The master bedroom has far-reaching views and has a large ensuite with shower incorporating massage jets and a radio.

There are three further good-sized double bedrooms and a modern bathroom featuring a bath and a separate shower.

Equestrian Facilities & Land:

There are three paddocks and an all-weather menage which has been re lined and re surfaced with three dressage mirrors. The superb American stable block is an impressive 60ft x 30ft with 10 stables. New fencing for security has been appointed to most of the boundaries.





Gardens:

There is lawn to the rear and side along with Decking and a Hot Tub. The Gardens are West facing so ideal to enjoy the wonderful sunsets.

The property is accessed via new bespoke wooden gates. The gravelled driveway has just been resurfaced and offers ample parking, alongside a double garage with newly appointed wooden garage doors.

Additional information:

There are new windows and doors to the rear elevation. CCTV has been installed to the property.

Local Authority: Shropshire Council

Services: mains water, electricity, oil fired combiner's-boiler and private sewage via a septic tank.

Important Note to Purchasers:

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Viewings by appointment only via RJ Country Homes on 01905 691043 or contact@rjcountryhomes.co.uk



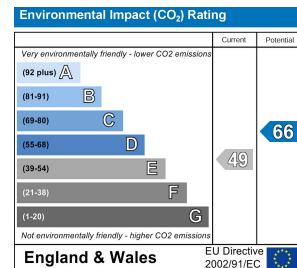
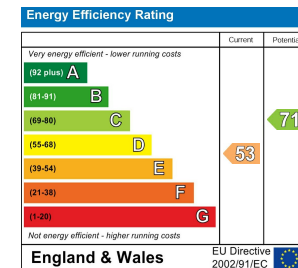




Approx. Gross Internal Floor Area 2905 sq. ft / 270.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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