



The Paddocks, Coreley Lane, Milson, Worcestershire DY14 0BD

01562 820880

Price
£950,000



2 Reception
Rooms



4 Bedrooms



1 Bath/Shower
Room



Approx 9.15
Acres

Mileage (All distances approximate)

Cleobury Mortimer 3.5 miles Tenbury Wells 5.5 miles Ludlow 9 miles Kidderminster 14 miles Worcester 22 miles Birmingham 32 miles

LOCATION

The Paddocks is a fabulous property, set in the beautiful rolling countryside of South Shropshire with South facing idyllic rural views.

Cleobury Mortimer is a small market town, sitting central to Ludlow and Worcester and being a popular rural area to live within the beautiful south Shropshire, north Worcestershire countryside offering a comprehensive range of local amenities and facilities to include Doctors Surgery, sports facilities, an array of local bespoke shops, a post office, a number of popular local pubs, restaurants and takeaways as well as very well thought of local schools.

Tenbury Wells offers excellent shopping and leisure facilities, being a stone's throw away from the medieval town of Ludlow and Worcester. Tenbury Wells is an attractive market town situated in the north west of Worcestershire. The River Teme, runs along the edge of the town and separates Worcestershire and Shropshire with the Herefordshire border less than a mile away. Tenbury Wells offers a wide variety of recreational and shopping amenities from locally owned traders including a fish monger, butchers, delicatessen, hardware shop, cafes, restaurants, bars, doctor's surgery, dentists, library, post office, hairdressers, beauty spas and gift shops. Tenbury Wells also benefits from swimming baths, theatre, bowling Green and tennis courts. Local Nursery, Tenbury Primary and Tenbury High School are all within walking distances.

DESCRIPTION

The Paddocks offers an outstanding opportunity to purchase an attractive and generous detached country home set in this sought-after rural location. Offering an abundance of character with the original house being of half-timber construction with later additions, still with many original exposed features. **The property is available with the surrounding gardens and land of circa 9.15 acres with AN OPTION TO PURCHASE AN ADDITIONAL 7.34 ACRE PADDOCK ACROSS THE LANE.**

With gated access and approached over concrete driveway past the detached barn and stable block, The Paddocks has a generous hard standing area providing off road parking for a number of vehicles between the detached garage and the house.

To the first floor are four bedrooms, three particularly generous offering potential to create further first floor accommodation (fifth bedroom and second bathroom) with a fourth single bedroom and a generous family bathroom, each with fabulous views. The ground floor has a spacious 'L' shaped lounge diner and a separate dining room, both with inglenook fireplaces with log burning stoves. There is a generous kitchen diner to the rear as well as a ground floor cloakroom and an additional staircase from the kitchen leading down to the lower ground floor utility/laundry room which offers direct access to the rear gardens.

Outside, the combination of the private gardens, adjoining grounds and paddocks with outstanding views is a major selling point, all benefitting from a detached barn 80' x 50', an attractive stable block 77' x 15' and detached triple garage block 31' x 20' with additional space above, ideal for games room/office or studio.



The Paddocks is an attractive detached country home with spacious and flexible accommodation offering further potential to modernise and convert currently with four first floor bedrooms and large family bathroom and the ground floor with a large 'L' shaped lounge diner, separate dining room, cloakroom and generous fitted kitchen diner. The original main entrance leads into a pitched ceiling porch with quarry tiled floors, dual glazed windows to each side, double panel radiator, ceiling mounted light fitting with a multi paned glazed door into the main dining hall.

The DINING HALL has an open tread staircase to the first-floor accommodation, accessing the cloakroom, kitchen and lounge diner whilst also benefitting from a beautiful feature exposed stone fire place with quarry tiled hearth and generous wood burning stove. The room wraps around the front to the rear off the property being light and spacious with plenty of UPVC windows to both front, rear and side aspects as well as having a feature exposed stone fire place with quarry tiled hearth and wood burning stove. There are an abundance of exposed timbers with UPVC double glazed sliding patio doors to a front paved terrace and fabulous views to the rear.

Access can be gained into the generous kitchen diner which is fully fitted with a range of rolled top work surfaces and matching cupboards and drawers with space for dining table and chairs with a stainless steel one and a half sink with single drainer and mixer tap and oil-fired Aga, range of power points and radiator, ceiling mounted light fittings and two generous UPVC double glazed windows to the rear with outstanding rural views.

From the kitchen a staircase leads to the lower ground floor with in turn gives direct access to the rear gardens into the large laundry/utility room and store with further boiler cupboard. This useful space has a fitted stainless-steel sink with single drainer and some fitted cupboards, UPVC double glazed windows overlooking the rear garden and pedestrian access, power points, plumbing and ceiling mounted light fittings as well as heating via a wall mounted radiator.

- A Detached Country Home
- 4 Bedrooms & Family Bathroom
- Kitchen Diner, Living Room & Dining Room
- Utility/Laundry Room
- Cloakroom with W.C
- Superb Gardens & Grounds
- All Weather Menage
- 80' x 50' Barn
- 38' x 18'6 Store/Workshop
- Wonderful Rural Location – 9.15 Acres
- Option To Purchase Additional 7.34 Acres
- No Onward Chain. Inspection Recommended

The first-floor accommodation offer three particularly generous double bedrooms with a fourth single bedroom each with attractive rural outlooks and the generous family bathroom being fully fitted with steps up to a Jacuzzi style bath with fitted mirror surround and wall mounted shower with matching his and her vanity wash hand basin, bidet and low level close coupled WC.

OUTSIDE

Accessed off Coreley Lane via a five bar timber gate and cattle grid onto the concrete driveway leading past the detached barn and stable block intersecting the attractive landscaped fore gardens down to the house and detached garage. In addition, a second five bar timber gate allows access to a separate gravelled driveway leading to the additional large garage/store (38 x 18'6") which is a concrete panel construction with double wooden doors, power and lighting.

The detached barn and stable block can be found approximately half way down the driveway on the right-hand side. The barn itself is of concrete block base with aluminium clad elevations, steel frame under a corrugated roof. 16ft tall sliding doors for vehicular access as well as side pedestrian door along with power & lighting.

The detached stable block (77' x 15') of mainly block construction with pitch tiled roof with timber framing offering a concrete hard standing to the front with a tack room and five loose boxes each with power and lighting. Above the loose boxes is extensive loft space with external doors. The menage is bordered by post & rail fencing.

The garden areas are laid mainly to lawn with mature well-established shrub and flower beds and borders with a generous paved seating area immediately to the front of the property with further access to the private rear gardens behind the property laid mainly to lawn offering a good degree of privacy with mature hedging and attractive well established flower beds with pedestrian gated access to the rear paddock beyond the garden.

The detached garage block (31' x 20') has a pitch tiled roof with external courtesy lighting, one double up and over door and one single over door to this triple garage with concrete hard standing, power and lighting with potential additional space into the pitch roof above for potential games room/office or studio. There is plenty of off road parking and hard standing for a number of vehicles and external water supply and courtesy lighting.

AGENTS NOTE - AN OPTION IS AVAILABLE TO PURCHASE AN ADDITIONAL 7.34 ACRE PADDOCK ACROSS THE LANE FOR £125,000

DIRECTIONS

From Cleobury Mortimer, head in a westerly direction and turn left onto Tenbury Road. Continue into Milson and turn right onto Coreley Lane and after a short distance The Paddocks will be found on the right-hand side as indicated by the agents For Sale board.

SERVICES

Mains water, electricity, drainage by septic tank and oil-fired central heating are understood to be connected. None of these services have been tested.

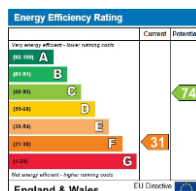
FIXTURES & FITTINGS

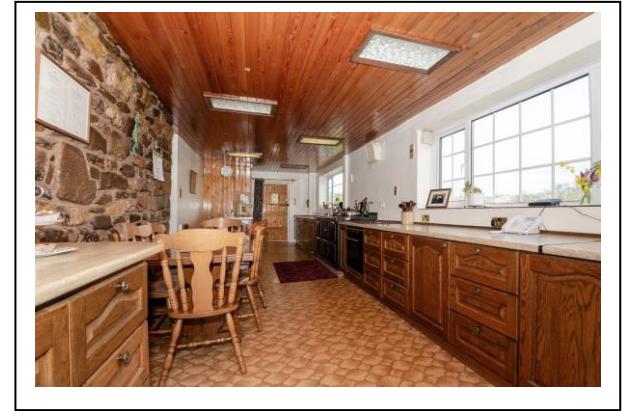
Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

ENERGY PERFORMANCE CERTIFICATE

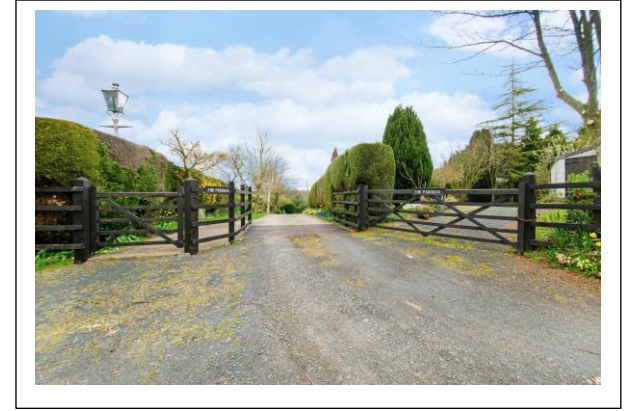






0m 20m 40m 60m

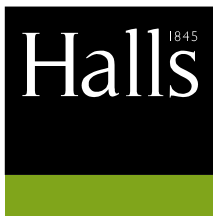
Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432





Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Mortgage/Financial Advice. We are able to recommend a completely independent financial advisor, who is authorized and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

Email kidderminster@halls.gb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

HA95 Ravensworth 01670 713330

