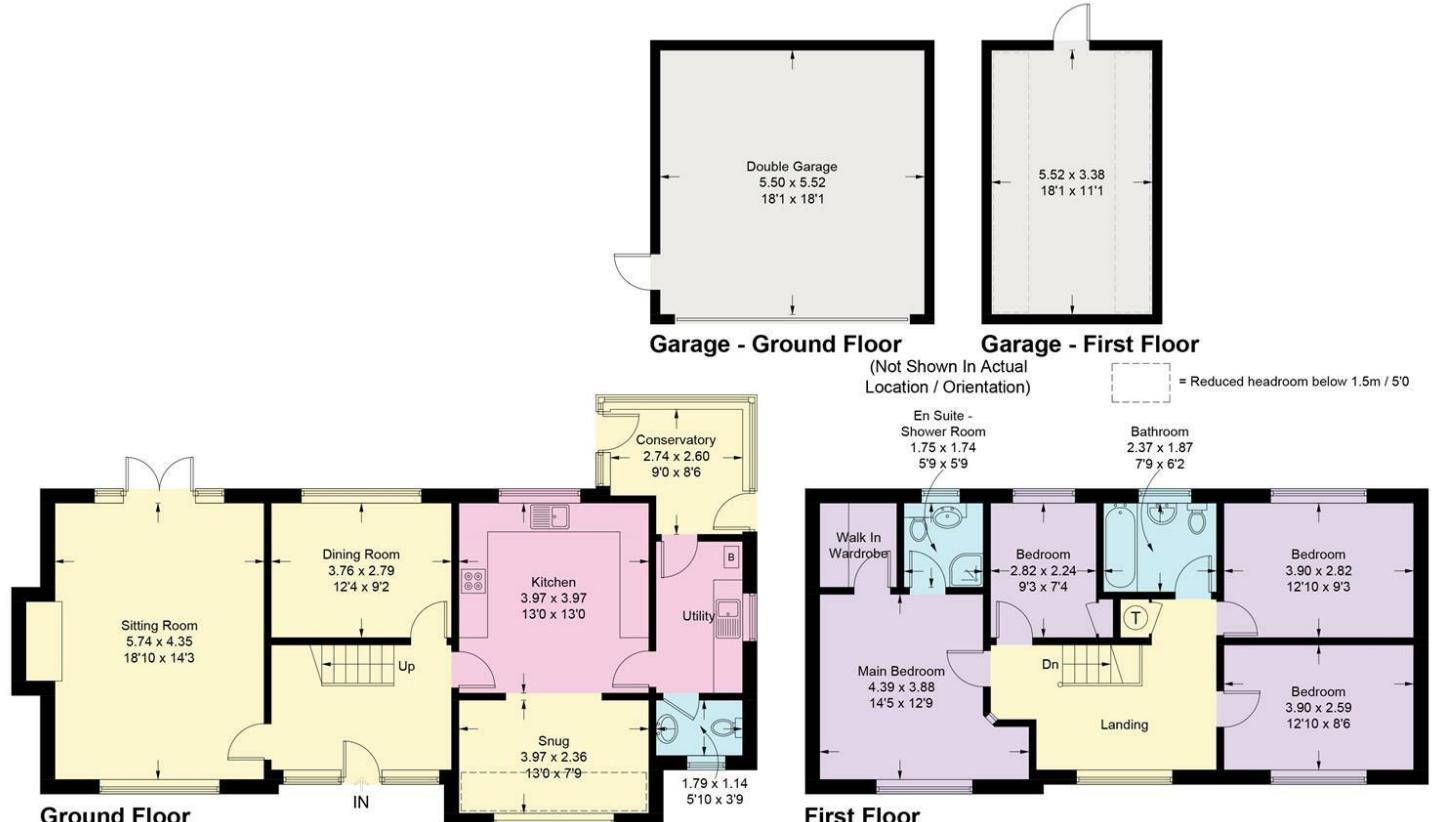


Pineridge, Doddington, Hopton Wafers

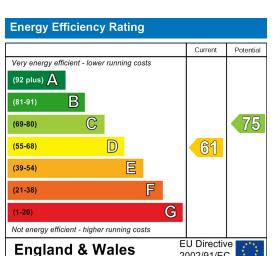
Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft
 Outbuilding = 48.8 sq m / 525 sq ft
 Total = 208.4 sq m / 2243 sq ft



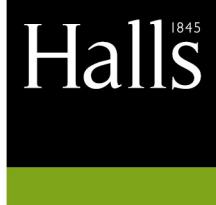
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. 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.

Energy Performance Rating



A fantastic, individual detached family home set in this picturesque position within the Shropshire countryside. There are four bedrooms and two bathrooms to the first floor with two reception rooms, a farmhouse style fitted kitchen diner and breakfast room, utility room, cloakroom & conservatory to the ground floor. Nestled within mature gardens extending to approximately 0.51 acre with parking and a detached double garage with room above. An Internal Inspection is Essential.



01562 820880

Kidderminster Sales
 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
 E: kidderminster@hallsgb.com

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Mileage (all distances approximate)

Cleobury Mortimer 3.6 miles Kidderminster 15 miles Bewdley 11 miles Ludlow 7.6 miles
Tenbury Wells 7 miles Worcester 24 miles Birmingham 34 miles



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



■ A Fabulous Detached Family Home

■ 4 Bedrooms & 2 Bathrooms

■ 2 Generous Reception Rooms & Conservatory

■ Fitted Kitchen Diner & Breakfast Room

■ Utility Room & Cloakroom

■ Mature Private Gardens

■ Detached Double Garage & Off-Road Parking

■ Fabulous Panoramic Long-Distance Views

DIRECTIONS

DIRECTIONS

On entering the village of Cleobury Mortimer on the A4117 proceed through the village past the turning for the Tenbury Road and continue through Hopton Wafers and proceed up the hill and past the garage, Premiere Fuels. Continue for a short distance into Doddington where the property will be found, set back from the main road on the right-hand side, as indicated by the agents For Sale board.

LOCATION

Pineridge is beautifully positioned set back from the main road between Cleobury Mortimer and Ludlow. The property is set within lovely countryside and has stunning long-distance views towards Herefordshire. Cleobury Mortimer offers a range of shops and cafes, primary and secondary schools, golf course and sports centre, the town provides all of the everyday facilities expected with the added bonus of some popular pubs and restaurants.

A little further afield to the east is the historic market town of Ludlow famed for its restaurants, independent shops and vibrant festivals. Additional services and amenities can be found at Kidderminster, Bewdley, Worcester and Birmingham. The surrounding countryside offers an abundance of sporting and recreational opportunities including many fine walks.

INTRODUCTION

Having been constructed by the current owners in 1997, Pine Ridge offers well-proportioned and beautifully cared for family accommodation set in this attractive, raised position offering fabulous long distance rural views. There are four bedrooms and two bathrooms to the first floor with two reception rooms, a farmhouse style fitted kitchen diner and breakfast room, utility room, cloakroom & conservatory to the ground floor. Nestled within mature gardens extending to approximately $\frac{1}{2}$ an acre with parking and a detached double garage with room above. An Internal Inspection is Essential.

FULL DETAILS

The main entrance to the front is accessed via a stepped and covered entrance porch with external courtesy lighting via part solid wooden, part obscure double glazed entrance door into the reception hall.

RECEPTION HALL

Being light and spacious with two radiators, power points, ceiling mounted light fittings, straight flight staircase to the first floor and access to the living room, dining room and kitchen.

LIVING ROOM

With a fabulous feature exposed stone recessed fire place with log burning stove, tiled hearth and exposed wooden timber over. There is dual aspect UPVC double glazed windows and French doors with fabulous long-distance views to the front and attractive outlook to the rear, opening out to the private rear garden and a paved patio. There is access into the dining room via double doors with additional access from the reception hall.

REAR DINING ROOM

With radiator, power points, ceiling mounted light fitting and UPVC double glazed windows overlooking the private rear garden.

FITTED KITCHEN

The farm house style kitchen is beautifully presented with fully tiled floor, solid wooden work surfaces with matching base and eye level units, ceramic Belfast sink with mixer tap and extensively tiled surround. There are attractive exposed brick features and exposed wall and ceiling timbers with plenty of space for a dining table and chairs and opening to the breakfast room.

FRONT BREAKFAST ROOM

With UPVC double glazed windows offering fantastic long-distance views towards Herefordshire. There is a radiator, TV aerial point, power points and log burning stove on a raised tiled hearth.

UTILITY ROOM

Situated off the kitchen and having a continuation of tiled flooring with rolled top work surface with inset stainless-steel sink, single drainer, mixer tap and tiled surround. There are base and eye level units, space and plumbing for automatic washing machine, tumble dryer and further space for a larder style fridge freezer. There is a ceiling mounted light fitting, UPVC double glazed window, radiator and an oil-fired central heating boiler.

CLOAKROOM

Having continuation of tiled flooring, low level close coupled WC, wash hand basin with tiled splash back, radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the front aspect.

REAR CONSERVATORY

Being of part brick construction with tiled floor and two pedestrian doors accessing the attractive gardens. There are wall mounted light fittings and power points.

GALLERY STYLE LANDING

With radiator, ceiling mounted light fitting, power points and a UPVC double glazed window with beautiful outlook across the well-stocked mature fore garden and to the panoramic countryside views beyond.

FRONT MASTER BEDROOM

Beautifully presented with wonderful rural views, being a light and spacious double bedroom with a radiator, power points, ceiling mounted light fitting, walk in wardrobe with its own ceiling mounted light fitting, radiator and shelving.

EN-SUITE SHOWER ROOM

Being fitted with a low-level WC and vanity wash hand basin with contemporary stainless-steel mixer tap. There is a corner shower cubicle with rain shower, glazed shower door, inset spot lights to ceiling, stainless steel heated towel rail and UPVC obscure double-glazed window to the rear aspect.

REAR BEDROOM TWO

With power points, radiator, ceiling mounted light fitting and obscure UPVC double glazed window.

BEDROOM THREE

Having radiator, power points, ceiling mounted light fitting, UPVC double glazed window with long distance views.

REAR BEDROOM FOUR

Being currently used as a useful dressing room with radiator, power points, ceiling mounted light fitting, useful fitted storage cupboard and UPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

Being extensively tiled with matching suite comprising a panelled bath, low level close coupled WC, pedestal wash hand basin, electric shaver socket, extractor fan, radiator, inset spot lights to ceiling and obscure UPVC double glazed windows.

OUTSIDE

Pineridge sits beautifully within mature gardens circa $\frac{1}{2}$ an acre being set back from the main Ludlow Road with beautiful mature lawned gardens interspersed with an array of shrub and herbaceous beds and borders. Immediately to the front of the property there is a part walled, paved terrace providing an attractive private seating area making the most of the beautiful rural views. A paved pathway leads via the side of the property to the driveway leading to a hard standing parking area and turning space in turn leading to the detached garage. The rear garden is much like the fore garden, beautifully presented and mature with a level lawned area with beautiful flower and shrub borders and a stepped pathway leads to the rear of the garden where there is timber gated access to a further garden space. There is another gated and paved pathway via the side of the garage to the rear private area of garden with a timber decked seating area with UPVC double glazed pedestrian door into the first floor of the garage.

DETACHED DOUBLE GARAGE

Being of brick construction under a pitched tiled roof with up and over door, concrete hard standing, power and lighting with extensively boarded first floor storage space with UPVC double glazed window to the front aspect. There is a UPVC double glazed window and pedestrian door which leads to a further paved terrace under a timber pergola.

SERVICES

Mains water, electricity, septic tank drainage 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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.