

FOR SALE

High House Bayton, Kidderminster, Worcestershire, DY14 9LY



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

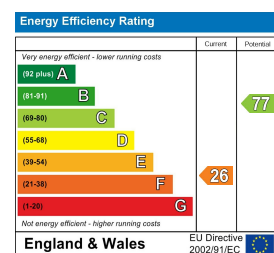
Price £450,000

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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



PUBLIC NOTICE - High House, Bayton, Kidderminster DY14 9LY - We are in receipt of an offer of £420,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.



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Mileage (all distances approximate)

Bewdley 7 miles Kidderminster 11 miles Cleobury Mortimer 4 miles Worcester 17 miles
Birmingham 29 miles Tenbury 9 miles Ludlow 15 miles



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- A Handsome Grade II Detached Period Home
- Generous Accommodation Requiring Refurbishment throughout
- 4 Bedrooms & 2 Bathrooms
- 2 Unconverted 2nd Floor Rooms
- 2 Reception Rooms & Kitchen
- Cloakroom & Useful Cellar
- Separate 1 Bedroom Annex
- Attached Double Car Port & Parking. Attractive Gardens

ORIGINAL MAIN ENTRANCE

With exposed ceiling timbers, radiator, access to cellar, turning staircase to first floor and original wooden panel doors to both ground floor reception rooms.

RECEPTION ROOM ONE/LOUNGE DINER

Being the larger of the two reception rooms, with Parquet flooring, open fire place with tiled surround, hearth, wooden surround and mantle over. There are exposed wall and ceiling timbers, radiator, power point, glazed window and TV aerial point. There is access into the dining area with continuation of Parquet flooring, glazed window, two wall mounted light fittings, telephone point, radiator and cupboard.

SECOND RECEPTION ROOM/DINING ROOM

Having a fabulous open fire place with paved hearth and wooden mantle over. The room is spacious and light with wall and ceiling timbers, ceiling mounted light fitting, two radiators, power points and a glazed window.

There is a rear hallway with quarry tiled flooring, radiator, ceiling mounted light fitting, access to both reception rooms, useful cloakroom and fitted kitchen.

CLOAKROOM

With quarry tiled flooring, low level WC, pedestal wash hand basin, radiator, ceiling mounted light fitting with dual glazed windows

FITTED KITCHEN

With range of base and eye level units, rolled top work surfaces, double stainless steel sink with single drainer, swan neck mixer tap, power points, exposed timbers to ceiling, glazed windows to both front and rear aspect and an oil fired Rayburn and electric cooker.

LANDING

The turning staircase from the main entrance hall has a split level landing to all first floor accommodation with a generous hallway, radiator, power points, telephone point and ceiling mounted light fitting.

FOUR DOUBLE BEDROOMS

Each with glazed windows, radiators, power points, exposed timbers and ceiling mounted light fittings

BATHROOM ONE

With a matching white suite with timber panelled bath, low level WC, pedestal wash hand basin, radiator, ceiling mounted light fitting, obscure glazed window and airing cupboard with factory lagged hot water tank and shelving.

BATHROOM TWO

With a matching, coloured suite, tiled bath with dual chrome handrails with shower over, low level close coupled WC, pedestal wash hand basin, radiator, ceiling mounted light fitting and glazed window

SECOND FLOOR LANDING

From the first floor landing a timber door allows access to a turning staircase to a second floor landing with access to two loft rooms, currently unconverted with boarded floors, exposed timbers and lighting. The unconverted second floor loft rooms provide further potential to convert into two generous bedrooms.

OUTSIDE

High House is centrally located within this popular village with a driveway and hardstanding providing off road parking and turning space. There is an integral open car port with brick floor, power and lighting, glazed side windows and housing the electric meters.

The gardens are generously proportioned with a good degree of privacy being mainly laid to lawn with mature hedge borders. There is pedestrian gated access with some well stocks shrub and herbaceous borders.

SEPARATE ANNEX

The annex understood to formally be the garage offers useful additional over-flow accommodation or ideal accommodation for dependent relative or indeed ideal for separate home office accommodation.

Set on one level there is part wooden panel, part glazed pedestrian door into a generous hallway with power points, TV aerial point and wall mounted electric heater. There is access to a conservatory style reception room/ living room being of part brick construction, glazed to all sides with wall mounted lighting, power points and French doors opening out to a private lawned area.

Additionally, there is a second reception room or double bedroom with tiled flooring, radiators and power points.

To the rear there is an area with a wall mounted 'Heatstore' boiler, electric meter and fuse box, with some fitted base and eye level cupboards and rolled top work surfaces, power points, telephone point, ceiling mounted light fitting and glazed window.

The Shower room being fully tiled with white suite comprising low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, wall mounted stainless steel electric heater, inset spot lights to ceiling, extractor fan, corner shower cubicle with non-slip tray, shower, glazed sliding doors and wall mounted electric heater.

SERVICES

Oil Fired Central Heating, Sceptic Tank Drainage, Mains Electricity & Water. 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.