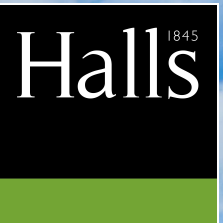


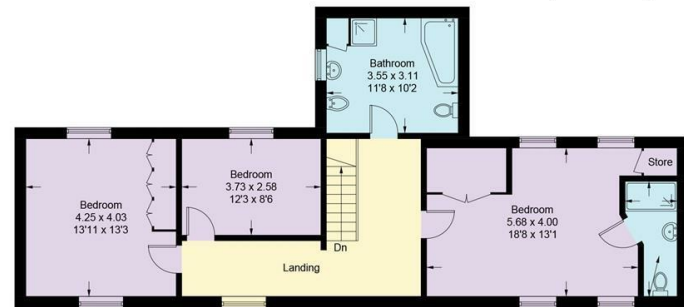
FOR SALE

Long House Hill Houses, Farlow, Kidderminster, DY14 0JA

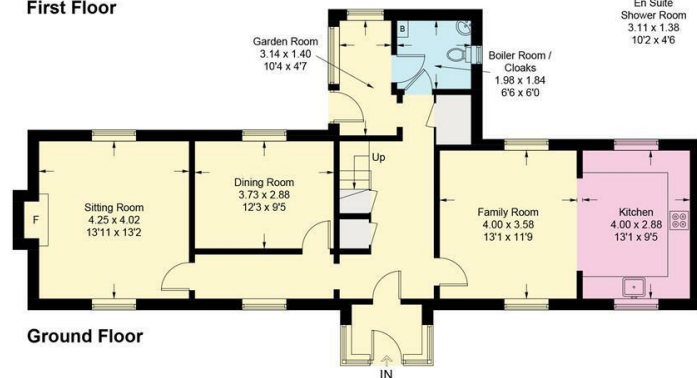


Long House, Hill Houses

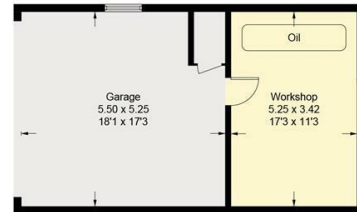
Approximate Gross Internal Area = 172.8 sq m / 1860 sq ft
Outbuilding = 47.5 sq m / 511 sq ft
Total = 220.3 sq m / 2371 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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

FOR SALE

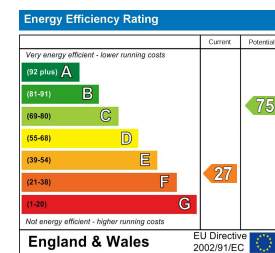
Price £565,000

Long House Hill Houses, Farlow, Kidderminster, DY14 0JA

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



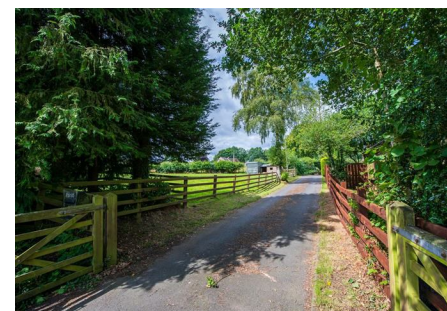
A fabulous opportunity to purchase a 3 bedroom characterful detached country home set in this idyllic rural location, offering well proportioned accommodation in need of some modernisation. The property sits within attractive private gardens with plenty of off road parking with turning space, a detached double garage and separate fenced pony paddock. The property is available with no onward chain and an internal viewing is recommended.



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.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, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage (all distances approximate)
 Cleobury Mortimer 5 miles Ludlow 10 miles Bewdley 12 miles Tenbury Wells 9 miles
 Worcester 26 miles Birmingham 35 miles



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Attractive Detached Character Home
- 3 Double Bedrooms & Family Bathroom
- En-suite Shower Room to Master Bedroom
- 2 Reception Rooms & Generous Kitchen Diner
- Detached Double Garage
- Private Gardens & Attached Pony Paddock
- Would Benefit from Modernisation
- Beautiful Rural Position & No Onward Chain

LOCATION

Beautifully located in this private position set back from the road in this unspoilt rural location with excellent views over the surrounding countryside. The Village of Farlow consists of a small primary school and a local children's nursery, a church, and a pub approximately 1.5 miles away as well as a village hall and a petrol station 1 mile away. There are bridleways & footpaths straight onto commonland directly from the property and bus stops to Kidderminster or Ludlow approximately 1 mile away making travel further a field convenient.

The property is approximately 10 miles from the sought after South Shropshire town of Ludlow with its many restaurants, food centres and an array of useful amenities. The crooked steeple of Cleobury Mortimer is only around 4 miles distant, Cleobury being a wonderful village and a popular rural area to live set within the beautiful north eastern Worcestershire countryside offering a wide range of local amenities and facilities to include a larger primary school and a secondary school, a doctors, pharmacy, dentist, and opticians. There is also a park and skateboarding park for children, as well as sports clubs and a gym.

Cleobury Mortimer is one of the smallest towns in Shropshire and offers a variety of amenities. Located under the shadow of the Clee Hills in South Shropshire. The main street offers a mix of red-brick Georgian and older timbered buildings, with a scattering of shops, restaurants and pubs. Due to its situation on the edge of Shropshire, bordered by Worcestershire to the south, Cleobury is able to offer a commutable distance to larger towns or cities of Worcestershire, Kidderminster and Birmingham. This provides the attractive opportunity of city working alongside country living.

INTRODUCTION

A fabulous opportunity to purchase a characterful detached country home set in this idyllic rural location, offering well proportioned accommodation in need of some modernisation over two floors comprising three double bedrooms with a family bathroom and an en-suite shower room to the master bedroom. The ground floor offers a generous living, kitchen diner and two reception rooms with the living room having a log burning stove and separate dining room. There is a useful cloakroom/utility. The property sits within attractive private gardens with plenty of off road parking with turning space, a detached double garage and separate fenced pony paddock. The property is available with no onward chain and would require some modernisation. An internal viewing is recommended.

FULL DETAILS

The property is approached over a private tarmac driveway via double five bar timber gated access with the pony paddock to the left of the driveway. The drive continues to a generous hardstanding with turning space and gravelled driveway to the front leading to the detached garage. The property sits proudly within its own grounds with a generous entrance porch with pitched tiled roof and part wooden, part glazed entrance door.

RECEPTION PORCH

With double glazed window to front and both side aspects with flagstone floor and multi glazed and wooden panel door into the generous reception hall.

RECEPTION HALL

Well proportioned and 'L' shaped with a turning staircase to the first floor, telephone point, power points, ceiling and wall mounted lighting, radiator, some exposed ceiling timbers and a double glazed window to the front aspect. There are understairs storage cupboards, a further storage cupboard with shelving and access to both ground floor reception rooms, living kitchen diner, utility and cloakroom. There is a rear porch with flagstone floor, floor to ceiling UPVC double glazed window and pedestrian access to the outside space.

LIVING KITCHEN DINER

Split into two areas with the kitchen being fitted with a range of solid wooden and marble effect work surfaces with matching base and eye level units. There is a ceramic Belfast sink with mixer tap, tiled floor, integrated 'Zanussi' electric oven, 'blomberg' four ring electric hob and extractor hood over. There are power points, attractive ceiling timbers and dual aspect double glazed windows to both front and rear. There is an original floor, two radiators, power points, matching wall mounted light fittings and double glazed window to both front and rear aspects.

CLOAKROOM/UTILITY

Having a quarry tiled style floor with low level close coupled WC, corner wash hand basin with tiled splashback, space for tumble dryer, housing for the oil fired boiler and double glazed window to the rear aspect.

LIVING ROOM

Situated to the opposite end of the property with an attractive recessed exposed brick fire place with log burning stove, flagstone hearth, stone surround and timber mantle over. There are power points, radiator, exposed timbers to ceiling and dual aspect double glazed window to both front and rear.

SECOND RECEPTION/DINING ROOM

Having a fully tiled floor, power points, radiator, exposed ceiling timbers and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With stripped wooden floors, fitted cupboards, access to roof space, ceiling and wall mounted light fittings, radiator and double glazed window to the front aspect with an attractive outlook and views. Access can be gained to all three bedrooms and family bathroom.

MASTER BEDROOM

Being spacious with stripped wooden flooring, two radiators, power points, two ceiling mounted light fittings, access to roof space and four double glazed windows, dual aspect to both front and rear with fabulous rural views. There is a double wardrobe, cupboard with shelving and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Offering a low level close coupled WC, pedestal wash hand basin with tiled splash back, fitted mirror with light above, double shower cubicle being fully tiled with non slip tray, wall mounted shower and glazed shower screen. Inset spot lights and extractor to the ceiling.

BEDROOM TWO

With stripped wooden floor, access to roof space, radiator, power points, dual aspect double glazed windows and a range of fitted floor to ceiling wardrobes with cupboard over.

BEDROOM THREE

With radiator, power points, telephone point, access to roof space, ceiling mounted light fitting and double glazed windows with attractive rural outlook.

FAMILY BATHROOM

Being spacious offering a suite of low level close coupled WC, pedestal wash hand basin, bidet, corner panelled jacuzzi style bath with ornate mixer tap and shower attachment. There is a shower cubicle being fully tiled with raised non slip tray, wall mounted shower and glazed shower door. There is a radiator, access to roof space, fitted cupboard and double glazed window.

OUTSIDE

This particular plot offers plenty of privacy and set back from the road over a tarmac driveway which leads to a tarmac hardstanding offering plenty of parking with a gravelled driveway to the front of the property leading to the detached garage. From the initial driveway there is a double five bar timber gated access with a post and rail fenced pony paddock to the left, fully fenced with water supply and a timber and stone store/field shelter. There is a generous level lawn with a mixture of post and rail wooden panel fencing, mature hedging with a gravelled driveway leading to a substantial detached double garage of brick and stone construction with a pitched tiled roof. The garage offers power and lighting with further useful storage to the rear with a small vegetable garden and greenhouse behind. There is further space to the rear of the property being paved with a tarmac area offering private seating with a retaining wall leading to a well stocked shrub and herbaceous deep borders offering potential for private outdoor garden/seating areas.

Long House offers the opportunity to purchase a well proportioned country home in this idyllic rural location with attractive views throughout with the benefit of a property in need of some modernisation and private gardens and pony paddock.

SERVICES

Mains water & electricity are understood to be connected with Oil Fired Central Heating & Septic Tank drainage. 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.