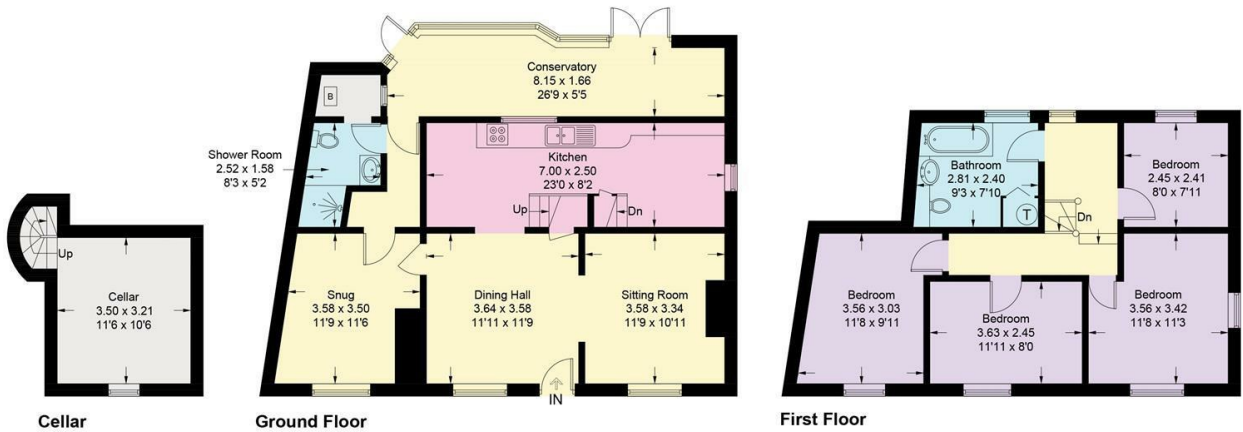


FOR SALE

Damson House, 1 Castle Hill,, Cleobury Mortimer, Kidderminster, DY14 8DA



**1 Castle Hill, Cleobury Mortimer**  
Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft  
Cellar = 12.4 sq m / 133 sq ft  
Total = 150.6 sq m / 1620 sq ft



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



FOR SALE

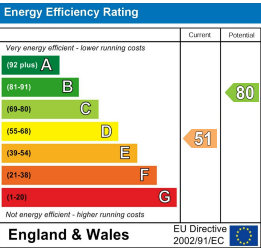
Price £395,000

Damson House, 1 Castle Hill,, Cleobury Mortimer, Kidderminster, DY14 8DA

**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



This charming 19th-century detached family home is ideally located and has been extensively reconfigured and developed, allowing the new owner to add their own personal touch. An internal inspection is highly recommended to appreciate the potential.



01562 820 880

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



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FOR SALE

Mileage (all distances approximate)  
Bewdley 8 miles Tenbury 8.6 miles Ludlow 12 miles Kidderminster 11 miles Worcester 20 miles



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Fabulous Detached Character Home
- Much Improved with Further Potential
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Fitted Kitchen, Conservatory & Cellar
- Private Gardens & Off Road Parking
- Convenient Central Location with Views
- Finishing Works Required – Viewing Essential

**DIRECTIONS**  
On entering Cleobury from an easterly direction proceed for a short distance and just past St Mary’s Church on the right hand side turn right onto Castle Hill where number 1 will be found after a short distance on the right hand side.

**LOCATION**  
1 Castle Hill is located within the Conservation Area of Cleobury Mortimer, formerly the site of Castle Ditch, one of the town’s two castles.

Cleobury Mortimer is a charming market town positioned between Ludlow and Worcester, making it a sought-after rural area to live. It is nestled in the picturesque countryside of south Shropshire and north Worcestershire, offering a wide range of local amenities and facilities, including a doctors’ surgery, sports facilities, a variety of unique local shops, a post office, several well-loved pubs, restaurants, takeaways, and highly regarded local schools.

Just a short drive away, Bewdley is conveniently located and has been described as one of the most delightful small Georgian towns in Worcestershire, featuring the scenic River Severn and well-equipped local facilities.

Ludlow is a vibrant market town, alive with events and festivals year-round. Situated on a cliff overlooking the River Teme, it is surrounded by the unspoilt, rolling hills of south Shropshire and the Welsh Marches. There are excellent walking and cycling opportunities right at your doorstep.

**INTRODUCTION**  
This charming 19th-century detached family home is ideally located and has been extensively reconfigured and developed, allowing the new owner to add their own personal touch. The spacious two-storey layout features four generous bedrooms and a family bathroom on the first floor. The ground floor includes three reception rooms, a living room, dining room, and a separate snug, newly fitted kitchen with utility space, ground-floor shower room and rear conservatory. Additional features include a useful cellar and private grounds with attractive front gardens and a low-maintenance, enclosed rear outdoor area. An internal viewing is essential to fully appreciate the size and potential of this property, which also benefits from off-road parking which is a valuable asset in the desirable rural town of Cleobury Mortimer

**FULL DETAILS**  
Recent renovations have significantly enhanced the overall efficiency and comfort of the property, focusing on key infrastructure improvements. Most of the plumbing has been upgraded, new radiators have been installed throughout and enhanced insulation has also been added. Furthermore the electrics have undergone a thorough modernisation and several windows have been replaced.

The property can be accessed from the main road through Cleobury Mortimer, turning onto Castle Hill, adjacent to the church. It is centrally located and features a tarmac driveway leading through a bespoke five-bar timber gate. Paved steps lead from the fore garden to the main entrance, which is a solid wooden barn door with partial glazing, opening into the heart of the home. The spacious open-plan living and dining area with a fitted kitchen. The owners have meticulously undertaken a tasteful refurbishment and reconfiguration of the property, enhancing its charm and creating a welcoming atmosphere with thoughtfully considered improvements throughout.

The main entrance opens into this inviting open-plan space, which includes a generous dining area, seamless access to the living room, and a step down to the newly fitted kitchen at the rear of the property.

**DINING ROOM**  
Situated to the front aspect with solid wood double glazed window and an attractive stable style, part glazed door. The owners have opened up the access through to the comfortable well proportioned living room.

**LIVING ROOM**  
With original features and recycled original stone, creating an exposed, stone fire place on a flagstone hearth with mantle over. There are solid wood double glazed windows.

**NEWLY FITTED KITCHEN**  
Now opening into the dining room which has made good use of well proportioned space, allowing for a fully fitted modern kitchen with work tops and matching base units with inset double ceramic Belfast style sink with mixer tap. There is an Integral dishwasher and solid acrylic work surfaces by Durasein. There is a UPVC double glazed window to the rear overlooking the conservatory and outdoor space whilst the kitchen continues into a utility area with space designed for larder style fridge freezer, space and plumbing for automatic washing machine, space for tumble dryer, fitted storage and inset spot lights to ceiling. There is a UPVC double glazed side window.

From the kitchen access can be gained into the cellar and further access to the side leads to a lobby with tiled floor and in turn allowing access to the separate sitting room/snug ground floor shower room and rear conservatory.

**CELLAR**  
Being access off the kitchen this well proportioned, dry useful storage space, offers potential for conversion with decent head height, power and lighting.

**SITTING ROOM/SNUG**  
Being lovingly restored with much effort and thought gone into the character, with some exposed original stone work and exposed ceiling timber. The fireplace has been opened up and re-built ready for a second log burning stove and a solid wood double glazed window to the front aspect with an attractive outlook across the fore garden and neighbouring church.

**GROUND FLOOR SHOWER ROOM**  
Being fully fitted with a low level close coupled WC, vanity wash hand basin and a generous walk in shower cubicle being fully tiled with non slip tray and wall mounted ‘Triton’ shower. To the rear of the property is a particularly generous conservatory of part brick construction

**CONSERVATORY**  
Situated to the rear, a part brick construction with tiled floor, a range of solid wood double glazed windows, pedestrian door and French doors opening to the rear private outdoor space. The large conservatory offers power and lighting and is a particular useful additional space.

A staircase is accessed via the dining room with a wooden panel door leading to the turning staircase to a split level first floor landing with attractive exposed ceiling timbers and opaque double glazed window to the rear aspect. There is access to the bathroom and fourth bedroom.

**FAMILY BATHROOM**  
With a fully fitted suite being extensively tiled with panel bath, low level WC, vanity wash hand basin and wall mounted ‘Triton’ shower over the bath with glazed concertina shower door.

**FOURTH BEDROOM**  
Being a generous single bedroom with exposed ceiling timber, power points, radiator and UPVC double glazed window to the rear.

From the initial landing three steps lead up to a split level landing with power points, ceiling mounted light fitting and solid wooden panel doors giving access to the three double bedrooms.

**BEDROOM ONE**  
Situated to the end of the property with a power points, radiator, ceiling mounted light fitting and UPVC double glazed window with beautiful views from this raised position across Cleobury’s roof scape with the neighbouring church in the fore garden and rural countryside views beyond.

BEDROOMS TWO AND THREE are light and spacious with power points, radiators, ceiling mounted light fitting, UPVC double glazed windows with wonderful views. BEDROOM TWO benefits from an attractive feature exposed original stone wall which has been sympathetically lime pointed.

**OUTSIDE**  
At the front of the property, a short walk walk to Cleobury’s various local amenities off Castle Hill. This area features a private tarmac driveway with bespoke timber gates, providing access to a spacious off-road parking bay, fully enclosed by wooden fencing and original stone walls. The parking space includes a wood store and attractive borders filled with wildflowers, shrubs, and flowers. From here, paved steps lead to the main garden, which boasts a level seating area, a well-maintained lawn, an ornamental pond, and additional private seating areas, complemented by a wall-mounted feature that cascades into an original cast iron bathtub below. Further lawned areas and cozy seating nooks are bordered by original stone walls and wooden fencing. Thoughtfully designed planting creates a natural atmosphere, offering ample privacy and dappled shade in this lovely outdoor space.

Accessing the property via the main vehicular route on Castle Hill, there is also a pedestrian gate leading to the front. Beyond the property, a secure gated entrance grants access to the rear outdoor space. This private area is designed for low maintenance, featuring brick paving and a combination of wall and wooden panel fencing, along with secure double gates leading onto Castle Hill. The front and rear gates were crafted by Turners Gates of Hopton Wafers.

**SERVICES**  
Mains water, electricity, drainage are understood to be connected. The property offers Oil Fired Central Heating. 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.