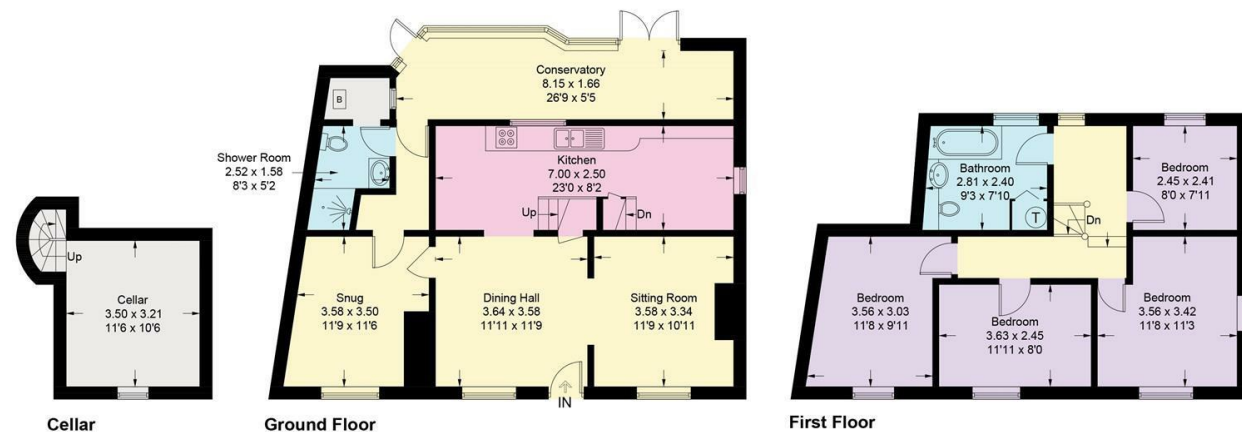


FOR SALE

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

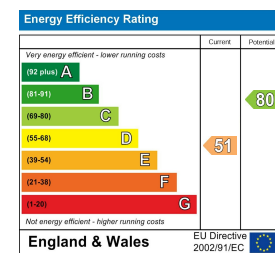
Price £395,000

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



01562 820 880

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



A fabulous, centrally located 19th Century, character, detached 4 bedroom family home, having been extensively reconfigured and developed, offering further finishing works to allow the new purchaser an opportunity to stamp their own style and taste on this attractive, well proportioned, family home.



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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

INTRODUCTION

A fabulous, centrally located 19th Century, character, detached family home, having been extensively reconfigured and developed and offering further finishing works to allow the new purchaser an opportunity to stamp their own style and taste on this attractive well proportioned detached family home. The property benefits from well proportioned two storey accommodation comprising four generous bedrooms and family bathroom to the first floor. The ground floor offers three reception rooms with a living room, dining room, separate sitting room/snug, a newly fitted kitchen with utility space, ground floor shower room and rear conservatory. There is a useful cellar and the property sits within private grounds with attractive private gardens to the front and low maintenance, enclosed rear outdoor space. The property requires an internal viewing to appreciate the size and potential with the benefit from off road parking, a valuable commodity within the popular rural town of Cleobury Mortimer.

FULL DETAILS

The property is approached off the main road through Cleobury Mortimer onto Castle Hill, immediately adjacent to the church, centrally located with access over a tarmac driveway via a bespoke built 5-bar timber gate. Paved steps lead through the fore garden up to the main entrance via a solid wooden, part glazed stable style door into the heart of the home being an open plan style living room with dining room and fitted kitchen. The owners have painstakingly begun a tasteful refurbishment and reconfiguration of the property carefully creating an attractive and very homely property with carefully considered improvements throughout.

The main entrance leads into this attractive open plan space with a generous dining room, open access to the living room and step down to the newly fitted kitchen to 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

To the front of the property is a short walk to Cleobury's many local amenities off Castle Hill to a private tarmac driveway with five bar, bespoke built, timber gated access leading to a generous off road parking bay being fully enclosed via wooden fencing and original stone walling, wood store and attractive wild flower, shrub and flower borders. From the parking area paved steps lead to the main garden with a level seating area with fire pit, further lawned area with attractive ornamental pond, additional private seating areas and a wall mounted feature, cascading into an original cast iron bath tub below. There are further lawned areas and pockets of private seating areas, all bordered via original stone built walls and wooden fencing. There is well thought out attractive planting providing a natural feel, giving plenty of privacy and dappled shade in this attractive outdoor space.

From the main vehicular access continuing up Castle Hill there is further pedestrian gated access to the front of the property and beyond the property continuing up the hill is private and secure gated access into the rear outdoor space. The private outdoor area to the rear of the property is low maintenance, laid to brick paving with part wall, part wooden panel fence borders with secure double gated access onto Castle Hill. The gated and fenced front and rear was completed 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.

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 sits within the Conservation Area of Cleobury Mortimer, formally the site of Castle Ditch the name of one of the two town castles.

Cleobury Mortimer is a small market town, sitting central to Ludlow and Worcester and being a popular rural area to live. Cleobury Mortimer is set within the beautiful south Shropshire, north Worcestershire countryside offering a comprehensive range of local amenities and facilities to include a Doctors Surgery, sport 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.

Only a short drive away, Bewdley is conveniently placed and has been described as the most perfect small Georgian town in Worcestershire with the beautiful River Severn running through and equally well equipped local facilities.

Ludlow is a thriving market town - bustling with events and festivals throughout the year. Perched on a cliff above the River Teme, Ludlow is surrounded by the unspoilt and beautiful hilly countryside of south Shropshire and the Welsh border country, known as the Welsh Marches. Excellent walking and cycling opportunities are right on our doorstep.