

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

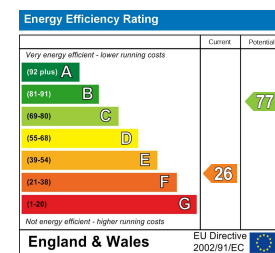
Offers In Excess Of £350,000

High House Bayton, Kidderminster, Worcestershire, DY14 9LY

**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**



FOR SALE BY INFORMAL TENDER.

CLOSING DATE FOR TENDERS:  
12 NOON ON MONDAY 4th NOVEMBER 2024

A rare opportunity to purchase this Handsome 4 bedroom period house, full of character, and potential, offering accommodation and requiring significant refurbishment and modernising throughout. Grade 11 Listed. No Onward Chain.



01562 820 880

**Kidderminster Sales**

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



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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



- **FOR SALE BY INFORMAL TENDER. CLOSING DATE FOR TENDERS: 12 NOON ON MONDAY 4th NOVEMBER 2024**
- **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**

#### BRIEF DESCRIPTION

FOR SALE BY INFORMAL TENDER. CLOSING DATE FOR TENDERS: 12 NOON ON MONDAY 4th NOVEMBER 2024

A rare opportunity to purchase this handsome period home, full of character, offering generous accommodation and requiring refurbishment and modernising throughout with great potential. This attractive red brick home offers four bedrooms and two bathrooms to the first floor with a staircase to the second floor which has two unconverted loft rooms allowing potential to create six bedrooms. The ground floor has a spacious lounge diner and a separate dining/living room and a kitchen and cloakroom, as well as access to the useful cellar. There is a private, lawned garden with plenty of space and an integral double carport/garage and off road parking for several vehicles. Within the garden is a separate, independent annex with a living room, double bedroom, kitchenette and shower room, ideal for a dependent relative, guest accommodation or home office for those that need to work from home. This is a fabulous home with plenty of space, character and potential and is offered for sale with no onward chain. An internal viewing is essential.

#### FULL DETAILS

High House is a fabulous period property set in the heart of this attractive and sought after rural village location with a driveway leading to an off road parking hardstanding with access into the property via an attractive original timber door.

#### 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, Septic 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.

#### METHOD OF SALE

High House is offered for sale by INFORMAL TENDER to be submitted in writing to the agents on or by 12.00pm on 4th November 2024 indicating the level of offer, solicitors details and financial position.

A DIGITAL COPY OF THE LEGAL PACK TO INCLUDE CONTRACT IS AVAILABLE UPON REQUEST 01562 820880 kidderminster@halls.gb.com

#### INFORMAL TENDER DETAILS

In view of the of interest shown in High House, we are inviting best and final offers for the property by informal tender and on the following basis:

1. All offers should be for High House, Bayton DY14 9LY as identified in the particulars of sale.
  2. All offers should be submitted in writing and should be received at this office by 12.00 noon on Monday 4th November 2024
  3. Your offer should clearly identify that you are intending to offer on the property as a whole.
  4. The offer should either be submitted in a sealed envelope and clearly marked "High House, Bayton, DY14 9LY - offer" or sent by email to jamesh@halls.gb.com
  5. All offers must be made by or on behalf of a named purchaser(s) with full address provided.
  6. All offers should be in pounds sterling and we recommend that offers are for an uneven sum (ie, not round numbers) to avoid identical bids.
  7. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends on another offer.
  8. Any condition applicable to the offer (such as a survey or vacant possession) must be clearly set out in the written offer.
  9. If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 14 days from the date your solicitor receives the contract documents with completion to take place within a further 14 days of exchange of contracts.
  10. Your offer should be supported by a bank reference or similar confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application.
  11. You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitors stating that they have clear instructions to act on your behalf.
  12. The vendors would like to complete within 14 days after exchange of contracts.
  13. We will put all offers received to the vendors and notify you of their decision as soon as possible.
  14. The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.
  15. The vendors solicitors are:  
FAO: Rebecca Roberts  
Email: Rebecca.Roberts@lrwinmitchell.com  
TEL: 0207 4503927
- If you wish to discuss any matter relating to High House before the closing date for offers, then please contact James Hickling at the Kidderminster office.