

FOR SALE

Valley View Lodge, Gorst Hill, Rock, Kidderminster, DY14 9YR



Valley View Lodge, Gorst Hill
 Approximate Gross Internal Area = 335.5 sq m / 3611 sq ft
 Barn / Annexe = 240.3 sq m / 2586 sq ft
 Total = 575.8 sq m / 6197 sq ft



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



FOR SALE

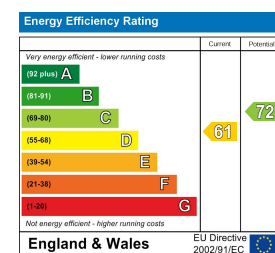
Price £1,395,000

Valley View Lodge, Gorst Hill, Rock, Kidderminster, DY14 9YR

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



Valley View Lodge is a wonderful rural estate offering 6 bedrooms and 5 bathrooms to include an individually designed Detached Family Home with a separate Detached 2 bedroom Single Story Annex. The property was constructed in 2000, offering an abundance of space with quality fixtures and fittings, marrying attractive character features with contemporary living. The property sits within over 3 acres of private, mature gardens and grounds with a fabulous detached 60ft x 30ft barn.



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)
 Bewdley 3 miles Worcester 18 miles Birmingham 28 miles Kidderminster 7.5 miles Cleobury
 Mortimer 5 miles



5 Reception
 Room/s



6 Bedroom/s



5 Bath/Shower
 Room/s



- A Unique Detached Country Home Built Circa 2000
- 4 Double Bedrooms & 4 Bathrooms
- 4 Reception Rooms & Oak Framed Orangery
- Fitted Kitchen Diner & Utility Room
- Detached Independent 2 Bed Annex
- Mature Grounds 3.42 Acres & Detached Barn 60ft x 30ft
- Wonderful Location with Rural Views
- Accommodation of 3611 sq ft
- Inspection Highly Recommended

A paved hardstanding leads to a generous porch of brick construction with pitched tiled roof, with a quarry tiled floor with access into the beautifully spacious entrance hall.

The ground floor accommodation is particularly spacious and flexible with four separate reception rooms, to include a fabulous dining room and separate living room, each with beautiful exposed ceiling timbers and each with fabulous exposed brick fire places with flagstone hearths and attractive wood burning stoves.

Off the living room there are double doors leading to a beautiful oak framed glazed orangery with pitched glazed roof with ceiling lights and fabulous views of the surrounding mature gardens. The orangery also benefits from a raised log burning stove and double doors opening out to the gardens.

There are two further reception rooms to include a sitting room/snug to the rear of the property with beautiful exposed ceiling timbers, attractive views across the surrounding gardens and an exposed brick fire place with generous timber mantle over, flagstone hearth and fabulous log burning stove. The fourth reception room is a useful office with fabulous views to the front of the property across the sprawling fore gardens.

The generous fitted kitchen diner offers an oil fired Aga with double hot plate and oven. There is a range of matching base and wall units with marble work surfaces, a matching kitchen island and plenty of space for dining table and chairs.

From the kitchen diner is a well proportioned utility room being fully fitted with matching base and eye level units with one and half sink, single drainer and mixer tap. Off the utility room is a generous ground floor cloakroom with matching white suite of WC and wash hand basin, also housing the oil fired central heating boiler.

There is a second ground floor cloakroom with matching white suite of low level WC and pedestal wash hand basin.

From reception hall is a turning staircase to a galleried first floor landing with double height vaulted ceiling with exposed ceiling timbers.

The master bedroom is a particular feature with a wonderful pitched dormer style oak framed window, allowing for an abundance of light and fabulous views. There is a feature coal effect living flame fire with stone surround, hearth and mantle over. There is a range of fitted floor to ceiling wardrobes and disguised double wardrobe doors allowing access to a generous en-suite bathroom which is extensively tiled with a matching suite of rolled top claw foot bath, generous shower cubicle, low level WC and pedestal wash hand basin.

Each of the double bedrooms are beautifully presented and each offer fitted en-suite shower and bathrooms all benefitting from attractive outlooks across the mature grounds and countryside beyond.

This fabulously designed family home offers a wonderful combination of space, flexibility, sitting within this beautiful private sitting within its own private gardens and grounds of approximately 3.42 acres and also benefitting from a beautiful detached single story annex and a further separate 60ft x 30ft detached barn.

DETACHED ANNEX

The detached annex has its own independent outdoor space and access and is situated all one level, being of part timber clad, brick construction and a pitched tiled roof. The annex has its own separate services and has previously been successfully used as rental/AirBNB accommodation and is full of character.

The main open plan living dining and kitchen is a beautiful space interspersed with attractive exposed brick and beautiful exposed wall and ceiling timbers. The living area benefits from an exposed brick and flagstone fire place with log burning stove with timber over. There is a separate fitted kitchen with dining space and an inner hallway which in turn accesses two wonderful double bedrooms, both beautifully presented and there is a fully fitted modern bathroom being extensively tiled with matching white suite of low level close coupled WC, pedestal wash hand basin, panelled bath with wall mounted shower and glazed shower screen. This fabulous annex is beautifully presented combining character and contemporary living, being beautifully light and spacious with UPVC double glazed windows and a total of four French doors to the private outdoor areas.

DETACHED BARN

The detached barn is a wonderful additional benefit of part block construction with wooden cladding and measuring 60ft x 30ft. This fabulous facility is perfect for a work shop or storage with power and lighting, a large front vehicular access door and further rear pedestrian door. The barn is particularly useful for an array of purposes and conveniently located next to the annex and near the main family home.

OUTSIDE

The property sits beautifully and centrally within these fabulous mature private grounds and gardens extending to 3.42 acres. Access is gained off a private drive via electrically operated cast iron double gates onto a sweeping tree lined, gravelled driveway leading to a generous hardstanding and turning space with turning circle and access to the property, annex and to the detached barn. The gardens are extensive and are laid mainly to lawn with mature hedge boundaries surrounding the property. Immediately to the front of the main house is a paved hardstanding area with pathway leading to the sides and rear where there is a generous rear paved patio the length of the property. Further mature lawned gardens interspersed with attractive shrub and flower beds and borders with two garden ponds, plenty of space and light and a large low maintenance brick paved hardstanding area to the rear of the annex providing seating space and additional parking if necessary and also allowing for access to the pedestal door to the rear of the detached barn.

Valley View Lodge offers a unique opportunity to purchase a wonderful recently built unique detached family home in one of the most sought after rural locations in convenient for surrounding towns and villages to include Kidderminster, Bewdley and Cleobury. An internal viewing is thoroughly recommended to appreciate the size, flexibility and quality of this wonderful country home.

SERVICES

Mains water, electricity, drainage via septic tank. 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.

Valley View Lodge is a fantastic, individually designed, unique detached family home constructed in 2000 offering an abundance of space with quality fixtures & fittings whilst marrying attractive character features with contemporary living.