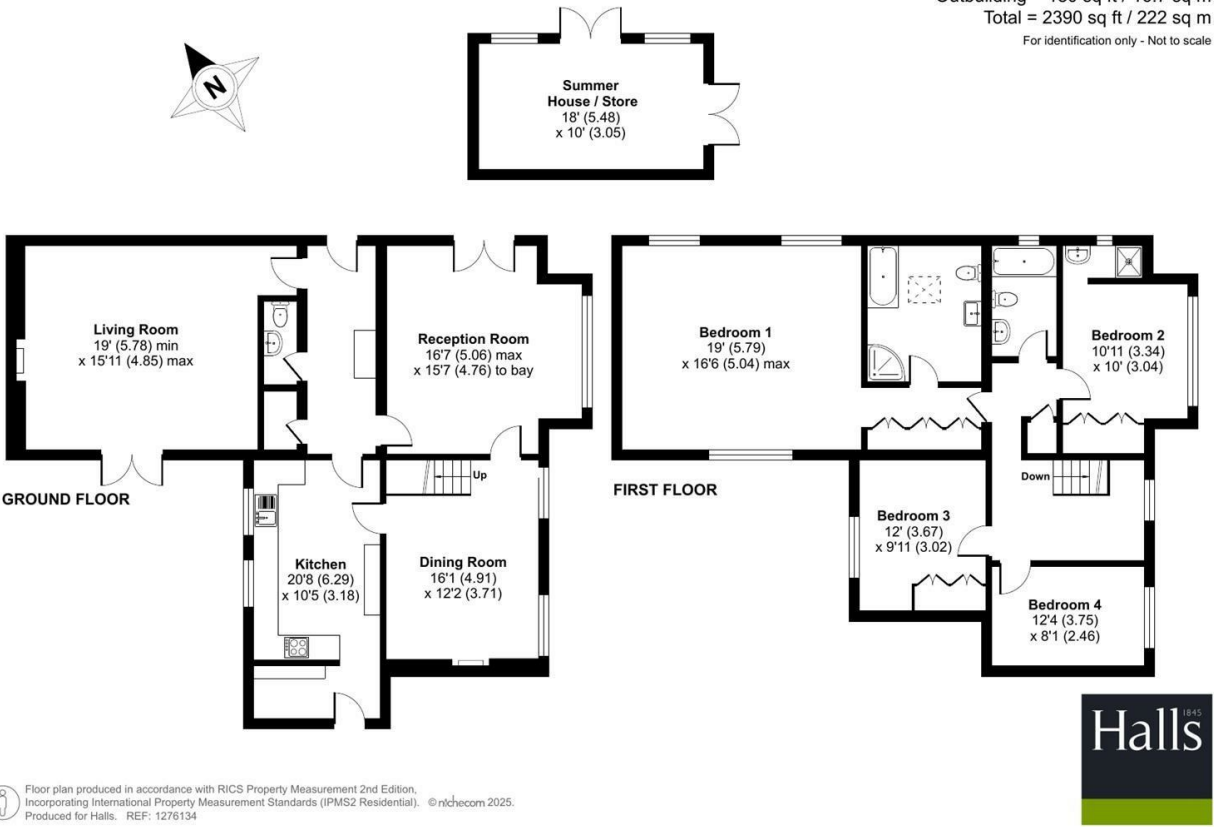


FOR SALE

Dornook Bush Lane, Callow End, Worcester, WR2 4TF



Approximate Area = 2210 sq ft / 205.3 sq m  
Outbuilding = 180 sq ft / 16.7 sq m  
Total = 2390 sq ft / 222 sq m  
For identification only - Not to scale



FOR SALE

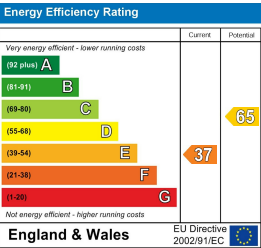
Price £695,000

Dornook Bush Lane, Callow End, Worcester, WR2 4TF

**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



An exceptional 4 bedroom detached country home nestled within the heart of the highly desirable village of Callow End. Approached via a long, private driveway, the property is surrounded by beautiful open countryside and offers an outstanding blend of space, privacy, and tranquillity.



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)

Worcester Foregate Street 5 miles, Malvern Link Station 5 miles.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **Attractive Detached Country Home**
- **Beautiful Rural/Village Location**
- **Four Double Bedrooms**
- **Three Generous Reception Rooms**
- **Fitted Kitchen, Cloakroom & Utility Area**
- **Summer House & Detached Workshop**
- **Private Garden with Outstanding Rural Views**
- **No Onward Chain. Internal Viewing Essential**

**LOCATION**  
Dornook is situated in a quiet lane in Callow End, which is ideally placed for travel to both Worcester and Malvern. Callow End has a primary school, shop, church two pubs and a village hall as well as offering an opportunity to enjoy the benefits of country village life. The village offers good transportation networks with the M5 & M50 being within easy reach and the railway station at Malvern and three railway stations within Worcester offering direct links to Hereford, Birmingham and London.

**WHAT 3 WORDS**  
///outdoor.mend.appear

**INTRODUCTION**  
A fabulous detached country cottage situated in this sought after village to the west of Worcester and near the popular town of Malvern. The property is well proportioned, sitting within a generous plot with private gardens, off road parking and stores. The accommodation comprises four double bedrooms, three bathrooms, three reception rooms, fitted kitchen, utility area and ground floor cloakroom.

An internal viewing is thoroughly recommended to appreciate the nature, size and location of this attractive family home.

**FULL DETAILS**  
The property is approached off Bush Lane onto a private driveway leading past open countryside with a mature generous fore garden to a hard standing parking area with turning space and access to the main property via the main entrance. There is a covered porch leading to the main entrance with external courtesy lighting.

A light and spacious reception hall offering access to the front living room, fitted kitchen, cloakroom and walk in storage.

There is a well proportioned living room with wood burning fire place, exposed brick surround and solid timber over. Dual aspect windows to the front and French doors to the rear garden.

The property boasts a well-appointed breakfast kitchen featuring tiled floor and a comprehensive range of matching base and eye-level units, all complemented by stylish work surfaces and inset sink. Towards the rear of the kitchen, is a useful utility area with charming stable-style door that opens out onto the private rear garden, offering a seamless blend of indoor and outdoor living.

The beautifully presented dining room is full of character and charm, showcasing stunning exposed ceiling timbers. A striking exposed brick fireplace, complete with a solid fuel-burning stove, creates an attractive focal point. A staircase leads to the first-floor accommodation, and access to the third reception room.

The third reception room is generously proportioned and has dual aspect windows with French doors, which open out to both the front and side of the property. This room also features attractive exposed ceiling timbers.

**FIRST FLOOR**  
To the first floor is a split landing providing access to all first floor accommodation.

The master bedroom is situated to the front of the property with a range of fitted wardrobes, dual aspect double glazed windows, offering a fabulous outlook and views across private gardens and neighbouring countryside. The en-suite bathroom has a matching white suite comprising panel bath, pedestal wash hand basin, low level close coupled WC and corner shower unit.

The second bedroom has fitted wardrobes and useful en-suite shower room with wash hand basin, raised shower cubicle with wall mounted shower unit and glazed shower door.

Bedrooms three and four are double bedrooms, bedroom three with fitted wardrobes and beautiful rural outlook and bedroom four with double glazed window to the front aspect.

The family bathroom is fully fitted with a matching white suite of panel bath, low level close coupled WC and pedestal wash hand basin.

**OUTSIDE**  
The property sits within generous grounds. There is a five bar timber gate with access from Bush Lane onto a private driveway passing a generous lawned, mature fore garden with hedge borders, post and rail fence bordering open countryside providing outstanding rural views.

The driveway leads to the cottage with plenty of hardstanding off road parking, turning space with access to both sides of the cottage to the private rear patio and generous lawn garden. There are further double timber gates from Bush Lane to a hardstanding area where there is a generous timber summer house/store with power, light and glazed French doors.

There is a flagstone private patio area offering seclusion, plenty of privacy, fabulous rural views, steps up to a generous lawn, bordered by mature hedging and fencing. There is a generous detached timber, stable style workshop/store. The focus of the property is its location offering plenty of peace and quiet, fabulous rural aspect with convenient access to the local amenities within the sought after village of Callow End.

**SERVICES**  
Mains water and electricity. Private drainage to a septic tank. LPG gas 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.