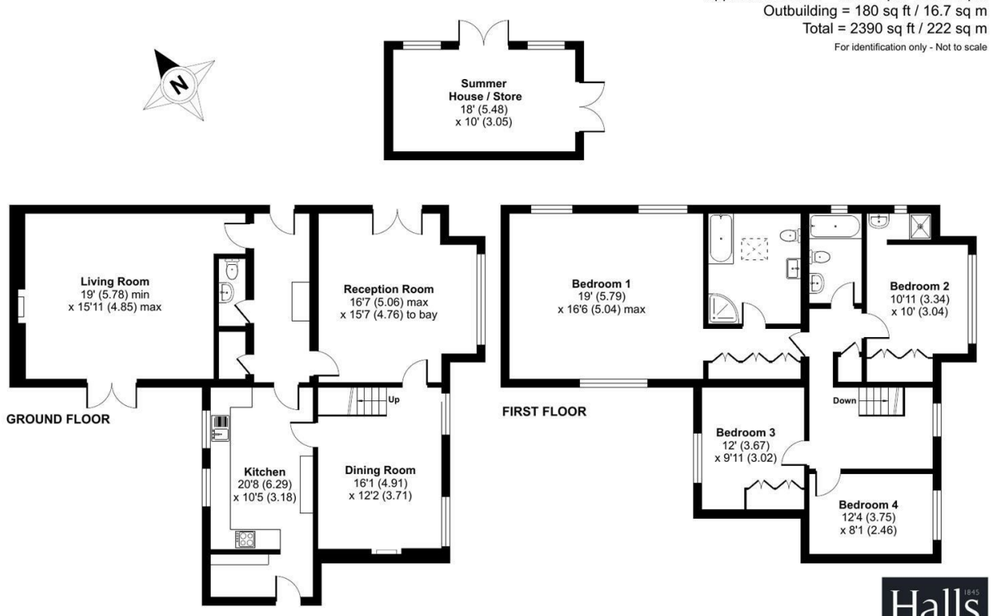
FOR SALE

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1276134

FOR SALE

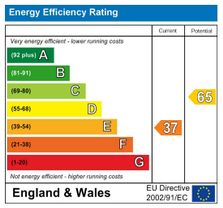
Price £695,000

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

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.

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



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Kidderminster Sales
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FOR SALE

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.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.