

FOR SALE

Wissets Wood Church Lane, Mamble, Kidderminster, DY14 9JY

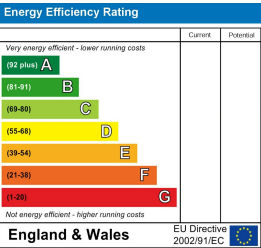


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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

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Mileage (all distances approximate)
Kidderminster 11 miles Bewdley 7 miles Worcester 17 miles Birmingham 29 miles Ludlow 16 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Immaculate Attached Barn Conversion
- Wonderfully Presented Throughout
- Three Double Bedrooms & Two Bathrooms
- Open Plan Kitchen, Dining & Living Space
- An Impressive Living Room with Dining Space
- Utility Room & Separate Cloakroom
- Wonderful, Generous Mature Gardens & Parking
- Outstanding Panoramic Rural Views

DIRECTIONS

From Kidderminster proceed in a westerly direction towards Bewdley on the A456 Bewdley Hill passing the West Midlands Safari Park on the left-hand side. Continue to the roundabout and take the first exit on the A456 and proceed through the traffic lights to the following roundabout and turn right. Continue forward and upon reaching the roundabout take with Wharton Park Golf Club to the left take the first exit and continue on the A456 through Callow Hill. On reaching Clows Top continue for a short distance and take a right turn sign posted Mamble and within the village turn right at the Sun & Slipper pub and then left onto Church Lane and the property will be found on the in this idyllic rural courtyard setting.

What3 words: clauses.endearing.makeup

LOCATION

Mamble is a beautiful picturesque village in the most popular north Worcestershire countryside located on the A456 between Bewdley and Tenbury Wells. With a real village feel and outstanding countryside Mamble offers a fantastic village life style with popular local Pub, village hall and access to further surrounding towns and villages including the cathedral city of Worcester with further wide range of amenities. Locally there is a well-run SCHOOL BUS service on hand allowing independent access to Tenbury, Bewdley and Worcester.

M5 motorway access can be obtained from either junction 4 north of Bromsgrove, junction 5 at Droitwich or junction 6 at Worcester North. Mainline railway accessed from Kidderminster, with direct links to Worcester and Birmingham with onward links to London.

INTRODUCTION

Halls are proud to offer for sale this wonderful rural barn which is deceptively spacious and beautifully presented throughout offering three double bedrooms and two bathrooms. Situated in this most desirable location within the popular village of Mamble, offering a fantastic plot with mature gardens of 0.35 acres with a Westerly aspect and breathtaking panoramic rural views. An internal inspection is essential to appreciate the size, quality and location.

FULL DETAILS

Being set on one level, this beautiful barn offers and abundance of space and character. The main entrance to the front is light and spacious with access to the utility room and cloakroom and to the impressive main living room. Steps lead up into the heart of the home and the open plan living, dining kitchen.

This impressive space is light and inviting with large double glazed windows to the front aspect. There are attractive exposed ceiling timbers with a dining area and separate seating area and the modern kitchen is fitted with a range of matching base and wall mounted units with marble work surfaces over, integrated and free standing appliances and wood laminate flooring.

The useful utility room has a range of washing and drying facilities and the cloakroom offers a low level W.C with wash hand basin.

The main living room is wonderfully proportioned with a fabulous vaulted ceiling with exposed timbers and a log burner and plenty of light through the triple aspect double glazed windows and access to the rear gardens.

An inner hallway with double glazed windows overlooking the mature rear gardens, separates the bedroom and bathroom accommodation from the living accommodation with access to all three bedrooms and the family bathroom.

All three bedrooms are all beautifully presented and well proportioned. The master bedroom benefits from a contemporary matching white fitted shower room.

Bedrooms two and three both have a double glazed window to the front aspect and bedroom three with a pedestrian door and steps out to the front garden area. Bedroom three has access via integrated steps into the loft space.

OUTSIDE

The gardens and outdoor space is a particular feature of this outstanding rural home. To the front of the property is a beautiful approach within this courtyard style living with a large gravelled driveway with parking for three to four vehicles.

The substantial plot is circa 0.35 acres in total with with a high degree of natural privacy and the wonderful and mature rear gardens have far reaching panoramic westerly views of open countryside as far as the eye can see and with some mature trees providing shaded areas and a tranquil retreat.

The gardens are laid mainly to lawn with paved patio seating areas immediately to the rear of the property. There is also a useful brick built storage shed adjacent to the property for storage.

SERVICES

Mains water, electricity, oil fired central heating and septic tank drainage are understood to be connected. 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.