



HURCOTT MANOR COTTAGE

HURCOTT LANE | KIDDERMINSTER | DY10 3PH





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Kidderminster 2.5 miles | Oswestry 6 miles | Wrexham 14 miles | Shrewsbury 20 miles | Chester 28 miles
(all mileages are approximate)

A WELL PRESENTED DETACHED COUNTRY COTTAGE

Well Presented Modern & Extended Accommodation
Three Double Bedrooms & Three En-Suite Facilities
Spacious Lounge with Oak Bi-Fold Doors to Gardens
Detached Double Garage with Loft Storage
Gated driveway approach through Hurcott Hall Farm



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Halls are pleased to offer for sale this beautiful and individual detached home in this fabulous, quiet rural location, available by Private Treaty.

Offering a fabulous lifestyle opportunity in a unique setting overlooking Hurcott Wood Nature Reserve and adjoining open countryside. The cottage has been extended to create spacious and versatile accommodation, beautifully presented throughout, with three double bedrooms (all en-suite), superb living and entertaining spaces, and attractive gardens with a detached double garage with loft storage and solar panels.

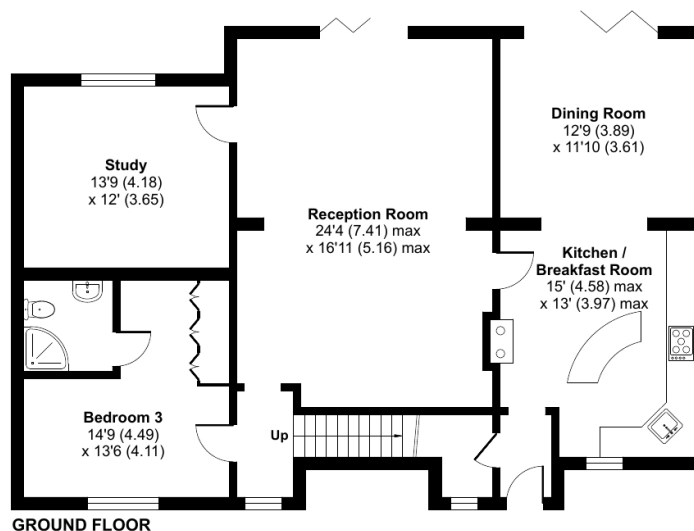
SITUATION

Hurcott Manor Cottage enjoys a unique position within Blakedown Parish, overlooking the Hurcott Wood Nature Reserve and surrounded by countryside, while remaining highly accessible. Kidderminster, Hagley, and Worcester are all within easy reach, providing a wide range of shopping, leisure, and transport facilities. Rail services are available at Blakedown, Kidderminster, and Hagley, offering regular links to Birmingham, Worcester, and even London Marylebone, making the property ideal for commuters seeking country living.

PROPERTY

The property is approached via a long gated driveway leading through Hurcott Hall Farm, offering a high degree of privacy and a country lifestyle within easy reach of Kidderminster, Hagley, and Worcester.

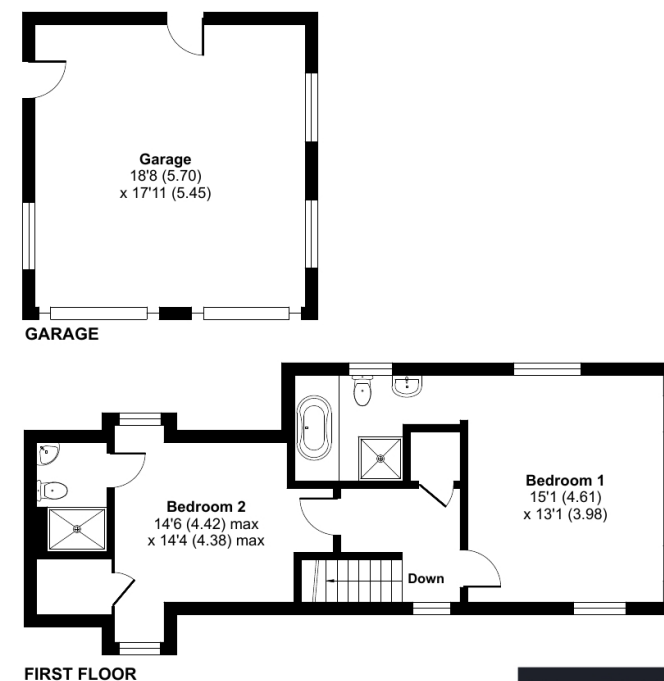
The accommodation begins with a canopy porch and entrance hall laid with Chinese slate flooring, which continues into the kitchen. A cloakroom is positioned off the hallway, offering scope to convert into a guest WC. The heart of the home is the impressive dining kitchen, fitted by Hatt Kitchens and featuring granite work surfaces, a Belfast sink, central island with breakfast bar, four-oven Aga, and a separate five-ring hob. Additional appliances include an American-style fridge freezer.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1354739

dining area enjoys a dual aspect and solid oak bi-fold doors opening directly to the garden.

The lounge is generously proportioned and designed for entertaining, also benefitting from oak bi-fold doors to the rear patio. A further reception room, ideal as a snug, study or separate family room can be found off the lounge, with fitted cupboards, shelving, and a built-in bar with fridge, an ideal space for social occasions.



The ground floor also includes a spacious double bedroom with fitted wardrobes, pleasant outlook, and an en-suite shower room, making it perfect for guests accommodation, additional family or relatives.

Upstairs, the first floor landing gives access to two further double bedrooms, both with en-suite facilities.



Approximate Area = 1818 sq ft / 168.8 sq m
Garage = 334 sq ft / 31 sq m
Total = 2152 sq ft / 199.8 sq m
For identification only - Not to scale



GARDENS

The rear garden is mainly laid to lawn with a level aspect, patio seating area, and views across adjoining fields. To the front, a detached double garage offers loft storage and plumbing for a washing machine. Solar panels are installed to assist with energy efficiency.

SCHOOLING

The property lies within catchment for well-regarded local schools including Blakedown CE Primary School and Haybridge High School and Sixth Form, Hagley. A range of independent options are also available in nearby Worcester and Birmingham, including King's Worcester, RGS Worcester, Bromsgrove School, and Edgbaston High School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of Mains electricity and water. LPG-fired central heating. Private drainage (shared with neighbouring property). Solar panels assist with electricity.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House,
Finepoint Way, Kidderminster, Worcestershire DY11 7WF

Tel: 01562 732928

COUNCIL TAX

Council Tax Band – D

DIRECTIONS

What3Words///[transfers.ruins.doll](#)

From Kidderminster take the A456 Birmingham Road and turn onto left onto Hurcott Lane. Continue along and turn right onto a lane leading to Hurcott Hall Farm. Continue past the farm where a gated driveway provides access to Hurcott Manor Cottage at the far end.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



