



Cherry Cottage Comhampton, Stourport-On-Severn, DY13
9ST



Nestled in the picturesque area of Comhampton, Dunhampton, Stourport-On-Severn, this charming semi-detached cottage presents a unique opportunity for those seeking a tranquil lifestyle. Notably, planning permission has been granted for a side extension and garage as per planning application 22/02576/HP. This presents an exciting opportunity for potential buyers to enhance the property further, tailoring it to their specific needs and preferences.

Set within approximately half an acre of well maintained grounds, the cottage offers stunning views over the open countryside, providing a serene backdrop for everyday living. The outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air and natural beauty that surrounds them.

The existing cottage currently provides an inviting lounge, kitchen with a side storage/boiler room, bathroom and landing area plus bedroom to the first floor. The new plans allow the property to create three double bedrooms, shower room and additional bathroom to the first floor. To the ground floor there can be a large kitchen diner enjoying countryside views, living room, utility room, wet room, boot room and a most useful store,

Additionally, the sale includes a three-bedroom mobile home, offering versatile accommodation allowing the new purchaser to occupy whilst the extension works are carried out. This feature adds significant value and flexibility to the property, making it an even more appealing prospect.

In summary, this delightful cottage in Comhampton is not just a home; it is a canvas for your dreams, set in a beautiful location with ample outdoor space and exciting development potential. Do not miss the chance to make this charming property your own.

Mobile Home

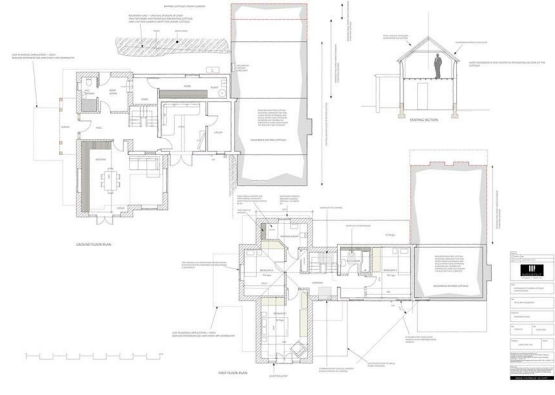
Fully winterised with three bedrooms with living room enjoying views of the rear aspect. Shower room. Kitchenette fitted with oven/grill with four ring hob, stainless steel sink and drainer and under counter fridge.

Garden

Ample parking to the front of the property with gravelled driveway. The extensive garden enjoys countryside views and is laid mainly to lawn with a vegetable patch. There is a pleasant seating area, greenhouse and mature borders. Access to the main Cottage

Conservatory

Enjoying views of the garden providing access to both the kitchen and living room.





Kitchen

Two double glazed windows to the side aspect, fitted base units with sink and drainer, electric cooker, vinyl flooring and two ceiling lights.

Utility Area

Wall mounted Baxi boiler, double glazed window to the rear, radiator, built in storage cupboard with sliding doors plus additional built in cupboard.

Living Room

Exposed beams, fireplace, tiled floor and double glazed patio doors to the conservatory.

Bathroom

Obscure double glazed to the rear aspect, bath, pedestal wash hand basin and low level WC. Tiled walls, radiator, ceiling light point and vinyl flooring.

Landing Area

Double glazed window to the rear aspect, wooden floor, radiator and wall light.

Bedroom

Double glazed window to the rear, wall lights, radiator and wooden floor.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : B

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband

We understand currently Superfast Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Services

Mains electricity, LPG gas and private drainage soak away were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Parking

Parking for the property is to the front with gravelled driveway.

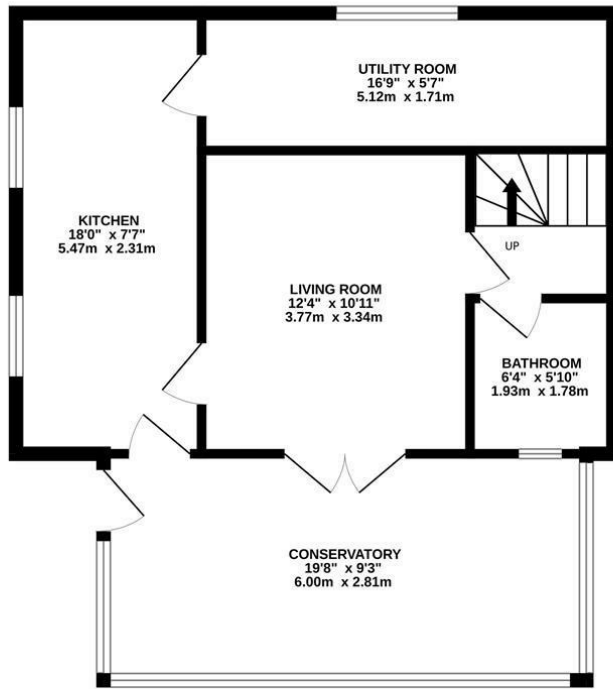
Directions

For precise location visit <https://what3words.com> using the words below

///originate.permit.agent



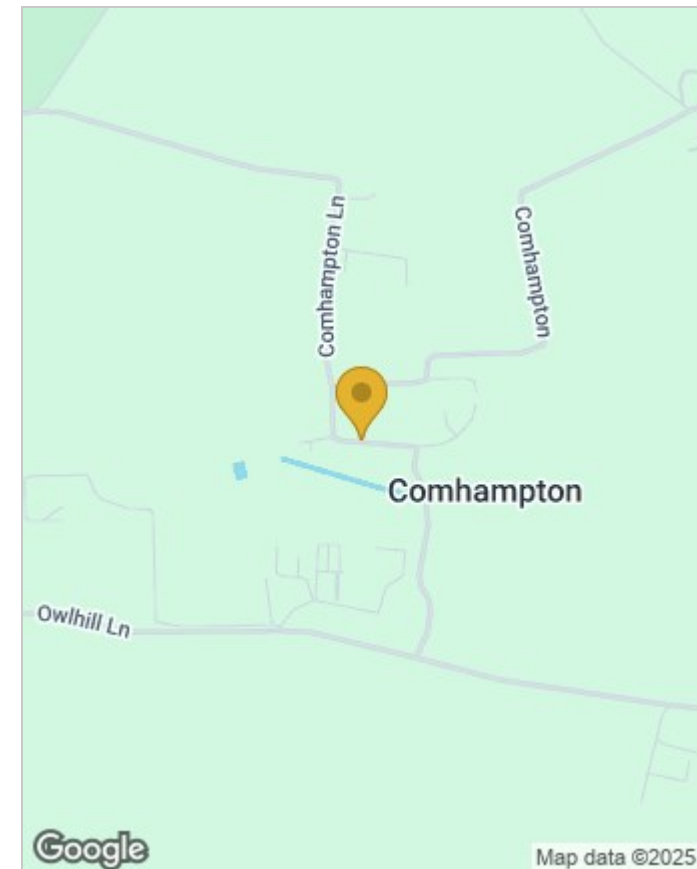
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.