



**Footrid Cottage**  
Mamble DY14 9JS

**Andrew Grant**







# Footrid Cottage

Mamble DY14 9JS

 **3 Bedrooms**    **3 Receptions**    **2 Bathrooms**

Freehold / 1,724 sq. ft.

## KEY FEATURES:

- Charming country cottage
- Mamble Village nearby
- Open plan living dining kitchen
- Dining hallway
- Second reception room
- Garden room
- Three double bedrooms
- Family bathroom & shower room
- Extensive gardens & summer house
- Ample parking

A charming extended period country home situated just outside the village of Mamble in a beautiful rural location.

This delightful cottage boasts three double bedrooms and two bathrooms on the first floor. Downstairs, you will find a stunning open-plan kitchen dining living room, complemented by an inner dining hallway that leads to the side porch and a set of stairs taking you up to the first floor. The ground floor then opens to an additional sitting room and a lovely garden room. The cottage is further enhanced by a plethora of period features, such as timbered ceilings with exposed beams, cosy log burners, bedroom fireplaces and an inviting open fireplace.

Outside, the property offers ample driveway parking. The mature cottage style gardens, include patios, lawns and a deck, featuring the presence of an impressive summer house.

## Situation

Mamble is a picturesque village within the Malvern Hills District, nestled conveniently between Bewdley and Tenbury Wells. This charming setting boasts a 13th-century sandstone church and the delightful 17th-century Sun & Slipper Inn. There is a regular bus service to Bewdley, Kidderminster and Tenbury Wells. Local conveniences can be found in the nearby village of Clows Top, featuring a butcher's shop and a village store complete with a Post Office.





For those who love the outdoors, there is a plethora of local walks right on your doorstep, with various public footpaths providing tranquil rural walks through delightful countryside nearby. The popular Live and Let Live public house in Neens Sollars can be reached on foot, just a 20 minute walk away.

A mere 6 miles away lies the small historic market town of Tenbury Wells, with a welcoming high street enhanced by independent shops, a cinema, a supermarket and a variety of restaurants.

Worcestershire is bestowed with an array of exceptional schools, spanning both the private and public sectors. The Cathedral City of Worcester is home to esteemed private institutions such as the Royal Grammar School and King's School, ensuring a rich educational landscape.

There is a fantastic train station in Kidderminster only 13 miles away. This busy train station provides an excellent service including direct trains to Birmingham, making it ideal for those who commute.

### **Description**

Footrid Cottage is accessed via a tranquil, no-through country lane leading to a gravelled driveway with ample parking for multiple vehicles. From the driveway, steps ascend to a decked platform area housing a summer house. Further steps lead down to a well-maintained lawned garden, featuring stepping stones that guide you to the welcoming front entrance.

The front canopy porch, characterised by a brick plinth, timber frame, tiled roof and a newly fitted composite stable style door, invites you into the wonderfully spacious living dining room.

Inside, the living dining room boasts charming quarry-tiled floor, accentuated by a feature full-length oak beam mantle embracing a log-burning stove. There are fitted plantation shutters on the windows. A designated dining space resides to the right-hand side of the room featuring a built-in cupboard/dresser with granite top.

Continuing seamlessly from the living dining room areas is the kitchen, featuring an array of floor and wall-mounted cabinets, a timber and granite-topped island unit and a double Belfast sink. The kitchen is equipped with an LPG AGA with double oven and two hot plates, a separate two-ring gas hob, an integrated dishwasher and provisions for a washing machine.









The dining hallway, serves as an entrance to the side of the property via a porch, features stairs leading up to the first-floor accommodation. It also presents a quarry-tiled floor and a striking open brick fireplace crowned with an oak beam mantle.

From the dining hallway, you step into an additional sitting room, characterised by timbered ceilings and a brick fireplace housing a log-burning stove. This space seamlessly flows into the garden room.

The garden room, also suitable for use as an occasional fourth bedroom, boasts a delightful large feature window with fitted plantation shutters.









## First floor

Upon reaching the landing, you will find an airing cupboard that houses the recently upgraded Worcester combination boiler and doors accessing the bedroom and bathroom facilities.

The master bedroom includes fitted wardrobes, a charming period fireplace and exposed beams.

Beyond the main landing is a hallway, accessing the remaining bedrooms and the shower room. This area also houses a selection of convenient built-in storage cupboards.

Bedroom two boasts fitted wardrobes and dual aspect windows, allowing for ample natural light.

The third bedroom also enjoys fitted wardrobes and dual aspects, offering a bright and airy ambiance.





Serving the bedrooms and accessed from the main landing is the family bathroom, which is a delightful space featuring exposed beams, a classic white suite with a bathtub featuring timber side panels, recessed shelving, a WC, a pedestal washbasin, a chrome towel radiator and fitted plantation shutters on the window.

Also found on this level is a recently refitted shower room, complete with a spacious walk-in shower, a close-coupled WC and a washbasin with a vanity unit underneath. The patterned tiled floor, coupled with underfloor heating and fitted plantation shutters on the window, adds a touch of luxury to this contemporary space.

### **Gardens and grounds**

The property is surrounded by beautiful cottage style gardens. At the front is a charming flagstone and blue stone cobbled patio area. From there, a pathway leads to the lawned garden bound by mature hedging and well-stocked borders, featuring an array of established plants and shrubs.

Steps ascend from the lawn to the driveway, where a splendid timber summer house takes centre stage. Elevated on the deck, this summer house offers a fantastic vantage point, creating a delightful raised seating and entertaining area.

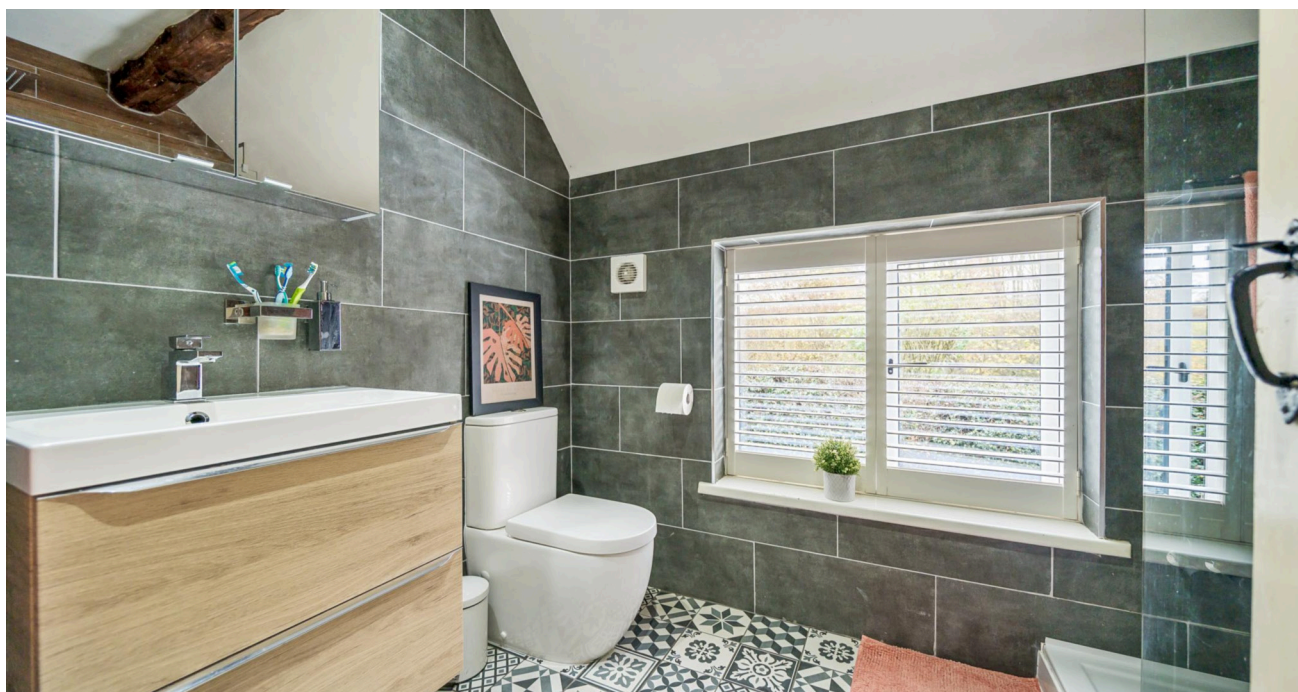
### **Agent's note**

A public footpath traverses a portion of the curtilage of this property. Access from the main road is facilitated through a privately owned drive, for which there is a right of way.

### **Services**

Mains water and electricity. Worcester LPG combination boiler. LPG AGA. Private drainage. Electric car charging point.

Council tax band - F.





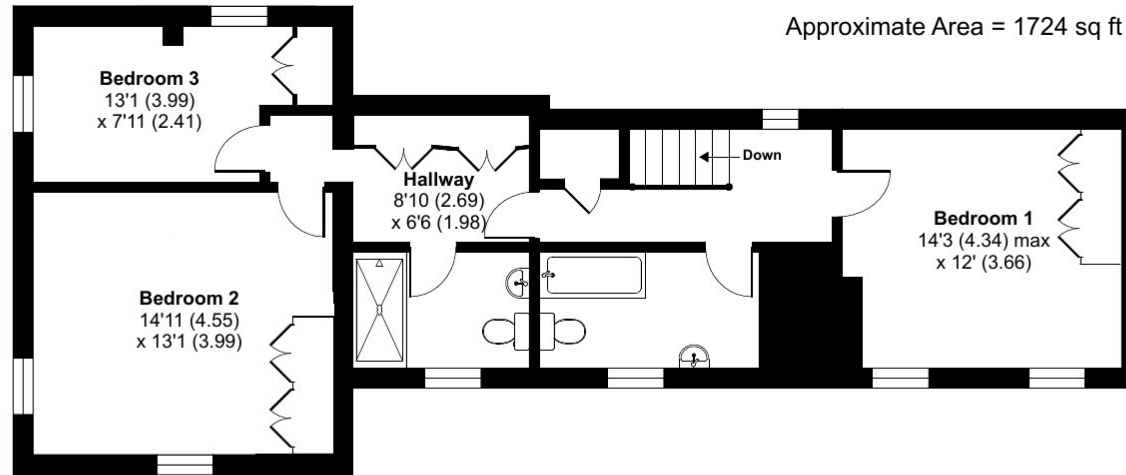
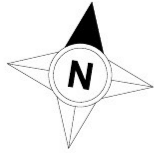




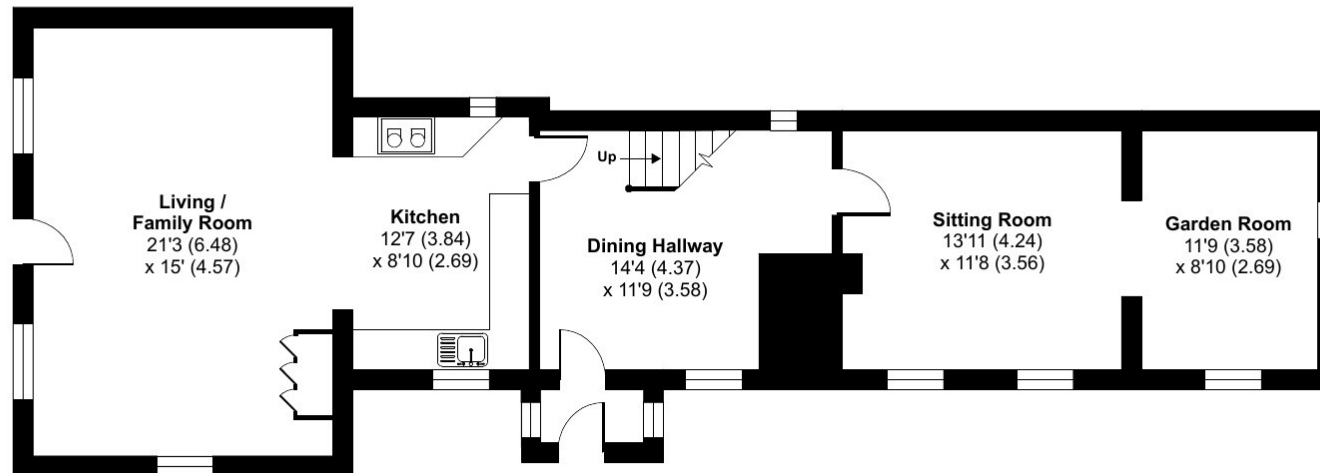
# Footrid, Mamble, Kidderminster, DY14

Approximate Area = 1724 sq ft / 160.2 sq m (excludes porch)

For identification only - Not to scale



FIRST FLOOR



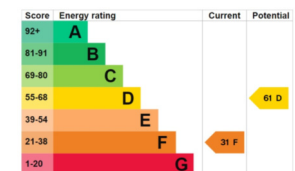
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1058607



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