



Old Bakery

Clows Top, DY14 9HX

Andrew Grant

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Mamble Road, Clows Top, DY14 9HX

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Offers in excess of £450,000

A truly captivating and charming home nestled in a delightful rural village on the fringes of the picturesque Teme Valley.

Key features

- Charming home in rural village
- Light and airy living spaces
- Versatile outbuilding with home office
- Bespoke fitted kitchen
- Utility room
- Cloakroom
- Four characterful double bedrooms
- Enclosed rear garden with patio
- Ample parking for up to four vehicles

Freehold / 1,593 sq ft



Entrance

The property offers a gravel driveway, providing ample off-road parking for up to four vehicles, with an original stone pathway leading to the front door. There is great potential to extend and planning permission has previously been granted for a substantial two-storey extension. Details can be provided upon request.



Sitting Room

The front door opens into a spacious sitting room adorned with a brick fireplace and hearth, complemented by a log-burning stove. The room is further enhanced by a staircase ascending to the first floor and doors granting access to the various other living spaces.





Dining Room

To the right-hand side, you will find the dining room, boasting a charming red brick fireplace, currently capped, and a window overlooking the front garden. This versatile room offers flexibility to adapt to your needs.



Living Room

On the left-hand side of the sitting room, accessed through a delightful Suffolk latch, a light and airy living room awaits, featuring an exposed chimney stack with a log-burning stove and two windows, offering views of the front aspect.





Kitchen

A door at the rear of the dining room grants access to the extended kitchen, featuring brand-new windows and solid wood doors. The kitchen is thoughtfully designed, and equipped with wall and base mounted fitted kitchen units.

Notable features include a double ceramic sink with a mixer tap, plumbing for a dishwasher, and ample space for an American fridge freezer, with convenient access to the outside. Please note that the existing Rangemaster is not included in the sale.



Utility Room

Adjacent to the kitchen lies a utility room, providing practical amenities such as floor and wall-mounted kitchen units, plumbing for a washing machine, and a condenser for a tumble dryer. It also boasts a butler sink and leads to a well-appointed downstairs WC with a high flush WC and a washbasin.



First Floor

Venturing to the first floor, a charming staircase leads to a landing graced by four double bedrooms, each showcasing its own unique character. The master bedroom features pine wood stripped flooring, adding a touch of rustic charm and offers picturesque views towards the Malvern Hills.

Bathroom

All the bedrooms are serviced by a fabulous family bathroom, complete with a WC, a washbasin, a roll-top claw-foot bathtub, a separate shower cubicle, and attractive flagstone flooring.





Garden

Moving outside, the property offers an enclosed and secure rear garden, complete with a patio area perfect for summer gatherings. The garden comprises several tiers, with the lower portion featuring gravel surrounding a fire pit, while

the upper area boasts a rose walk, vegetable beds, and a shed. Convenience is assured with off-road parking for up to five vehicles, and an adjoining outbuilding, currently utilised as a home office, adds practicality to this charming property.



Services

Mains electricity and water.

Oil-fired central heating and septic tank.

Broadband is available at this property.

Council Tax - Band E

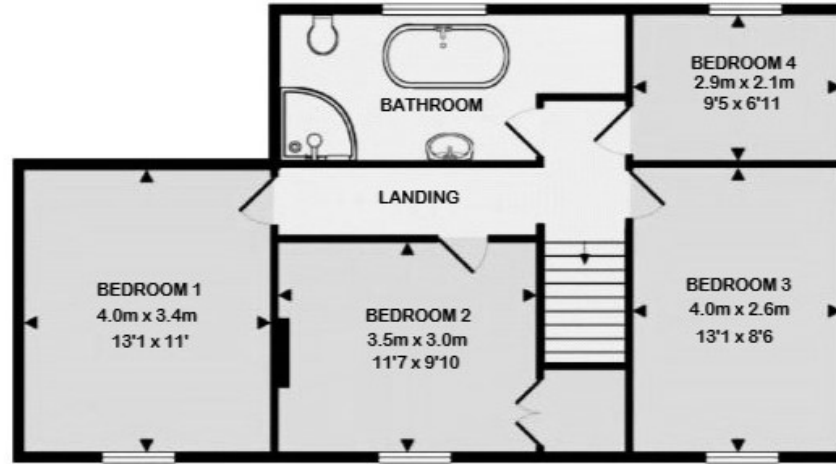
Location

Clows Top, a picturesque village nestled in the idyllic north Worcestershire countryside, offers a delightful living experience within the enchanting Teme Valley. Within the village, residents enjoy a range of excellent local amenities, including a village shop boasting a Post Office counter, a traditional butcher's shop, a thriving farm shop, and an active village hall. Furthermore, several charming public houses can be found in the vicinity, providing opportunities for social gatherings and relaxation.

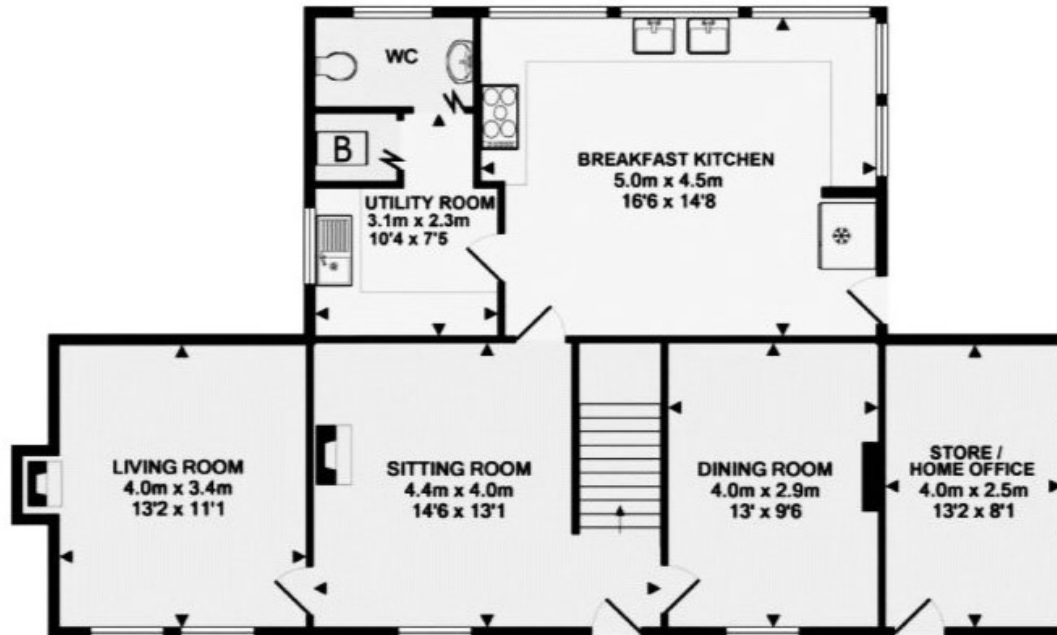
Families residing at the Old Bakery are within the catchment area of the highly regarded Church of England Primary School in Bayton, which serves as a feeder school for Bewdley School and Sixth Form Centre, known for its academic excellence. For those seeking private education, the options are abundant, with prestigious institutions such as Kings School Worcester, RGS, and Bromsgrove School offering top-quality education.

Located approximately a 30-minute drive away, the Cathedral City of Worcester beckons with its rich array of sports, social, and leisure facilities. From horse racing on the banks of the River Severn to cricket matches under the Cathedral's grandeur, residents can easily indulge in diverse recreational activities. There are excellent transport links nearby including Worcestershire Parkway and Kidderminster train stations with direct routes to London and Birmingham.

Old Bakery, Mamble Road, Clows Top, DY14



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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