



The Cottage
Mamble, DY14 9JS

Andrew Grant

The Cottage

1 Footrid, Mamble, Kidderminster, DY14 9JS

3 Bedrooms 2 Bathrooms 3 Reception Rooms 7 Acres

Introducing a charming extended period country home located on the outskirts of the village of Mamble, offering approximately 7 acres of scenic woodland.

- Charming country cottage
- Open plan living dining kitchen
- Second reception room
- Versatile garden room
- Three double bedrooms
- Family bathroom and shower room
- Summer house with balcony
- Large double-height barn
- Mature landscaped gardens
- Approx 7 acres of woodland
- Ample parking space

Offers potential business or development opportunity
3,007 sq ft (279.3 sq m)





The front

The 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 front lawned garden.

Stepping stones 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.

The 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.







The kitchen

Continuing seamlessly from the living dining room area 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

The dining hallway serves as an entrance to the side of the property via a porch and 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.

The sitting room

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

The garden room, also suitable for use as a study or an occasional fourth bedroom, showcases a large feature window fitted with plantation shutters, offering countryside views to enhance the space.



The 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

The master bedroom exudes character with its fitted wardrobes, a quaint period fireplace and exposed beams, creating a cosy and inviting atmosphere. Additionally, the windows offers stunning far-reaching countryside views and flood the space with natural light.



The remaining bedrooms

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 features practical fitted wardrobes and dual aspect windows that flood the room with natural light, creating a bright and welcoming space. Similarly, the third bedroom is equipped with fitted wardrobes and dual aspects, ensuring a light and airy ambiance that enhances the room's charm and comfort.





The bathroom

Serving the bedrooms and accessed from the main landing is the family bathroom, which features 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 window plantation shutters.



The shower room

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 window plantation shutters, adds a touch of luxury to this contemporary space.



The gardens

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.



The summer house

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 vantage point, creating a delightful raised seating and entertaining area.



The barn

Outdoor enthusiasts will appreciate the expansive double-height steel-framed barn, complete with a workshop area and mezzanine level, ideal for a range of projects.





The wood store

A brick-built wood store offers a practical and convenient solution for storing firewood, ensuring easy access and organisation while adding a charming touch to the outdoor space.



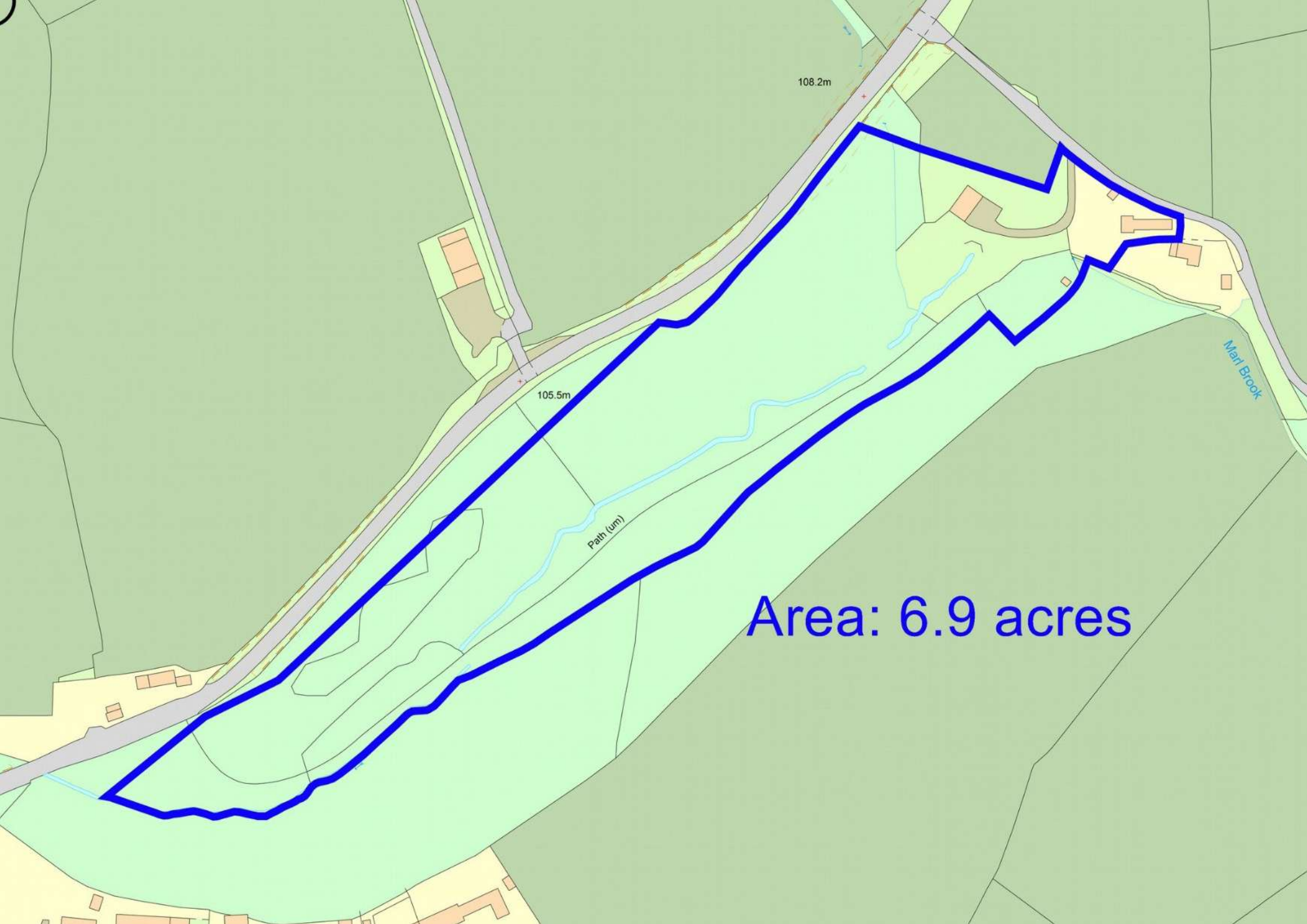
The woodland

Woodland extends across approximately 7 acres, complete with a meandering stream and an orchard carrying a variety of apple, plum and damson trees. Additionally, a fenced public footpath runs alongside the land's boundary, allowing for peaceful walks and easy access to the surrounding countryside.



In some areas, the woodland opens up to vast green spaces which add to its natural beauty and charm. These green spaces offer opportunities for outdoor activities, picnics, or simply enjoying the fresh air and peaceful surroundings.





Area: 6.9 acres



Location

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. The more lively riverside town of Bewdley is just 8 miles away, offering pubs and restaurants overlooking the River Severn and a variety of water sports.

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.

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.

Agent's Notes

The vendors wish to retain a small parcel of land at the top of the north corner. 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. Private drainage. LPG AGA.
Worcester LPG combination boiler. Electric car charging point.

Council Tax

The Council Tax banding for this property is **Band F**





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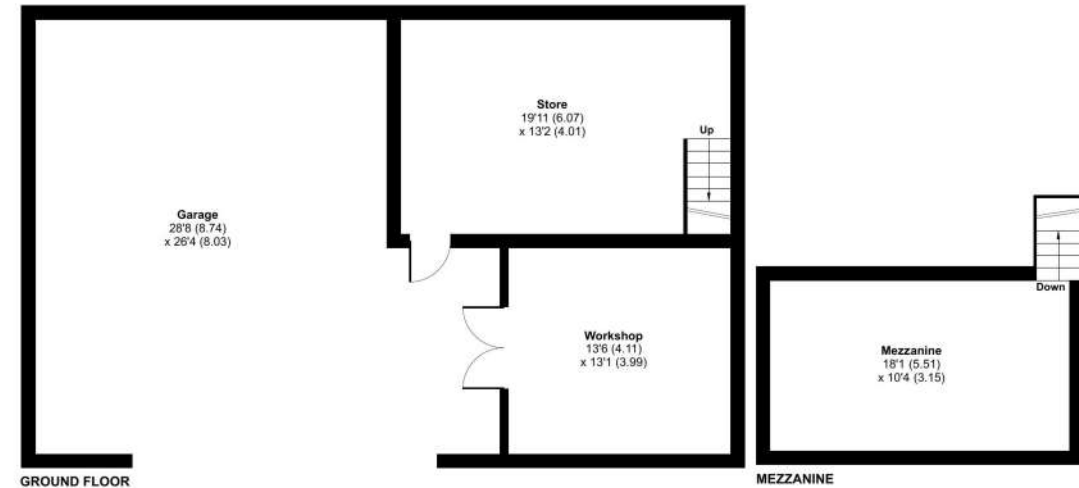
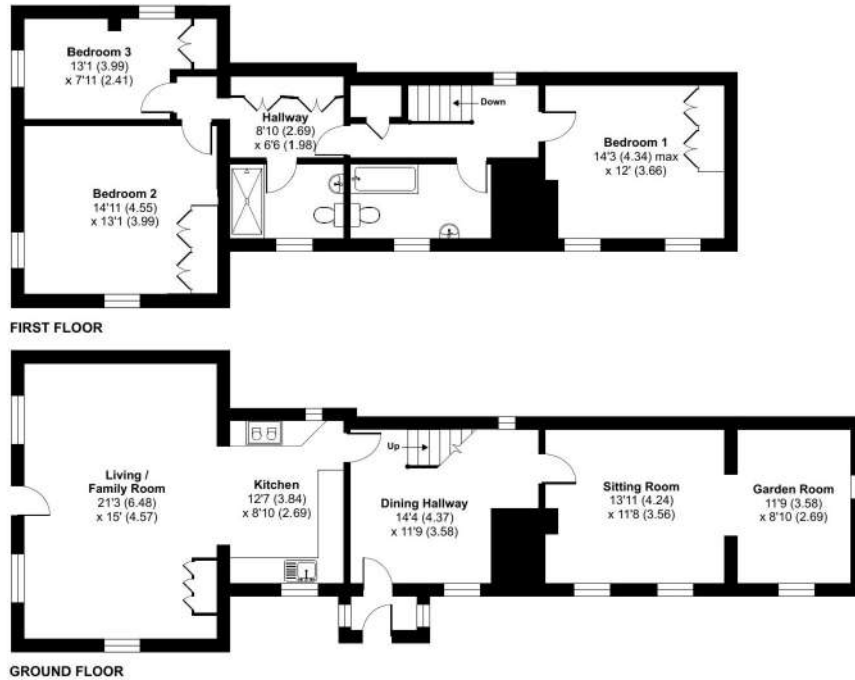
Approximate Area = 1724 sq ft / 160.2 sq m (excludes porch)

Outbuilding = 461 sq ft / 42.8 sq m

Garage = 822 sq ft / 76.3 sq m

Total = 3,007 sq ft / 279.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2024. Produced for Andrew Grant - REF: 1123514.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	31 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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