

An aerial photograph of a rural landscape. In the foreground, a bright green field is bordered by a wooden fence. A brick cottage with a gabled roof and a small porch is situated on the right. To its right, a barn with a red roof is partially visible. The middle ground features rolling hills with patches of green grass and golden-brown fields, interspersed with clusters of trees. In the background, more rolling hills and a line of trees are visible under a clear sky.

**Andrew Grant**  
PRESTIGE & COUNTRY

# Upper Howsen Cottage

Howsen, Cotheridge, Worcester, WR6 5LR



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**2 Bedrooms**    **1 Bathrooms**    **3 Reception Rooms**    **\*1.45 Acres**

*\*Please note, acreage is approximate*

“A traditional country cottage with over an acre of land, perfect for creating your dream home amidst the Worcestershire countryside....”

Scott Richardson Brown CEO



- A two-bedroom cottage offering significant potential for modernisation and personalisation.
- A rare opportunity to own approximately 1.45 acres of land, perfect for smallholding or outdoor projects.
- Potential for reconfiguration or extension to creating your dream country home (subject to planning permission).
- Serene views over the garden and surrounding rural landscape, offering a peaceful and tranquil setting.
- Within easy access of Worcester City with a range of amenities and outstanding schools.

1069 sq ft (99.3 sq m)



## The kitchen

This cottage's kitchen is in need of modernisation and offers plenty of potential. By knocking through into the dining room or breakfast room, you could create a large, open-plan kitchen and dining area. The boot room can still be retained as a practical entrance space or utility space for the home.





## The living room

This is a great-sized living room with dual aspect windows and a wood-burning stove set into a timber and brick fireplace. With some modernisation, this room could be converted into a snug or home office, offering a versatile space that connects easily to the main kitchen and dining areas.





## The dining room

Located at the rear of the cottage, the sitting room leads into a conservatory that opens onto the patio—making it an excellent spot for entertaining. Both rooms require updating but hold great potential for creating a warm and inviting space. Stairs from the sitting room lead to the house bathroom and two bedrooms.





## The primary bedroom

A large double bedroom with stunning countryside views, offering plenty of natural light and the perfect canvas for refurbishment into a relaxing master bedroom.



## The second bedroom

A comfortable single bedroom with a built-in cupboard for storage, this room can serve as a guest room or home office with a bit of personalisation.



## The bathroom

The house bathroom, which includes a bath with a shower above, WC and washbasin, serves both bedrooms is ready for modernisation, offering an opportunity to put your own style into the property.







## The garden

With approximately 1.45 acres of paddock and a formal lawned garden at the front and rear, this cottage offers ample space for outdoor living. The land is ideal for those interested in creating a smallholding or enjoying extensive outdoor activities. Off-street parking is available, adding convenience for the future owners of this countryside retreat.

## Location

Situated just outside the charming village of Cotteridge, the cottage benefits from a beautiful rural setting while still being conveniently close to local amenities. Offering a quaint and tranquil environment, perfect for those seeking a more relaxed pace of life.

Worcester, located less than five miles away, offers a vibrant shopping destination, with a wide range of retail outlets to suit all tastes and preferences. The city can also boast excellent educational institutions, with prestigious schools such as King's School and the Royal Grammar School.

The area benefits from excellent transportation links, with numerous buses connecting directly to Worcester City centre and convenient road networks to Malvern and Hereford. Two train stations are located within the city with links to both Birmingham and London.

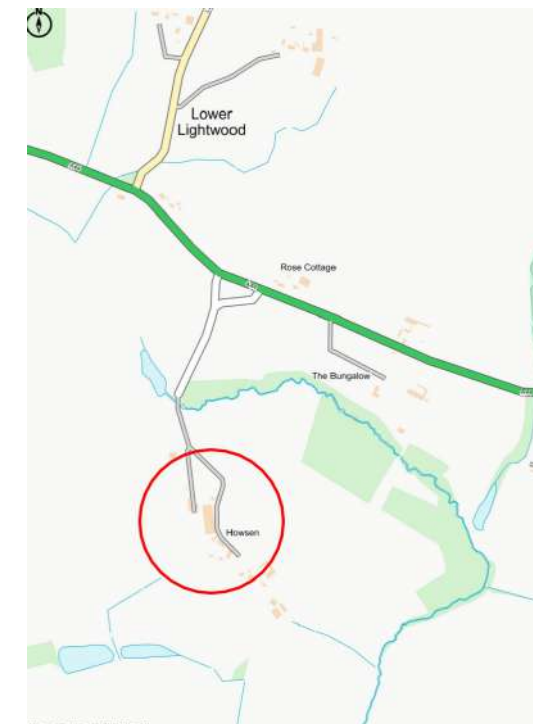
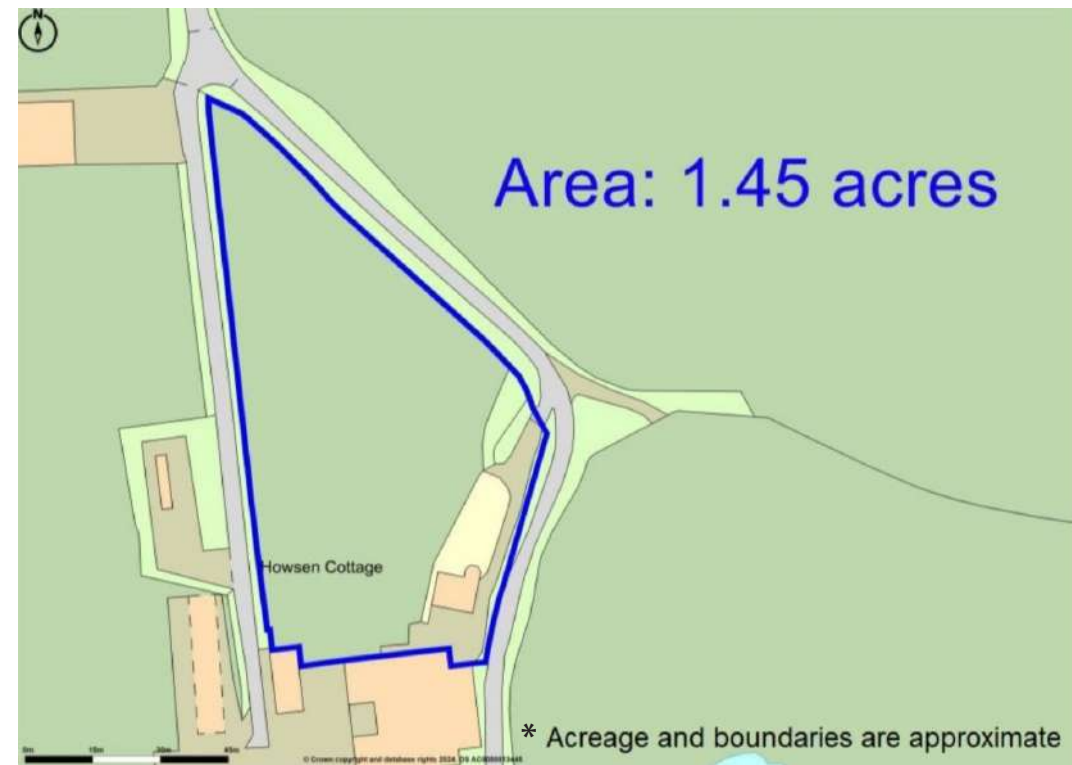
## Services

The property benefits from LPG heating, mains water and electricity, and shares a septic tank with a neighbouring property.

## Council Tax

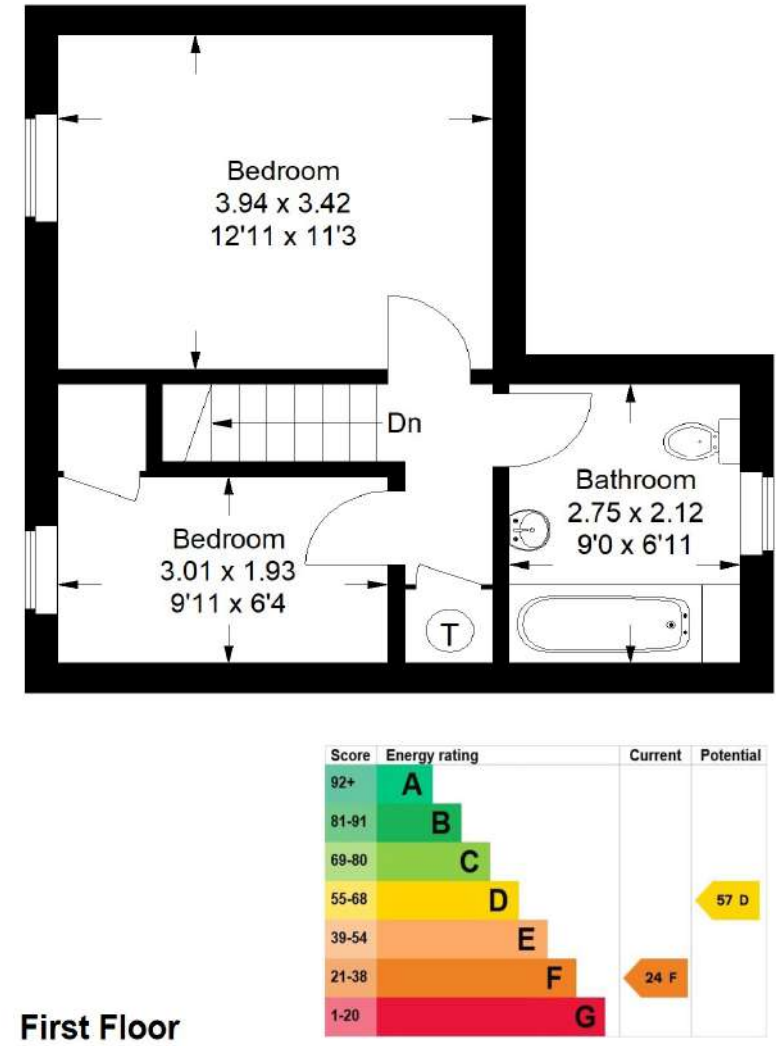
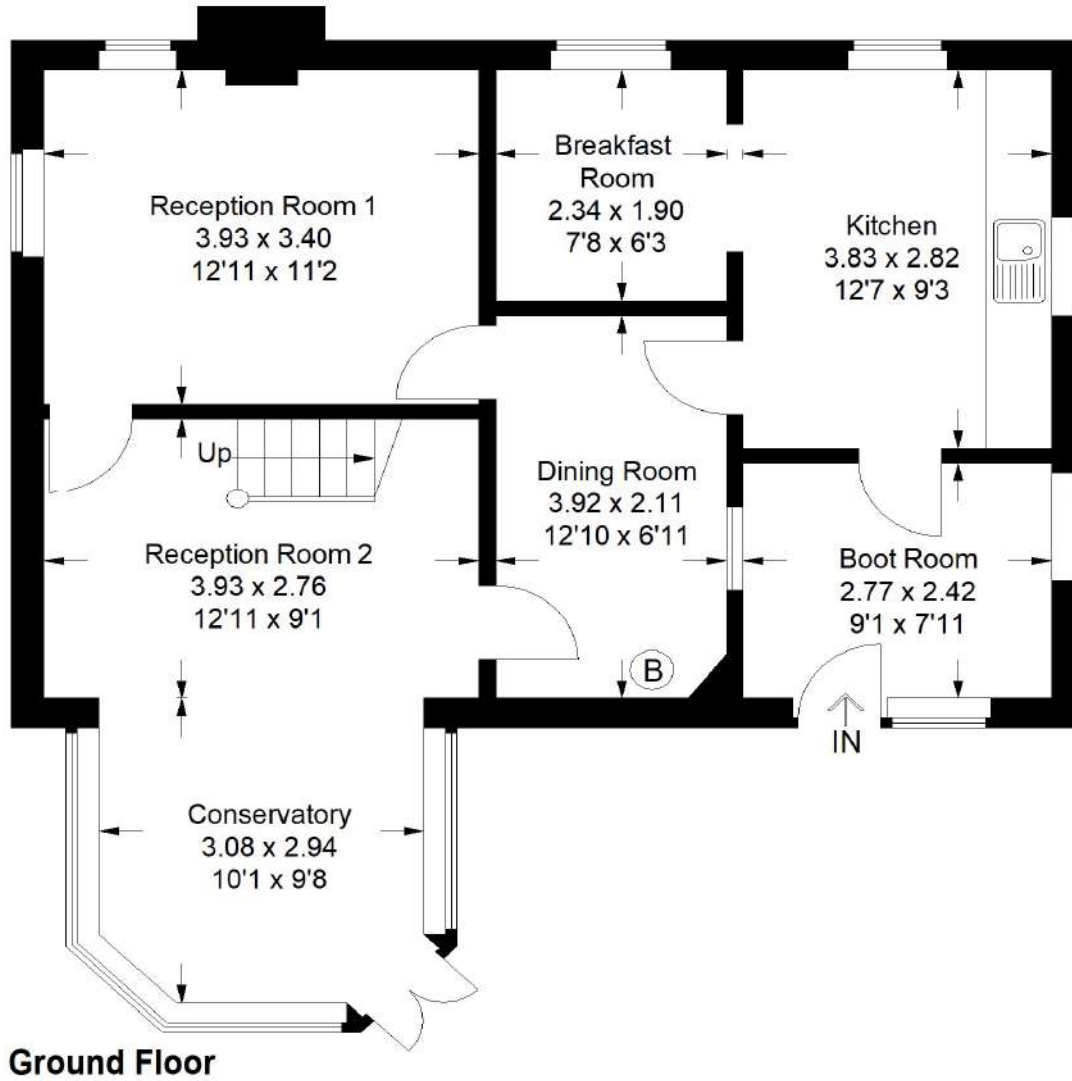
Band D

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# Upper Howsen Cottage

Approximate Gross Internal Area  
99.3 sq m / 1069 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	24 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.

