



New House Farm

Baveney Wood, Cleobury Mortimer DY14 8JB

Andrew Grant



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 **3 Bedrooms**  **3 Receptions**  **1 Bathroom**

Freehold / 5,095 sq. ft.

KEY FEATURES:

- Charming country home
- Rural setting
- 1.6-acres
- Conservatory
- Three double bedrooms
- Stone cottage and adjoining barn
- Double garages
- Workshops and woodstore
- Four-bay carport and tractor shed
- Large driveway with gated entrance

A charming country retreat, situated in secluded grounds of approximately 1.6 acres, nicely located between Kinlet and Cleobury Mortimer. It boasts the most fantastic range of diverse outbuildings, including a stone cottage and barn with conversion potential, double garages/workshops, a stone wood store and a four-bay carport/tractor shed.

This country home dates back to the mid-nineteenth century. The cottage enjoys mature grounds of circa 1.6 acres, alongside the most impressive array of outbuildings you are likely to see. These include double garages, workshops, tractor sheds, a charming stone cottage with adjoining stone and wooden barn, which are believed to predate the property by 100 years. These extensive buildings will appeal to a wide audience as they offer a myriad of uses and development angles. The remarkable gardens surrounding the property feature expansive lawns, a greenhouse, a vegetable patch with raised beds and ample space for a grass tennis court, which was previously in situ.

Those with a passion for motor vehicles will be hard-pressed to find better storage and workshop space, while anyone with designs on creating ancillary accommodation for relatives or an Airbnb will relish the potential here. The main residence is a spacious three-bedroom home, featuring a large rear extension that gives the property a particularly expansive ground floor footprint. There is plenty of scope to add more bedrooms and increase the square footage, subject to relevant planning permissions being sought.



Situation

New House Farm enjoys a wonderful rural setting, perfect for those seeking a tranquil lifestyle surrounded by nature. Baveney Wood is a leafy hillside housing a small collection of cottages and homesteads, each nicely spaced out to provide privacy and seclusion for every property. Despite the distinctly rural feel of this location, it is not remote. The villages of Kinlet and Stottesdon are only 1.9 and 3.6 miles away respectively, both offering convenient amenities such as country pubs and primary schools.

Cleobury Mortimer, the nearest town, is less than 3 miles away, providing a broader range of services, including a larger Co-op store, numerous smaller shops and cafes, as well as many pubs and restaurants. The town also features a medical centre and the well-respected Lacon Childe school, which at the time of writing, holds a 'good' Ofsted report.

Baveney Wood is an excellent location for those who desire peace, tranquility and direct access to the great outdoors. From this spot, numerous places are easily accessible, with rights of way and bridleways leading in all directions through neighboring countryside to local beauty spots such as the Wyre Forest Nature Reserve, Severn Valley and Clee Hills.

Description

The property is accessed via a country track, best approached from the Stottesdon Road end. About halfway down, you will find the entrance to New House Farm on the left, marked by double wooden gates that open to reveal an extensive driveway capable of accommodating many vehicles. This driveway leads to the garaging and other outbuildings.

From the driveway, a side porch provides access to the property and leads to the kitchen, centered around an oil-fired Rayburn, with multi-aspect windows that bring in plenty of natural light. The kitchen features matching wall and base units, a dishwasher and an electric oven with a gas hob above. For those desiring a larger kitchen, there is ample scope to increase the space, either by extending to the rear or knocking through into the adjoining room.

The room adjacent to the kitchen is multi-functional and can be used for dining, sitting or as an office. It boasts a window to the front aspect and a doorway to an inner hallway leading to the rest of the ground floor accommodation.



This inner hallway features a large storage cupboard, stairs rising to the first floor and doors leading to the main living room, snug and WC.

There is a fantastic living room which is a wonderfully spacious and characterful area, featuring a lofty beamed ceiling, arched gothic-style windows overlooking the grounds and a door flowing nicely onto the rear terrace. This room also benefits from a large fireplace housing a wood burner, wall lights, wood flooring and a glazed door accessing an adjoining conservatory.



The UPVC double-glazed conservatory is generously sized and leads out to the formal gardens.

Tucked away in a quiet corner of the downstairs is a cosy snug centered around an Inglenook fireplace with an inset wood burner. It also features wood flooring and panelling, with a glazed door providing access to the gardens.

A good-sized cloakroom/WC with plumbing for a washing machine completes the ground floor accommodation.





First floor

On the first floor are three double bedrooms and a family bathroom accessed via the landing, which is brightened by three windows and includes a useful airing cupboard housing the boiler.

Bedrooms one and two are spacious double rooms, both featuring fitted wardrobes/storage and windows overlooking the grounds.



Bedroom three is another double room with a Velux skylight and a loft hatch accessing the roof space.

The bedrooms are serviced by a first-floor family bathroom featuring a panelled bath with a shower above, a pedestal washbasin, a low-level WC, a heated towel rail and a Velux skylight.



Gardens and grounds

The grounds of New House Farm are extensive and beautifully planted with a myriad of native and exotic trees, including silver birch, oak and fruit trees, as well as acers, to name but a few. This stands as a testament to the owner's passion and vision for this fantastic outdoor space. Spanning approximately 1.6 acres and offering complete privacy, the grounds envelop the property on all sides, featuring formal gardens and expansive lawns, with ample space to house a grass tennis court as was previously in situ. Alongside the cottage, a raised stone terrace borders the side and rear, creating an ideal spot for al fresco dining, surrounded by stone-walled boundaries. Additionally, there's a sheltered gravel seating area covered by a pergola and another decking area.

Steps lead down from the terrace to extensive lawns interspersed with an impressive selection of mature trees, including Japanese acer, eucalyptus and sycamore, among others. Tucked behind the stone cottage and barn is a large and secluded vegetable patch with a polytunnel and raised beds. There is also a useful greenhouse included within the grounds.



Outbuildings

The outbuildings present a promising prospect, offering numerous possibilities for both development and storage. Directly opposite the cottage and accessible from the driveway are three sections of interlinked double garages/workshops. All of them feature wooden double doors, providing ample space for housing vehicles of various types. These spaces will undoubtedly appeal to those with a passion for keeping and working on vehicles and machinery.

Adjacent to the garages is a detached stone cottage and adjoining stone and wooden barn, both reportedly dating back to the mid-seventeenth century. This presents an exciting opportunity for development, as the impressive outbuildings are ideal for conversion into self-contained accommodation, perfect for an Airbnb or for housing dependent relatives. The stone cottage and barn are two storeys in part and consist of a combination of stone, brick and timber.

Opposite the stone cottage and barn stands another characterful stone outbuilding, comprising two parts currently used as a wood store and a tool shed. Beyond this, nicely tucked away at the far end of the driveway, are two extensive outbuildings. One serves as a four-bay carport/tractor shed, ideal for storing various machinery and vehicles. Finally, there is a substantial building made of stone, brick and timber, once again offering a vast amount of storage and/or workshop space.

Services

Mains electricity and water. Private solar. Septic tank. Oil-fired Rayburn. LPG for the hob.

Council tax band - F.



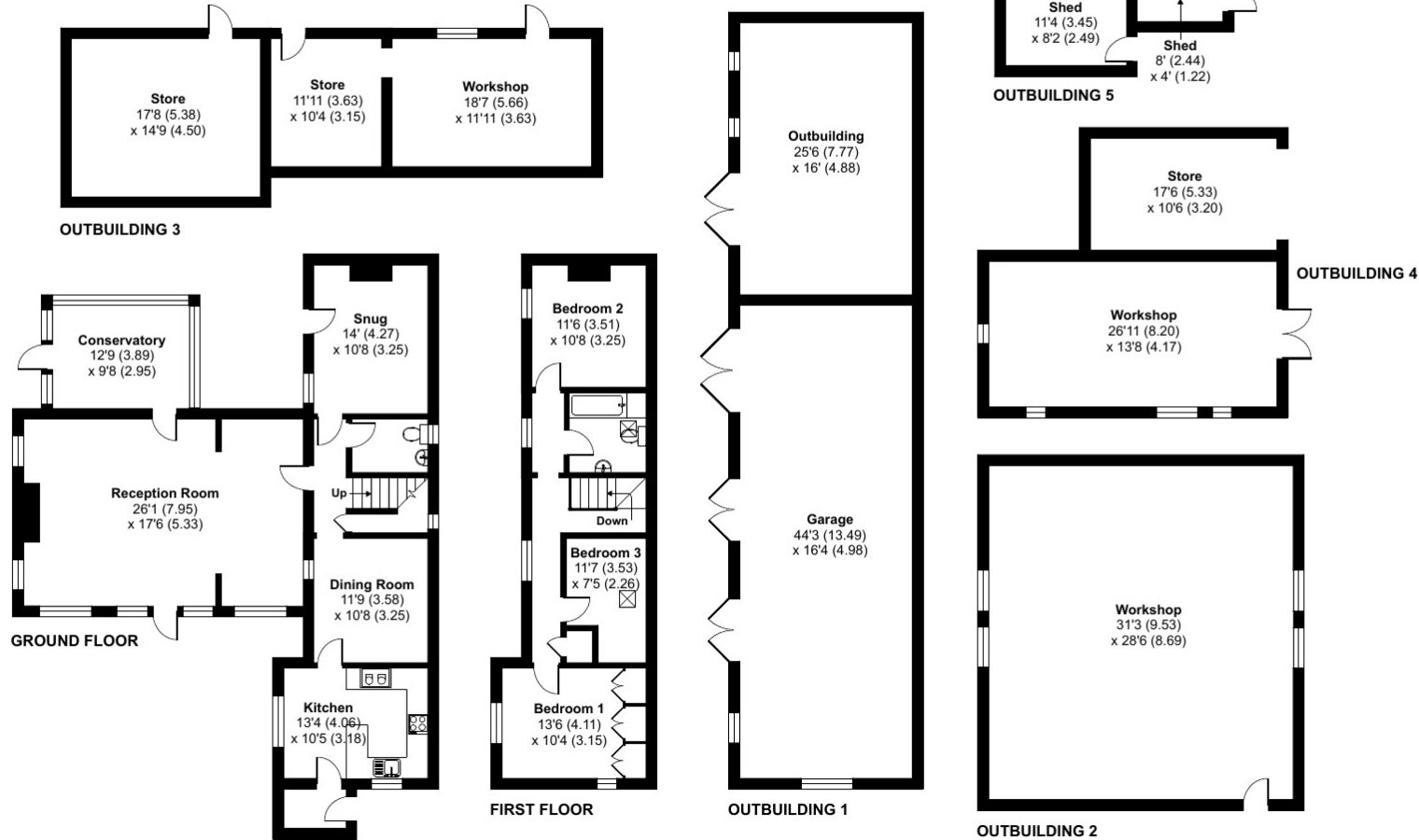
Baveney Wood, DY14

Approximate Area = 1725 sq ft / 160.2 sq m

Outbuildings = 3370 sq ft / 313.1 sq m

Total = 5095 sq ft / 473.3 sq m

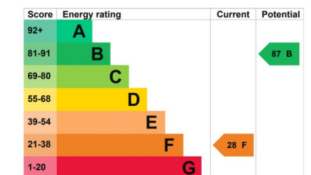
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1053284



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