



Footrid Cottage

Mamble DY14 9JS

Andrew Grant

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3 Bedrooms 2 Bathrooms 3 Reception Rooms 7 Acres

Presenting a delightful extended period country home on the outskirts of the picturesque village of Mamble. Set amidst approximately seven acres of serene woodland, this charming property offers a unique opportunity to embrace idyllic countryside living and create your dream retreat.

Key features

- A charming detached countryside cottage located in the idyllic Mamble countryside.
- The property benefits from an open-plan living room, dining room and kitchen, creating a seamless flow to the home.
- Three generously sized double bedrooms, providing comfort and flexibility.
- The property includes a summer house with a balcony, a spacious double-height barn, a garden room and a woodstore, offering a variety of versatile outbuildings and ample outdoor space.
- The cottage also includes approximately seven acres of beautiful woodland as well as mature landscaped gardens.
- A desirable countryside location, yet within reach to local amenities, transport links and schooling options.
- Off-road parking with ample space for multiple vehicles.

3007 sq ft (279.3 sq m)





The entrance

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 study

The 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 a recently upgraded Worcester combination boiler, along with loft access and doors leading to the principal bedroom and family bathroom. A further door opens to a spacious area with a variety of built-in cupboards, from which the second bathroom and two remaining bedrooms can be accessed.



The principal bedroom

The principal 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.





Bedroom two

Accessed from the hallway, bedroom two features practical fitted wardrobes and dual aspect windows that fill the room with natural light, creating a bright and welcoming atmosphere.



Bedroom three

Bedroom three also benefits from fitted wardrobes and dual aspect windows, 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 second bathroom

Also found on this level is a recently refitted shower room, featuring a spacious walk-in shower with dual waterfall and handheld showerheads, offering a versatile and luxurious bathing experience. The shower room includes a close-coupled WC, a washbasin with a vanity unit underneath, and a heated towel rail for added comfort. The patterned tiled floor, paired with electric underfloor heating controlled via touchscreen or WiFi, creates a warm and inviting atmosphere. Fitted window plantation shutters add privacy and style, completing this elegant and 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 garden room

The property also features a charming garden room with WiFi-controlled climate settings, including both heating and air conditioning, ensuring year-round comfort. Overlooking the property's land and the neighboring countryside, this idyllic space offers an ideal retreat for quiet reflection and relaxation. French doors open from the composite decking into a beautifully designed living area, providing ample room for furniture and decor. With electricity and versatile climate control, this well-appointed outdoor retreat is perfectly suited for enjoyment in every season.







The woodstore

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.







Location

Mamble is a picturesque village within the Malvern Hills District, nestled 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.

Six 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 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 train station in Kidderminster just 13 miles away. This 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

A public footpath runs along the boundary of the property. Access from the main road is facilitated through a privately owned drive, for which there is a right of way.

Services

The property benefits from LPG gas supplied via a tank, mains electricity, mains water, and non-mains drainage through a septic tank, which has recently been inspected and complies with current regulations.

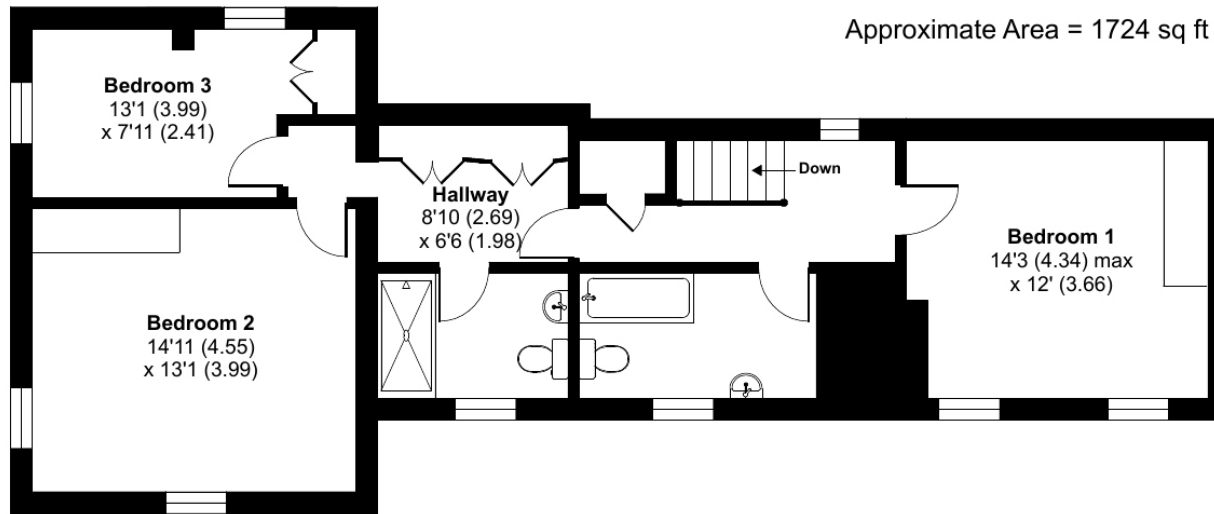
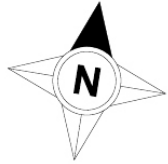
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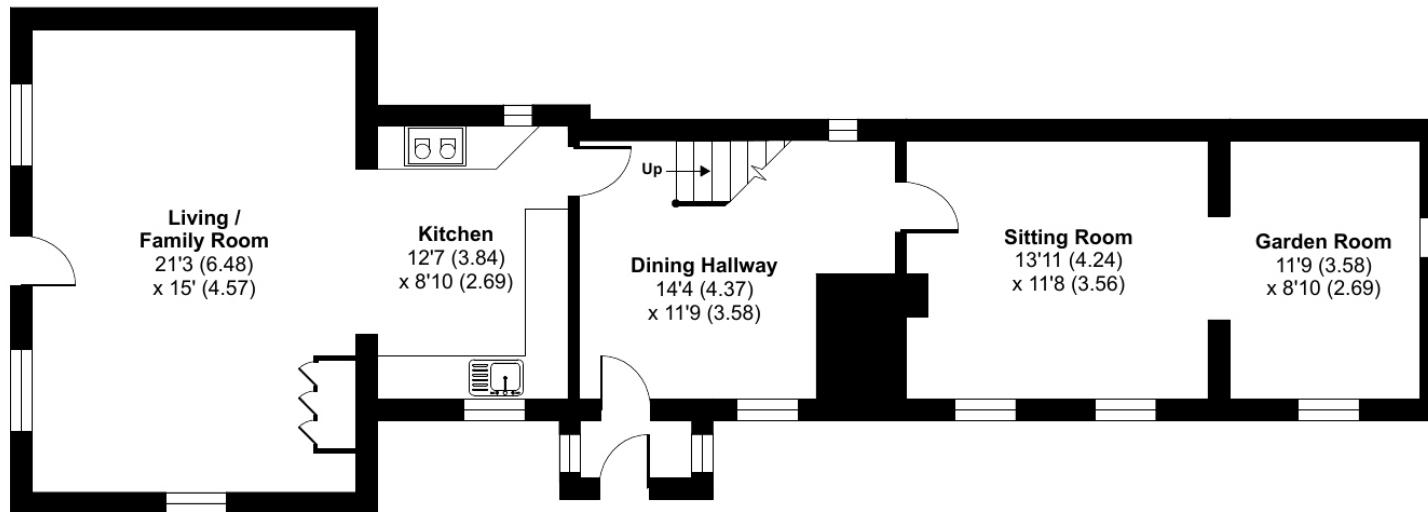
Mamble, Kidderminster, DY14

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

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Illustration for identification purposed only, measurements are approximate, not to scale.



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Mamble, Kidderminster, DY14

Garage = 670 sq ft / 62.2 sq m
Store = 260 sq ft / 24.1 sq m
Workshop = 173 sq ft / 16 sq m
Mezzanine = 188 sq ft / 17.4 sq m
Total = 1291 sq ft / 119.7 sq m

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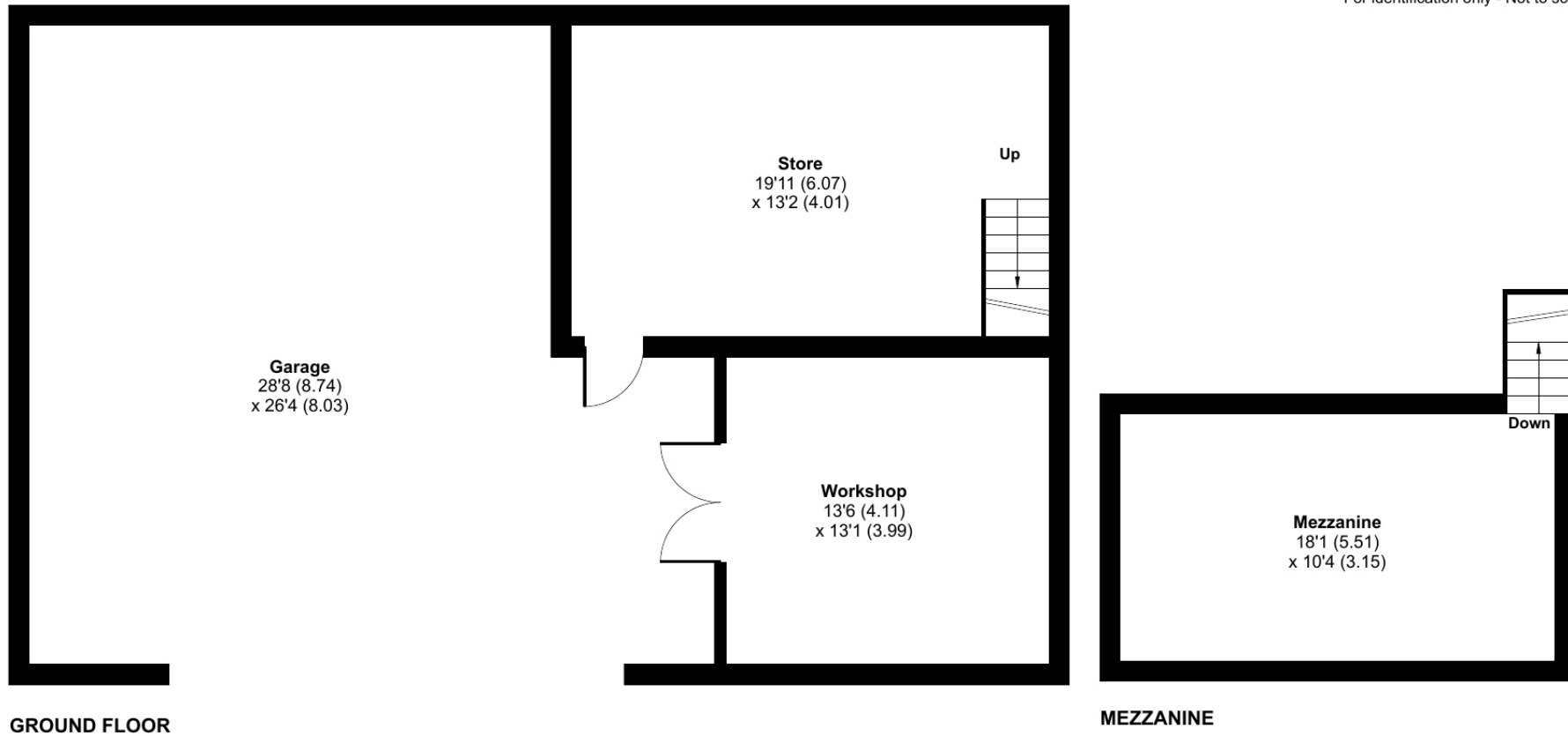
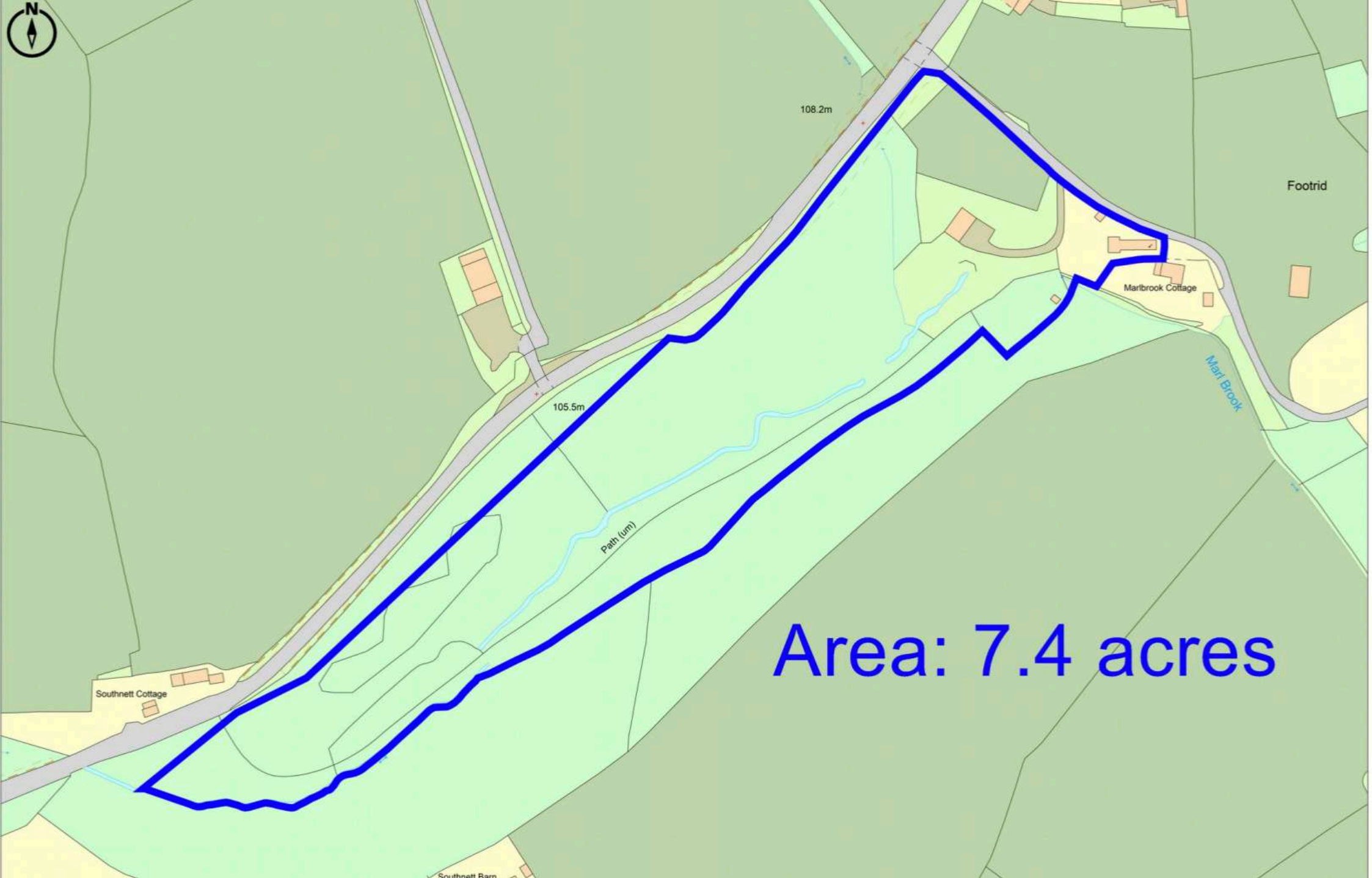


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Area: 7.4 acres

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