



## Stock Cottage

Clifton upon Teme, WR6 6DH

Andrew Grant



# Stock Cottage

Lion Courtyard, Clifton upon Teme, WR6 6DH

**3 Bedrooms    2 Bathrooms    1 Reception Room**

A period home in a private courtyard setting, offering flexible accommodation, parking and character features, in the heart of a picturesque village.

- Distinctive converted outbuilding in a private courtyard setting.
- Flexible layout with three bedrooms, two bathrooms and a vaulted kitchen/diner with character beams.
- Space for multiple vehicles, please see the Agents Note for more details.
- Freehold includes additional garages and the flat above these, with no income or letting rights, see the Agent Note for more details.
- Situated in a desirable village with amenities and countryside walks.

A unique character residence set within a quiet private setting behind The Lion Inn, in the heart of Clifton upon Teme. This converted outbuilding forms one of three properties and offers a quirky and versatile layout. A striking vaulted kitchen and dining space features exposed beams and stairway leads to a mezzanine bedroom tucked into the eaves, while two further generous ground floor bedrooms offer flexible living options, one being served by an en suite shower room. The main bathroom features a corner bath with traditional fittings. Outside, there is a low-maintenance courtyard garden to the front and space for multiple vehicles. The freehold also includes additional garages and the flat above these, which does not provide the ability to generate income. Located in a sought-after village combining peaceful village life with accessibility to Worcester and major transport links.

**977 sq ft (90.7 sq m)**







## The entrance

The entrance hallway offers tiled flooring and leads directly through to the kitchen and dining area. Two useful built-in cupboards provide storage, while exposed timber beams give a nod to the property's period origins. Doors from the hallway also lead to the main bathroom and one of the bedrooms.





## The kitchen/living area

This striking central space features an impressive vaulted ceiling with exposed beams, wood flooring and a contemporary kitchen. Two sun-pipes in the ceiling flood the room with additional natural light, enhancing the bright and airy feel. A staircase leads to the mezzanine above, creating a sense of height and light. There's ample space for dining and entertaining, with integrated cabinetry and access to a further bedroom/living area.











## The primary bedroom/living area

A large room at the front of the property with generous proportions and a front-facing window. It can function as either the main bedroom or a living room depending on individual needs. It includes access to a private en suite and overlooks the front garden area.

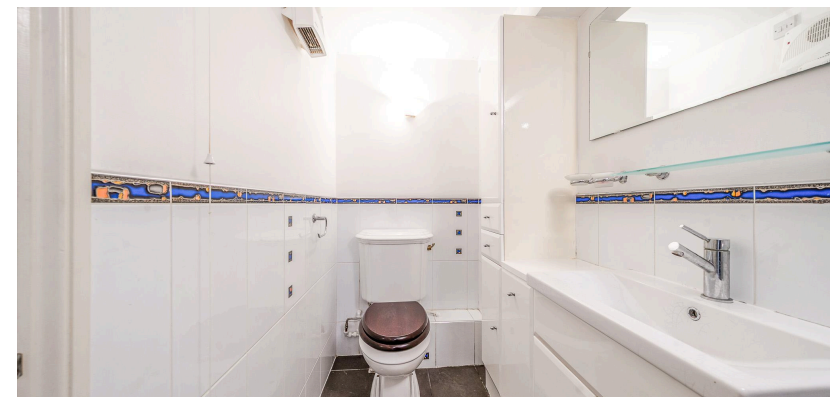






## The primary en suite

This en suite is well-appointed with a modern shower enclosure, tiled flooring and walls with decorative accents, a contemporary white sink unit with chrome fittings and a heated towel rail. There's also a useful built-in cupboard for storage. This versatile shower room could serve as either an en suite to the primary bedroom, or a convenient bathroom servicing the main living areas.







## The second bedroom

Accessed via the staircase from the kitchen, this loft-style bedroom sits within the eaves of the property. A skylight window floods the space with natural light. Sloped ceilings and timber beams give the room a cosy feel and there's clever use of space for wardrobes and storage.





## The third bedroom

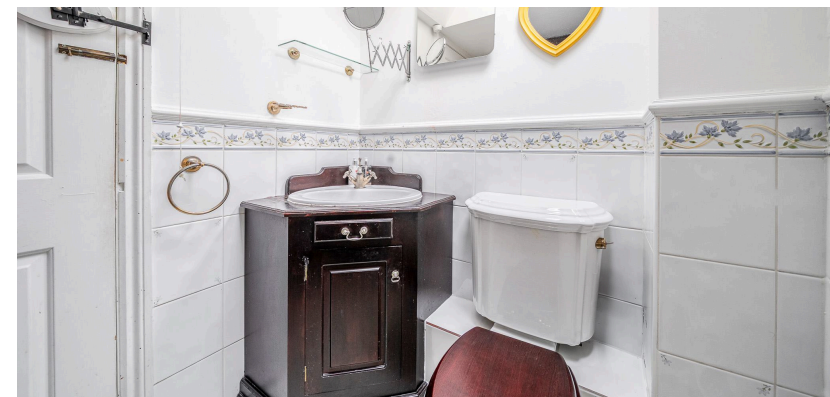
Located off the entrance hallway, this generous double bedroom has plenty of space for furniture. It features exposed beams and is positioned close to the main bathroom, making it ideal for guests or family members.





## The bathroom

The main bathroom is fitted with a traditional-style jacuzzi/spa bath and mixer shower attachment, WC and vanity unit. The space is part-tiled with a decorative floral border and features a vaulted ceiling with natural light from above. Traditional fixtures add a heritage feel.







## The front courtyard

To the front of the property is a charming, low-maintenance courtyard garden with space for potted plants and outdoor seating. Gravel paths and mature shrubs frame the approach, enhancing the cottage feel and creating a welcoming entrance.





## The driveway and parking

The property includes multiple parking spaces, forming part of the freehold and offer convenient access to the home, please see the Agent Note for more details. The front of the property is set behind a gravelled courtyard area, which enhances the sense of privacy and offers an attractive, low-maintenance approach. This shared setting gives Stock Cottage a tucked-away feel at the heart of the village.



## Location

Clifton upon Teme is a traditional Worcestershire village nestled in picturesque countryside, offering a strong sense of community and essential amenities. The village centre is just a short walk from Stock Cottage, with a local convenience store, post office and The Lion Inn, a popular pub and restaurant.

There is a well-regarded primary school in the village, along with a range of clubs, societies and recreational opportunities. Walkers and nature lovers will appreciate the numerous footpaths and rural trails surrounding the village, with spectacular views of the Teme Valley.

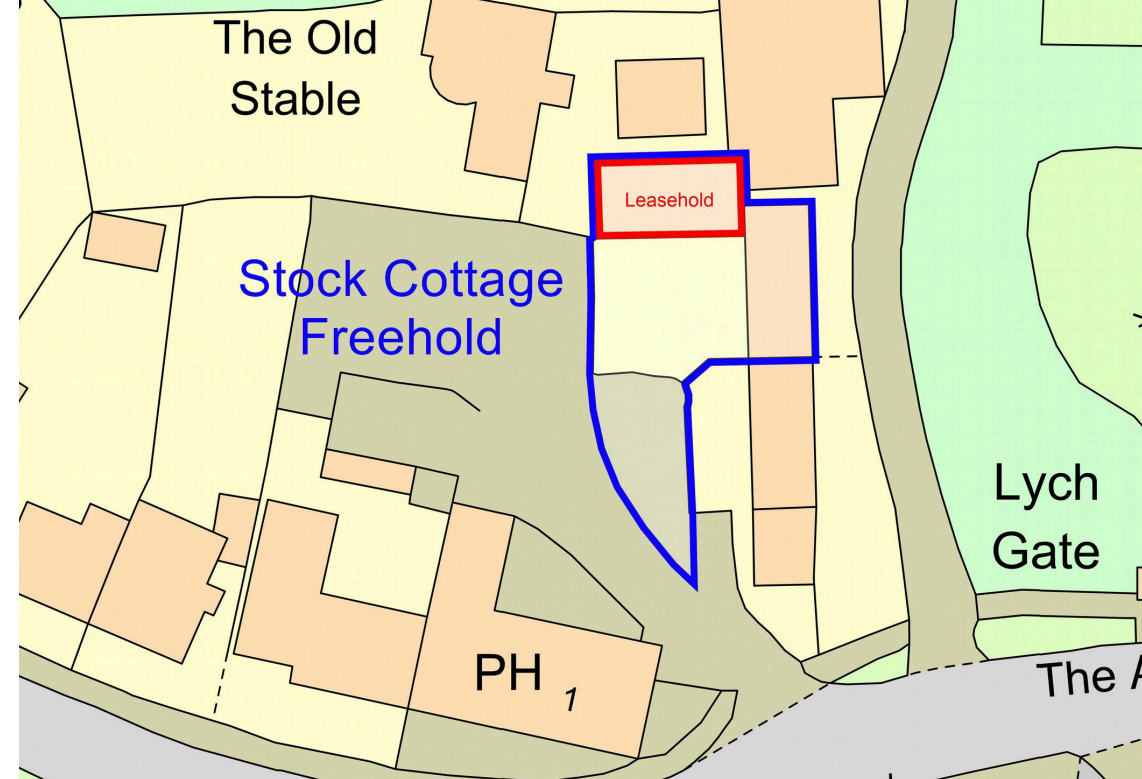
Despite its tranquil rural setting, Clifton upon Teme is well connected. The nearby A443 offers access to Worcester and the wider motorway network, with railway links available from Worcester Foregate Street and Worcester Parkway. This combination of countryside charm and connectivity makes Clifton a popular choice for those seeking a peaceful lifestyle with access to city amenities when needed.

## Services

The property benefits from mains electricity, water and drainage. Heating is provided via electric Rointe radiators.

## Council Tax

The Council Tax for this property is Band D





## Agent Note

Stock Cottage includes the freehold ownership of three garages and Highview flat above, all under a leasehold agreement with 962 years remaining. This ownership does not confer any rental income or letting rights and is not a source of revenue. Prospective buyers should be aware that the freehold interest in these properties is administrative rather than income-generating.

As part of this, Stock Cottage benefits from exclusive ownership and use of the furthest right garage. The middle garage is owned by Stable Cottage, whose residents have a right of access over the courtyard but may only park within their own garage. Currently the owners of Stock Cottage allow them to park in front of their garage via a gentleman's agreement.

The furthest left garage belongs to The Granary, with the same right of access for its owners. Additionally, there is a legal agreement allowing leaseholders of Highview to park in front of The Granary's garage.

Stock Cottage also owns the two parking spaces in front of Stable Cottage. The vendors of Stock Cottage currently permit the owners of Stable Cottage to park at the front of their property in the two parking spaces owned by Stock Cottage. They are aware that this is a privilege and not a right and any continued use must be renegotiated with any future owner of Stock Cottage.

In 2007 when the whole country was flooded Stock Cottage did flood to a depth of about 2 cm. As a preventative measure a sump pump has been fitted in the garden.





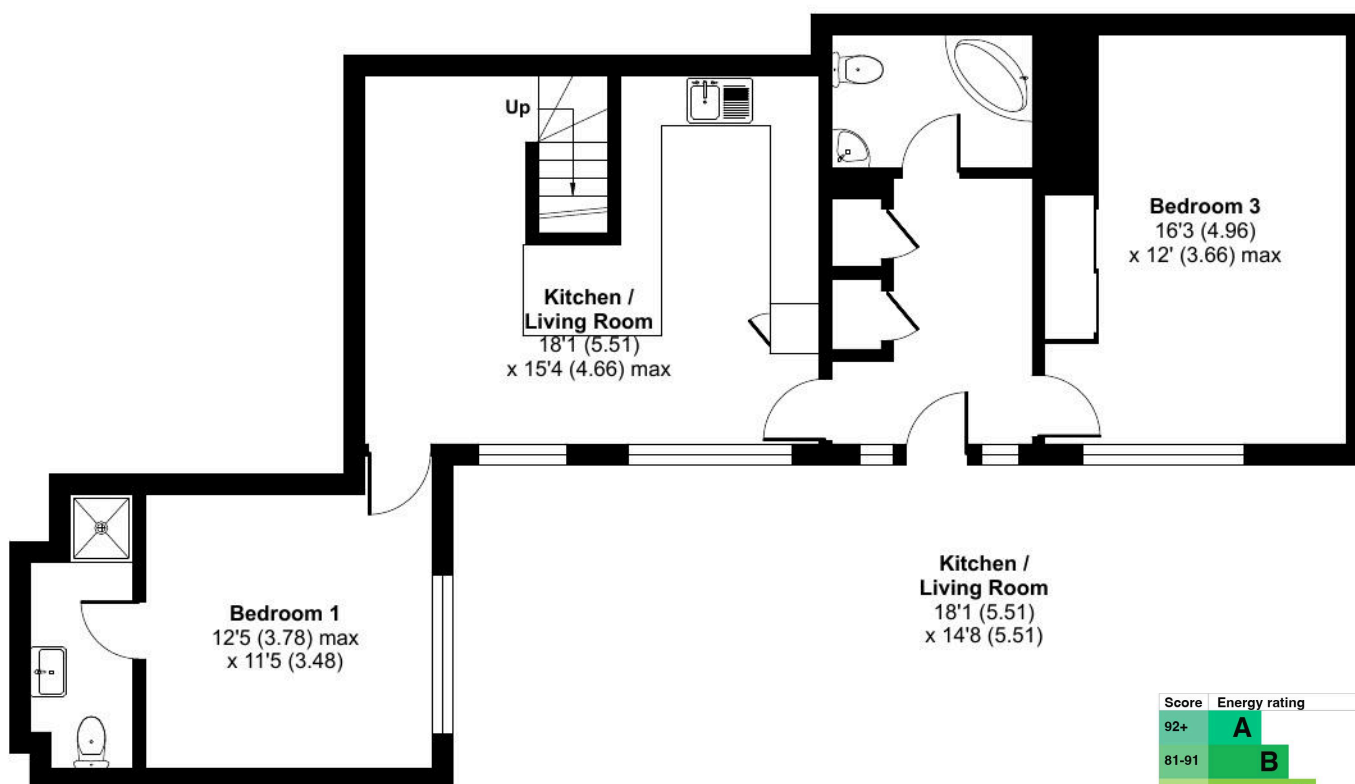
# Lion Courtyard, The Village, Clifton Upon Teme, Worcester, WR6

Approximate Area = 977 sq ft / 90.7 sq m

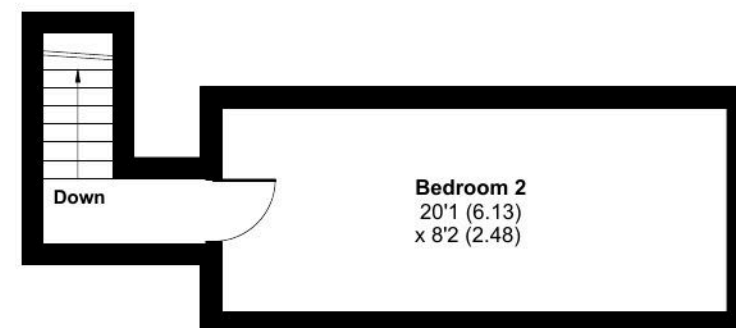
Garage = 129 sq ft / 11.9 sq m

Total = 1106 sq ft / 102.6 sq m

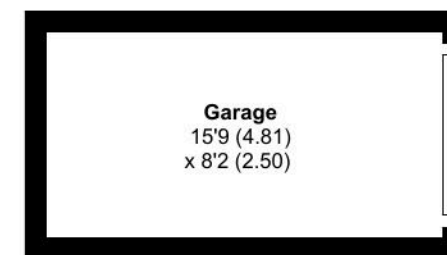
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





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