



Shote Cottage

Hopton Wafers, DY14 0ND

Andrew Grant

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Hopton Wafers, Kidderminster DY14 0ND

4 Bedrooms 2 Bathrooms 2 Reception Rooms

Beautifully converted stone cottage with countryside views, generous gardens, double garage and character features, positioned in a peaceful rural setting.

- Beautifully converted stone cottage offering spacious four bedroom accommodation with stunning character features.
- Impressive kitchen diner with central island, Aga and access to the garden room.
- Reception room with exposed beams and log burner set into a stone fireplace.
- Extensive lawned rear garden with glorious uninterrupted countryside views.
- Large gravel driveway providing parking for multiple vehicles.

A charming stone-built cottage offering spacious and versatile accommodation within an exclusive development of converted barns and cottages near Hopton Wafers. Accessed via a gravelled drive, the property includes generous private parking, a double garage and superb open countryside views. Inside, a galleried landing leads to four well-proportioned bedrooms, including a principal suite with en suite, and a stylish family bathroom. The open plan kitchen and dining room connects to a garden room and reception room, all full of character with exposed beams and rustic features. Outside, a large enclosed lawned garden enjoys far-reaching rural views, with French doors offering direct access from the garden room. Conveniently located close to local amenities, schools and commuter links.

1915 sq ft (177.9 sq m)





The entrance

An open porch with tiled roof and cast iron supports leads into the hallway featuring a striking oak staircase and galleried landing. Two steps lead down to an inner hallway with a useful understairs cupboard. Off the hallway, the utility room offers space for a washing machine and fridge, while the adjoining cloakroom is fitted with a vanity unit, chrome pillar tap and close coupled WC. Oak effect flooring flows throughout these areas.



The kitchen/diner

The heart of the home is the generous open plan kitchen and dining room. The kitchen is fitted with cream wall and base units topped with black granite effect composite work surfaces and features a central island with breakfast bar seating. A stainless steel sink is placed beneath a wide window overlooking the side aspect. Integrated appliances include a dishwasher, with additional space beneath the island. A traditional oil-fired Aga is complemented by a separate electric oven and tiled splashback.





The dining area easily accommodates a large table and dresser, creating a perfect family or entertaining space. Character details include an exposed oak beam and oak effect laminate flooring which continues into the garden room and hallway. French doors from the kitchen provide direct access to the garden room, making this an ideal space for year-round enjoyment.



The reception room

The cosy reception room features exposed oak beams and wall framing, creating an inviting atmosphere. A traditional stone surround fireplace with an oak beam mantle and blue engineered brick hearth houses a log burning stove, providing a wonderful focal point. A window to the rear aspect allows for picturesque views across the garden and countryside, with a door leading directly into the garden room.





The garden room

The garden room offers stunning panoramic views of the surrounding countryside, with double aspect glazing and French doors opening onto the garden. Finished with oak effect flooring, this bright and versatile space serves as an additional reception area, perfect for relaxing while enjoying the beautiful setting year-round.



The primary bedroom

The primary bedroom is a spacious double room positioned at the front of the property. It features charming exposed character beams, a window overlooking the front aspect and a Velux window to the side, allowing natural light to fill the space.



The primary en suite

The en suite shower room is fitted with a quadrant shower enclosure with electric shower, vanity basin unit with chrome mixer tap and a close coupled WC. The room also includes a chrome towel warmer alongside a Velux window, enhancing ventilation and light.



The second bedroom

The second bedroom is a generous double room overlooking the rear garden and the beautiful countryside beyond. Character details are continued with exposed beams, and the room benefits from excellent proportions, making it a comfortable second bedroom or guest suite.



The third and fourth bedrooms

The third bedroom is another spacious double with views to the front of the property. Character features include exposed timbers and a charming country cottage feel, perfect for family members or guests. The fourth bedroom, also positioned to the front, looks out onto the front parking area and surrounding landscape.





The bathroom

The family bathroom features a P-shaped bath with electric shower over and a curved glass screen. A traditional pedestal basin with chrome mixer tap, close coupled WC and chrome towel warmer complete the suite. A window overlooking the rear garden provides stunning views and plenty of natural light.



The garden

The large rear garden is mainly laid to lawn and fully enclosed, offering a wonderful space for children and pets. The outlook is exceptional, with a breathtaking infinity view across rolling countryside. French doors from the garden room provide easy access for outdoor dining and relaxation.





The driveway and parking

A large private gravel driveway provides parking for multiple vehicles. Approached via a shared drive with other converted properties, the setting offers privacy and an attractive approach to the home. The detached double garage is constructed of stone to complement the main house, with a pitched tiled roof. It features a double manual up and over door and a useful dog cage hardstanding area to one side, ideal for pet owners.



Location

Shote Cottage occupies an idyllic setting within a small development of character homes at Hopton Wafers. The nearby village amenities include a public house and church, while the market towns of Cleobury Mortimer and Ludlow are easily accessible, offering a broader range of shops, schools, and leisure facilities.

Hopton Wafers provides excellent road links to Kidderminster, Bridgnorth and the West Midlands beyond, making it ideal for commuters. There are scenic walking and riding routes on the doorstep, and the surrounding countryside is part of an Area of Outstanding Natural Beauty.

For those needing travel connections, Ludlow and Kidderminster both offer railway stations with links to Birmingham and London, while the motorway network is accessible via the M5.

Services

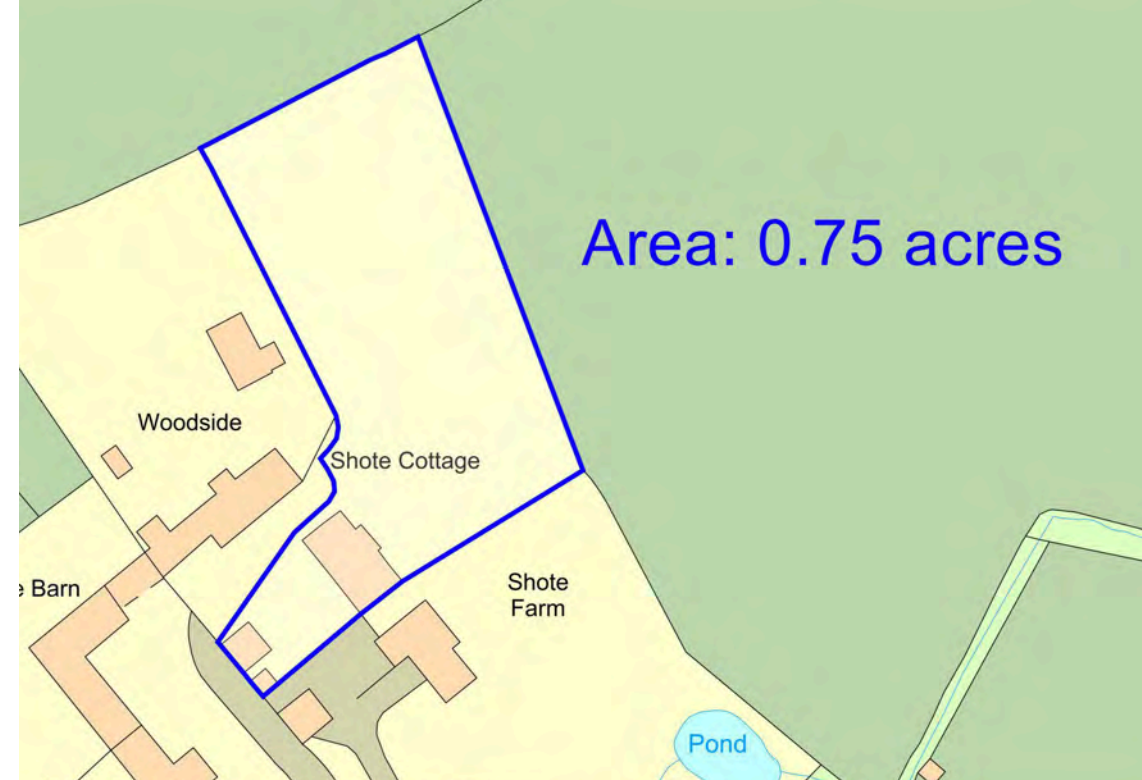
The property benefits from mains electricity and water, oil fired central heating via a system boiler, oil fired Aga, log burning stove and a shared septic tank (BioDisc system) with Shote Farm, with shared maintenance costs.

Council Tax

The Council Tax for this property is Band F

Agent Note

The driveway is owned and maintained by Shote Cottage, with neighbouring properties retaining access rights over it. There is an existing arrangement with the owner of Woodside for shared access and maintenance which will transfer with the new title. The owner of Shote Cottage will also grant occasional access rights to the Granary and Stone Barn.



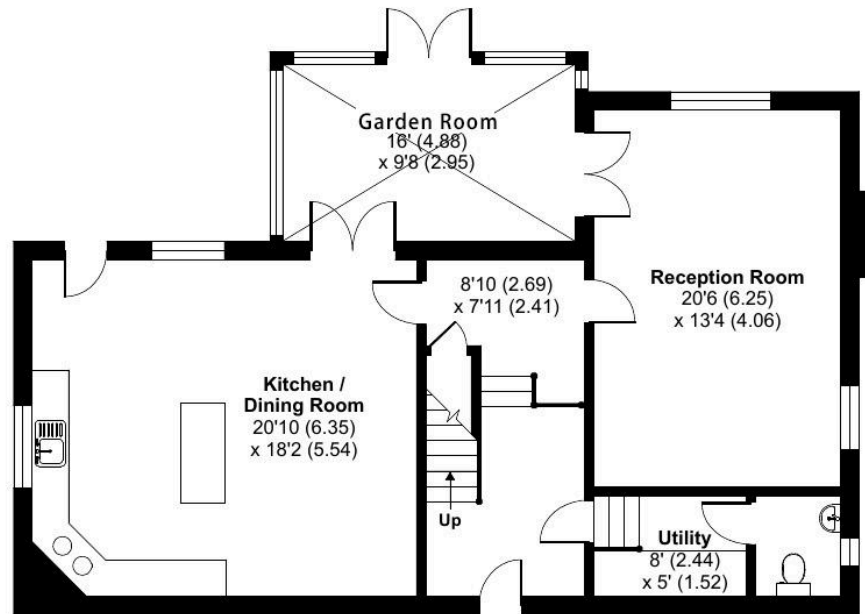
Shote Cottage, Hopton Wafers, Kidderminster, DY14

Approximate Area = 1915 sq ft / 177.9 sq m (excludes void)

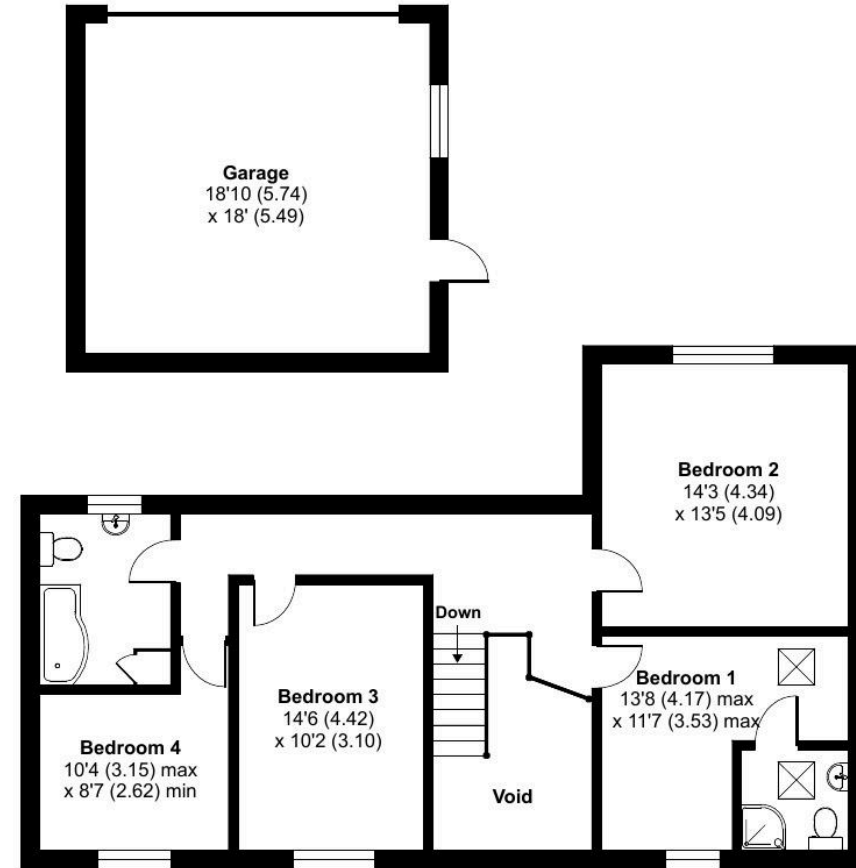
Garage = 339 sq ft / 31.5 sq m

Total = 2254 sq ft / 209.4 sq m

For identification only - Not to scale



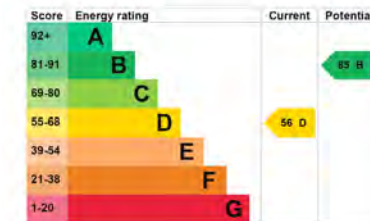
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Andrew Grant. REF: 1279884



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