



10 Mill Pool Place

Cleobury Mortimer, DY14 8EZ

Andrew Grant

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5 Bedrooms 3 Bathrooms 3 Reception Rooms

An elegant five bedroom family home offering generous interiors, landscaped gardens and a desirable setting within a sought after residential area.

- Executive five bedroom detached home forming part of a select development.
- High quality kitchen with quartz work surfaces, island and integrated appliances.
- Private landscaped garden with patio, lawn and mature planting.
- Sweeping block paved driveway and detached double garage with electric doors.
- Exclusive location close to the heart of Cleobury Mortimer with schools and amenities nearby.

This impressive property presents a superb opportunity for families seeking a substantial home in a well regarded location. The ground floor features a welcoming hallway, an expansive reception room, a formal dining room and a snug perfect for more relaxed living. The kitchen with breakfast area is the heart of the home, opening onto the garden to create an inviting environment. Upstairs there are five bedrooms, including a generous primary bedroom with its own en suite, while a second bedroom also benefits from en suite facilities. The additional bedrooms are well proportioned and served by a family bathroom. Outside, the garden provides a private retreat with space for entertaining, while the driveway and garage ensure excellent parking. Located within easy reach of local schools, shops and transport links, this property combines convenience with comfort.

2218 sq ft (206.1 sq m) excluding garage





The kitchen and breakfast room

The superb kitchen and breakfast room is a real feature of the home, generous in size and very light with two sets of French doors each leading on to the rear gardens. The kitchen is presented to a very high specification and includes quartz work surfaces and a central island, the latter featuring an induction hob with an extractor/light above.





There is a comprehensive range of matching wall and base units incorporating pan drawers and fitted appliances which include a full height fridge and freezer, a dishwasher, double oven, washing machine and a tumble dryer. This room also has tiled flooring, down lighters and a double glazed door leading to the side of the house.





The living room

The living room stretches the full depth of the property, creating a generous and inviting space ideal for family gatherings. A stone fireplace with multi-fuel burner forms a striking focal point, while French doors open directly to the rear garden, enhancing the connection with the outdoors. Its proportions allow for versatile layouts, making it perfectly suited to both relaxed evenings and entertaining.





The dining room

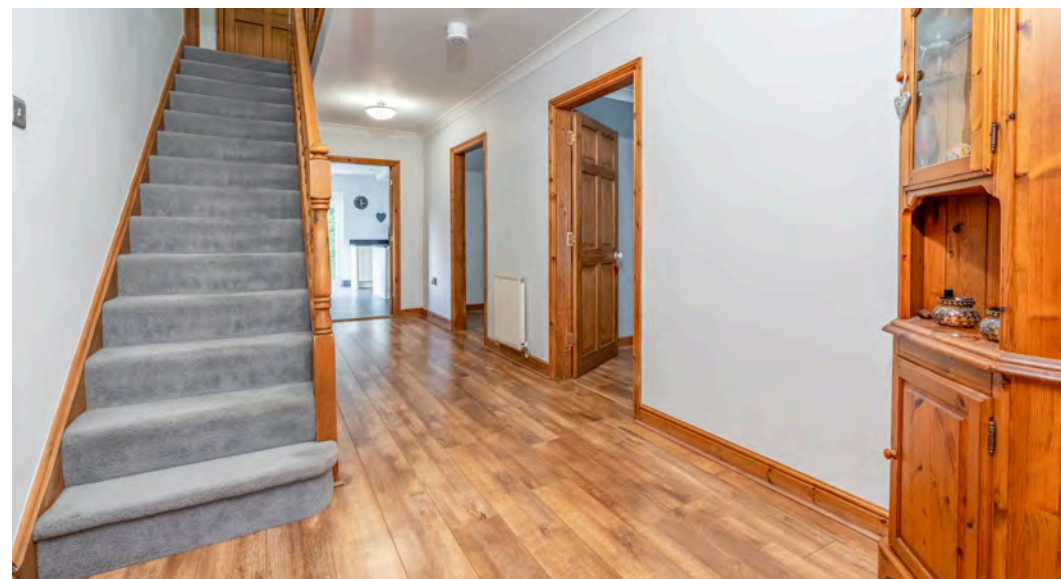
The dining room is well proportioned and positioned at the heart of the home, creating a welcoming space for entertaining or everyday family meals. Its layout offers versatility for both formal occasions and relaxed dining, while the positioning allows for an easy flow to the rest of the ground floor. This is a practical and inviting room, perfectly suited to both intimate gatherings and larger celebrations.





The snug

The snug is an adaptable reception space, positioned off the main hall and perfectly suited for a variety of uses. Its proportions make it ideal as a cosy family room, a home office or a playroom, depending on lifestyle needs. With natural light enhancing the room, it provides a comfortable retreat while remaining well connected to the rest of the ground floor accommodation.



The hallway and cloakroom

The hallway creates an impressive introduction to the home with a central staircase rising to the first floor and doors leading to the principal reception rooms. Its generous scale allows for an easy flow through the ground floor, enhancing the sense of space on arrival. Conveniently positioned off the hall is a cloakroom with WC and wash basin, providing a practical addition for family and guests.



The primary bedroom

The primary bedroom is an impressive space extending across the rear of the property, designed to provide both comfort and privacy. Fitted wardrobes offer excellent storage, while two windows draw in natural light and enhance the sense of openness. Its generous proportions allow for a variety of layouts, making it a true retreat within the home and perfectly complemented by its own en suite shower room.





The primary en suite

The primary en suite is fitted to a high standard with a walk-in shower, wash basin set within fitted furniture and a WC. A towel rail adds practicality, while natural light from the window creates a bright and inviting feel. Designed with both style and function in mind, it provides a private and well equipped complement to the primary bedroom.





The second bedroom

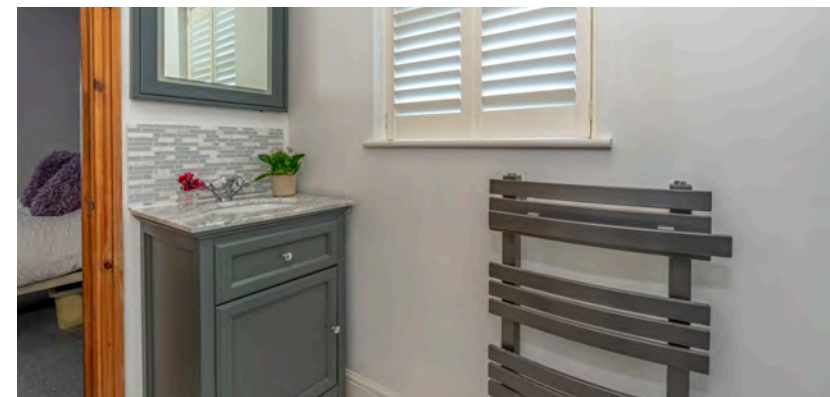
The second bedroom is a generously proportioned double, positioned to the front of the home. The room features a fitted wardrobe, providing excellent storage without compromising on space. It also benefits from direct access to a modern en suite, combining comfort with practicality. Its layout makes it an ideal choice as a guest suite or family bedroom, offering privacy and convenience while complementing the overall flow of the first floor accommodation.





The second bedroom en suite

The en suite serving the second bedroom is finished to a high specification and includes a shower enclosure, wash basin set within fitted storage and a WC. A towel rail adds convenience, while a window introduces natural light to the space. This private facility enhances the appeal of the bedroom, creating an ideal arrangement for family or guests seeking comfort and independence.





The third bedroom

The third bedroom is a generous double that offers a versatile layout to suit a range of requirements. Positioned to enjoy natural light, it provides a comfortable and practical space ideal for family and guests alike. The built-in wardrobe adds valuable storage, helping to keep the room organised and maximising the available floor area. Its proportions and placement within the home make it a highly adaptable room, ready to be tailored to individual needs.



The fourth bedroom

The fourth bedroom is a well-proportioned double set to the side of the home. Its layout provides flexibility, making it suitable for family use or for guests. A built-in wardrobe provides useful storage, ensuring the room remains both practical and uncluttered. With generous space and a convenient position on the first floor, it adds further versatility to the accommodation.





The fifth bedroom

The fifth bedroom provides an adaptable space that can be tailored to suit individual needs, whether as a child's room, study or guest accommodation. Positioned on the first floor, it adds valuable flexibility to the layout of the home and enhances the overall versatility of the accommodation.



The family bathroom

The family bathroom is designed to provide both style and practicality. It features a bath with mixer shower attachment, a separate shower enclosure, a wash hand basin set within vanity storage and a WC. A window allows natural light to flow in while maintaining privacy and a towel rail adds convenience. The bathroom is easily accessible from all bedrooms via the central landing, which creates a natural hub connecting the first-floor accommodation.





The patio

A side gate from the driveway leads directly into the rear gardens, where the raised stone patio creates a wonderful space for outdoor living. With plenty of room for seating and dining, this area is perfect for entertaining or simply enjoying a quiet moment surrounded by nature. The patio connects effortlessly to the house, making it ideal for summer gatherings and evening relaxation. Subtle outside lighting adds further appeal, allowing this space to be enjoyed well into the evening.



The lawn

The gardens wrap gracefully around three sides of the property, offering generous lawns bordered by a wealth of established planting. Mature rhododendrons, lilac, hydrangea and conifers combine to create colour, interest and year-round structure, while the wooded backdrop enhances the sense of privacy and seclusion.



The driveway and parking

The property is approached by a sweeping block-paved driveway which provides an attractive approach and generous parking to the front. The drive leads directly to a detached double garage positioned to the side, complete with twin remote-controlled doors, power, lighting and useful loft storage. This arrangement ensures excellent provision for multiple vehicles while maintaining both practicality and convenience for modern family living.

Location

Mill Pool Place is a small and exclusive development situated on the fringes of Cleobury Mortimer within easy walking distance of the town centre.

Cleobury Mortimer is a thriving place with a number of amenities available, including a large Co-Op store, a variety of smaller shops and boutiques, plus a wealth of restaurants and public houses. Families with children are well served locally, with Cleobury Mortimer Primary School nearby and secondary education provided by the well-regarded Lacon Childe School.

For those who love the outdoors, the surrounding area offers some of the finest countryside Worcestershire and Shropshire have to offer. A network of rights of way leads from the town into nearby beauty spots including the rolling Teme Valley, the dramatic Clee Hills and the ancient Wyre Forest.

Services

The property benefits from oil-fired central heating, mains electricity, water and drainage.

Council Tax

The Council Tax for this property is Band G.

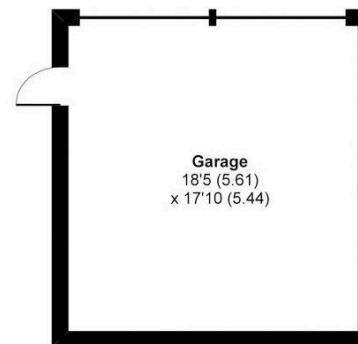
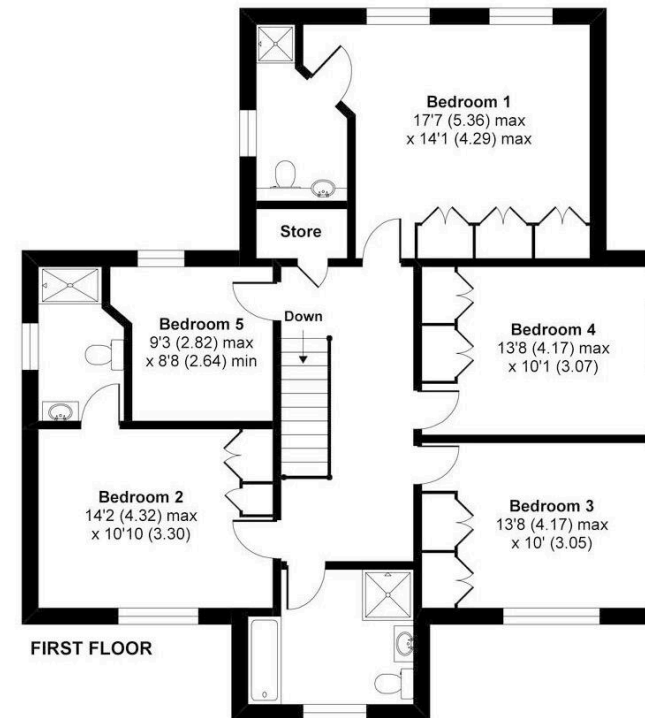
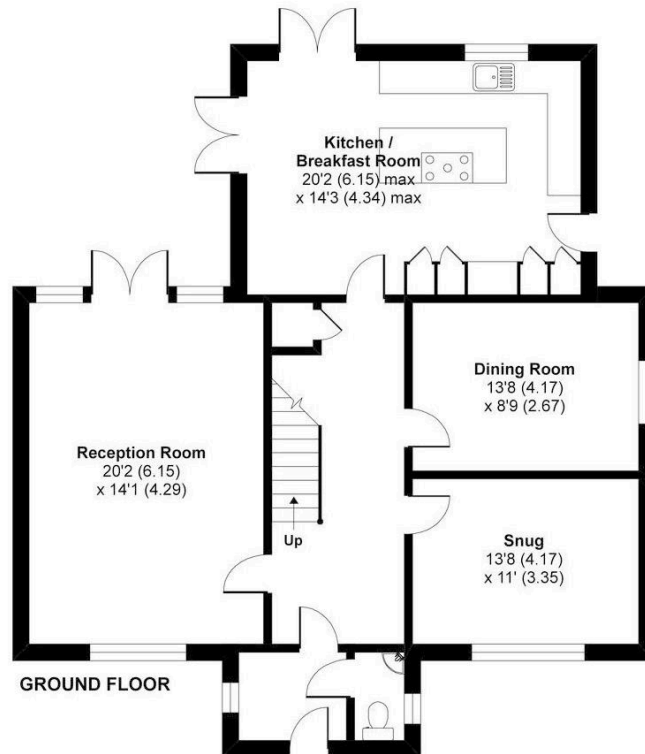




Mill Pool Place, Cleobury Mortimer, Kidderminster, DY14

Approximate Area = 2218 sq ft / 206.1 sq m (excludes garage)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Andrew Grant. REF: 636089



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