



Toll House

Cleobury Mortimer, DY14 8DY

Andrew Grant

Toll House

Ludlow Road, Cleobury Mortimer, DY14 8DY

4 Bedrooms 1 Bathroom 2 Reception Rooms

A beautifully presented Grade II listed four-bedroom home in Cleobury Mortimer combining generous living spaces, a versatile studio and charming gardens, offering a perfect blend of character and comfort.

- A character-filled four-bedroom detached home with versatile living accommodation.
- Exposed beams, wood burning stoves and period detailing throughout.
- Attractive gardens with lawn, terrace and mature planting.
- Private driveway with ample parking and a detached garage.
- Sought-after location close to village amenities, schools and countryside walks.

This charming Grade II listed four-bedroom home on Ludlow Road offers a wonderful balance of period character and modern practicality. Set across two floors with additional outbuildings, it provides flexible accommodation perfect for family living or those working from home. The ground floor features a welcoming living room with exposed stonework and a wood burning stove, a snug for more intimate gatherings and a stylish dining room connecting to a well-equipped kitchen. A cloakroom completes this level. Upstairs features four well-proportioned bedrooms and a large family bathroom equipped with both a bath and shower. Outside, the gardens are neatly landscaped with a raised terrace ideal for outdoor dining, a level lawn and mature borders. The property also features a detached studio, ideal for use as a home office, gym or creative space and a separate garage with driveway parking. Positioned within the heart of Cleobury Mortimer, this home offers both tranquillity and convenience, with local amenities and countryside walks on the doorstep.

2061 sq ft (191.3 sq m)





The kitchen and dining room

The kitchen and dining room form an appealing and practical heart of the home, designed for both everyday living and entertaining. The kitchen offers a bright and functional space with extensive work surfaces, fitted cabinetry and a feature range cooker set against a tiled splashback. Large windows and a skylight fill the area with natural light, creating a welcoming atmosphere with views across the garden.





Adjoining the kitchen, the dining room provides an inviting setting for family meals and gatherings. A feature stone wall and fireplace add character, while the generous proportions comfortably accommodate a family dining table. Together, these rooms create a harmonious blend of charm, comfort and functionality.





The living room

The living room offers an inviting and generously proportioned space with a feature stone fireplace housing a wood-burning stove that creates a warm and welcoming atmosphere. Exposed ceiling beams enhance the room's character, while the layout provides ample space for relaxation and entertaining. Large windows and glazed doors allow natural light to fill the room, leading effortlessly to the outdoor terrace and garden.







The snug

The snug provides an inviting additional living space offering flexibility for relaxation or use as a quiet retreat. A wood-burning stove set within a feature fireplace creates a warm focal point, while the generous proportions allow for varied use. Natural light enhances the atmosphere, making it an ideal setting for reading, unwinding or informal family gatherings.



The primary bedroom

The primary bedroom offers a bright and spacious retreat, enhanced by a striking vaulted ceiling with exposed beams that create an impressive feature. Multiple windows fill the room with natural light, offering pleasant views and a calm atmosphere. Its generous proportions provide space for storage and relaxation, making it a comfortable and inviting room within the home.



The second bedroom

The second bedroom offers generous proportions and a peaceful outlook, making it a comfortable and versatile space. The vaulted ceiling with exposed beams adds character, while the natural light from dual windows enhances the sense of openness. Its size makes it ideal for use as a guest room or an additional main bedroom, providing a calm and inviting retreat.





The third bedroom

The third bedroom is a bright and well-proportioned space featuring a vaulted ceiling with exposed beams that enhance its character. A window allows natural light to fill the room, creating an uplifting atmosphere. Its size and layout make it highly versatile, suitable for use as a double bedroom, dressing room or home office, providing comfort and practicality within the first-floor accommodation.



The fourth bedroom

The fourth bedroom provides a bright and comfortable space with a vaulted ceiling and exposed beam adding architectural interest. A window allows natural light to flow in, creating an airy atmosphere. Its layout offers flexibility for use as a bedroom, home office or dressing room, making it a practical and well-proportioned addition to the first-floor accommodation.



The family bathroom

The family bathroom is thoughtfully designed and features both a freestanding roll-top bath and a separate shower enclosure. A pedestal washbasin and traditional fittings complement the layout, providing comfort and practicality for everyday use. Natural light enters through two windows, highlighting the attractive mix of textures and finishes. The room offers a relaxing space that perfectly serves the needs of a busy household.





The studio

The detached studio provides an excellent multi-purpose space, ideal for working from home or creative pursuits. Its generous layout and natural light make it highly functional for a variety of uses, whether as an office, gym or hobby room. Positioned within the garden, it offers privacy and versatility, complementing the main house while providing valuable additional accommodation.



The rear garden

The rear garden offers a beautifully arranged outdoor space with a combination of lawn, terrace and planted borders. A paved seating area provides an ideal spot for outdoor dining, while steps lead to an elevated lawn surrounded by mature hedging and greenery that ensure privacy. The layout creates a relaxing setting for entertaining or enjoying the outdoors, complemented by the studio and garage positioned nearby.





The driveway and parking

The property features a private block-paved driveway providing convenient off-road parking for several vehicles. A detached garage sits alongside, offering secure storage or additional parking options. The arrangement ensures practicality and easy access from the road while maintaining privacy within the walled boundary of the home.

Location

Situated in the historic market town of Cleobury Mortimer, this home enjoys a wonderful position within easy reach of everyday amenities and countryside surroundings. The town offers an excellent range of independent shops, cafés and pubs, along with local services including a post office, pharmacy and medical practice.

Families benefit from well-regarded schools such as Cleobury Mortimer Primary School and Lacon Childe Secondary School, both within convenient distance. For leisure, the nearby Shropshire Hills Area of Outstanding Natural Beauty provides countless opportunities for walking, cycling and outdoor pursuits.

Transport links are strong, with regular bus routes to Kidderminster and Ludlow, while Kidderminster railway station connects to Birmingham and London. The A456 offers straightforward access to surrounding towns and major road networks. This location combines the charm of rural living with the practicality of modern convenience.

Services

The property benefits from mains electricity, water and drainage. Central-heating is provided by Liquid Propane Gas.

Council Tax

The Council Tax for this property is Band E.



Ludlow Road, Cleobury Mortimer, Kidderminster, DY14

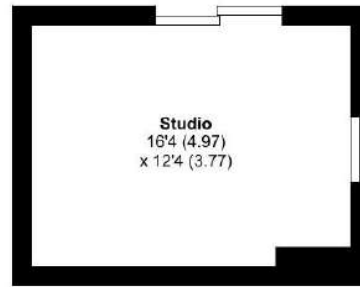
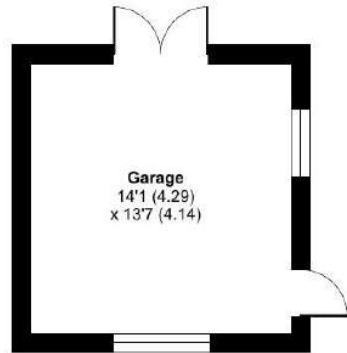
Approximate Area = 1668 sq ft / 154.9 sq m

Garage = 191 sq ft / 17.7 sq m

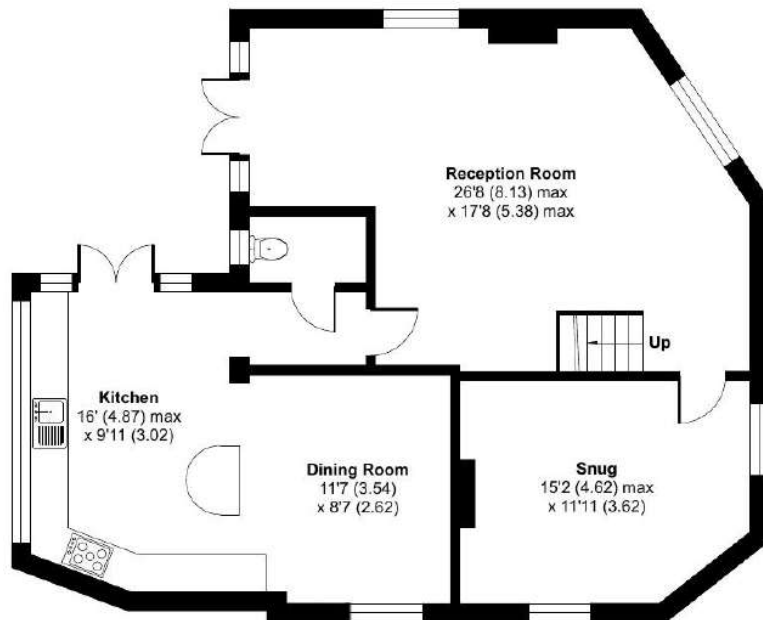
Outbuilding = 202 sq ft / 18.7 sq m

Total = 2061 sq ft / 191.3 sq m

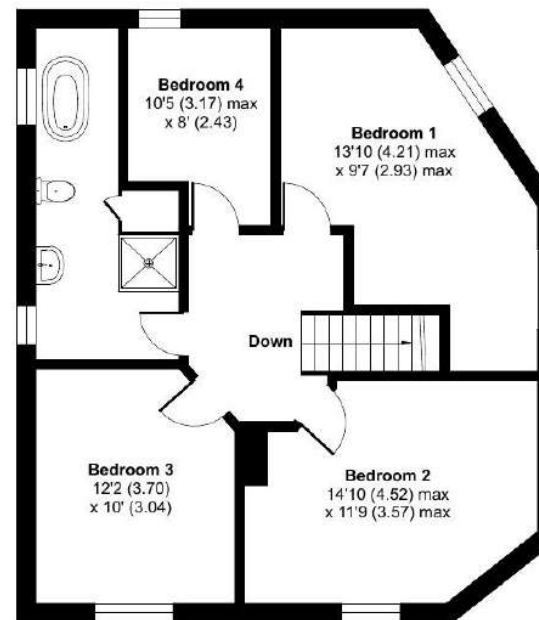
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1374859



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com