



April Cottage

Cleobury Mortimer, DY14 8HT

Andrew Grant

April Cottage

Baveney Wood, Cleobury Mortimer, DY14 8HT

3 Bedrooms 2 Bathrooms 2 Reception Rooms 1.4 Acres

Beautiful stone cottage set in over an acre with glorious countryside views, generous living space, useful outbuildings and a private gated driveway close to Cleobury Mortimer.

- Charming stone cottage with generous reception space and three double bedrooms.
- Character features throughout including fireplaces, exposed beams and countryside outlooks.
- Extensive sweeping gardens and a wildlife pond within grounds approaching 1 and a half acres.
- Gated entrance with large gravel driveway and additional parking areas.
- Peaceful Baveney Wood setting close to Cleobury Mortimer and the wider Shropshire countryside.

April Cottage is a beautifully presented stone cottage set within approximately 1.4 acres of grounds in the rural hamlet of Baveney Wood. The property offers generous and characterful accommodation including a welcoming reception hall, a spacious double aspect living room, a sitting room with an inglenook fireplace, country style kitchen, a utility room and a ground floor bathroom. Upstairs are three double bedrooms along with a well appointed family bathroom. Outside, the grounds are a standout feature, with sweeping lawns, mature trees and a wildlife pond offering considerable appeal. A raised terrace provides an excellent setting for outdoor dining, while a tool shed, machinery store and outdoor kennels add further practicality. A gated entrance leads to a large gravel driveway with extensive parking, all set against glorious countryside views.

1929 sq ft (179.3 sq m)





The approach

The property is approached through a gated entrance set between mature hedging which provides a sense of privacy. A sweeping gravel drive leads up towards the cottage and opens into a generous parking area that comfortably accommodates several vehicles. The drive is bordered by well kept lawns and established shrubs that frame the setting and guide the eye towards the stone frontage. The position of the house within its grounds creates an immediate impression of space and tranquillity, with far reaching countryside views.



The living room

This generous double aspect living room offers a warm and inviting setting with exposed timber beams and French doors that draw in natural light while opening to the garden. A striking inglenook fireplace with herringbone brick detailing and a cast iron log burner forms an impressive focal point and adds a real sense of country character.



The room provides an excellent footprint for both dining and seating areas, creating a comfortable space for everyday living and for welcoming guests. The wooden floor enhances the traditional feel and complements the cottage style, while views of the surrounding grounds contribute to the room's calm and scenic atmosphere.



The kitchen

This charming country style kitchen provides a well planned space with generous work surfaces and a double Belfast sink set beneath a window that frames views of the garden. The electric Aga sits within a tiled recess and creates a focal point. A breakfast counter extends the preparation space and provides an inviting spot for informal dining. The ceramic tiled floor is both practical and in keeping with the traditional feel, creating a welcoming setting for everyday use.







The sitting room

The sitting room offers an inviting retreat with exposed beams and a striking brick inglenook that houses a cast iron log burner set against a herringbone brick backdrop. The proportions of the room create an intimate atmosphere ideal for relaxing, while the window to the side brings in natural light and a view of the garden. Positioned just off the main hallway, this room forms a comfortable secondary reception space that enhances the flexibility of the ground floor layout.





The ground floor bathroom and utility

The ground floor bathroom offers a well arranged space with a shower bath, traditional chrome fittings and a tiled surround that provides a smart and practical finish. The vanity unit delivers generous storage and incorporates a countertop basin and WC. The utility room provides an excellent working area with extensive countertop space and a run of base units offering useful storage. There is provision for laundry appliances and a sink positioned beneath a window that looks out across the garden.





The primary bedroom

The primary bedroom is an impressive loft style space reached from its own staircase and arranged to offer a calm and generous retreat. Distinctive ceiling lines and dormer windows bring character, while the windows and Velux roof lights draw in natural light and provide views over the gardens. The room features a decorative fireplace surround set on a raised hearth which adds a focal point that complements the cottage feel.





The second bedroom

This well proportioned double bedroom enjoys a pleasant outlook from two dormer style windows that draw in natural light and highlight the room's shape. The layout offers plenty of space for furniture and provides a comfortable setting that suits a variety of uses. Gentle ceiling angles add character consistent with the upper floor, while the room's position ensures a peaceful atmosphere overlooking the gardens.



The third bedroom

The third bedroom provides a comfortable double room with a dormer style window that brings in natural light and gives a pleasant view across the garden. The shape of the ceiling adds charm and reflects the character found throughout the upper floor. There is ample room for freestanding furniture, making this a practical and welcoming space suited to a range of uses.





The bathroom

The first floor bathroom offers a peaceful and well arranged space centred around a generous freestanding double ended bath set on a raised plinth. A dormer style window brings in natural light and frames views of the surrounding countryside. The room includes a modern vanity basin unit and a concealed cistern WC, all set against painted panelling that enhances the cottage feel. The gentle ceiling angles add character and create a calm atmosphere, making this an inviting room for relaxation.





The terrace

A wide raised terrace stretches across the rear of the cottage and provides an excellent space for outdoor dining and relaxation. Laid out with a combination of paved sections and decorative gravel, it creates a generous platform from which to enjoy the far reaching countryside views. The terrace connects directly to the rear lawn and sits in an elevated position that takes full advantage of the surrounding landscape. It offers a tranquil setting that enhances the connection between the house and its grounds.



The garden

The gardens extend around the cottage and form a picturesque setting that takes full advantage of the surrounding countryside. Sweeping lawns lead away from the house and give a wonderful sense of space, with gentle slopes that contribute to the rural character of the grounds. Mature trees and natural planting create pockets of shade and interest, while open areas offer clear views across neighbouring woodland and fields.



To one side of the garden a wildlife pond sits within a more wooded section, adding a peaceful feature that attracts local birdlife. The land continues beyond this into further grassed areas which form part of the 1.4 acre plot and provide opportunities for a variety of uses. The combination of open lawn, natural habitat and far reaching views gives the garden a tranquil atmosphere that complements the cottage beautifully.





The driveway and parking

The property is approached through attractive wrought iron gates that open onto a generous gravel driveway, providing excellent parking for numerous vehicles. The layout allows easy turning and access around the house, creating a practical and welcoming arrival. To one side stands a useful outbuilding with dedicated dog kennels and secure storage, offering a versatile space for equipment, hobbies or animal care. This arrangement makes the grounds highly functional while complementing the rural lifestyle that April Cottage affords.

Location

April Cottage is set within the small hamlet of Baveney Wood, just outside the popular market town of Cleobury Mortimer. The setting offers a peaceful rural environment surrounded by rolling Shropshire countryside while remaining close to everyday amenities. Cleobury Mortimer provides a good range of local shops, cafés, pubs, a doctors' surgery and other useful services, with the larger centres of Ludlow, Kidderminster and Bridgnorth all within comfortable driving distance for additional facilities.

Families will find several schooling options nearby, including Cleobury Mortimer Primary School, Lacon Childe School and a choice of independent schools in Ludlow and Worcestershire. Transport links are convenient for a countryside location.

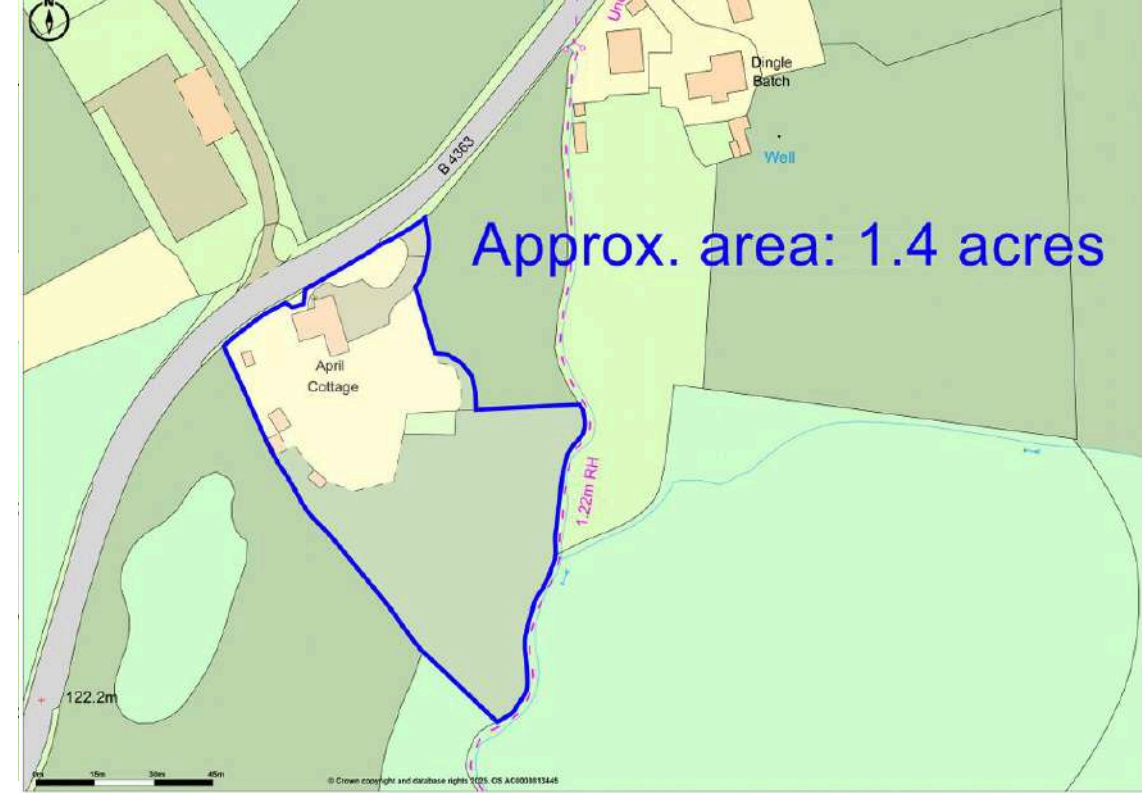
Routes via the A4117, A456 and A49 connect to surrounding towns, and rail services from Kidderminster, Ludlow and Worcester offer access to Birmingham, the wider Midlands and national destinations. This combination of rural tranquillity, nearby amenities and accessible transport makes the position of April Cottage both appealing and practical.

Services

The property benefits from mains electricity and water. Central heating is provided by an oil-fired combi-boiler and there is a septic tank for drainage.

Council Tax

The Council Tax for this property is Band F.



Baveney Wood

Approximate Gross Internal Area
 Ground Floor = 90.5 sq m / 974 sq ft
 First Floor = 79.0 sq m / 850 sq ft
 Outbuilding = 9.8 sq m / 105 sq ft
 Total = 179.3 sq m / 1929 sq ft

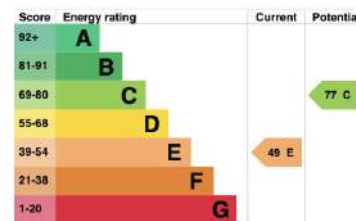


Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com