



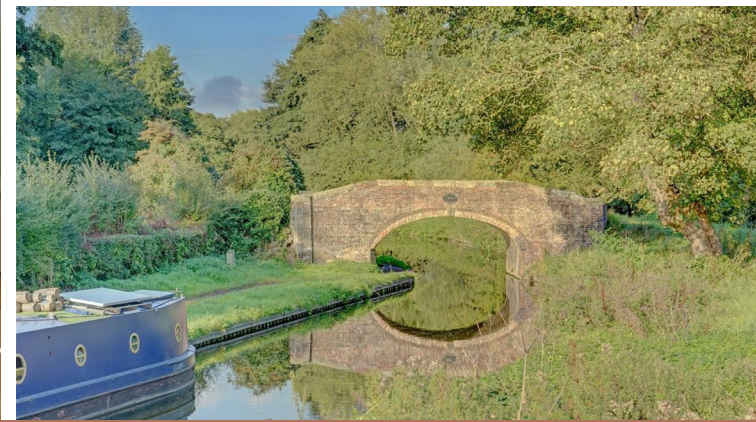
**Austcliffe House farm Austcliffe Road, Cookley, Kidderminster, DY10 3UR**





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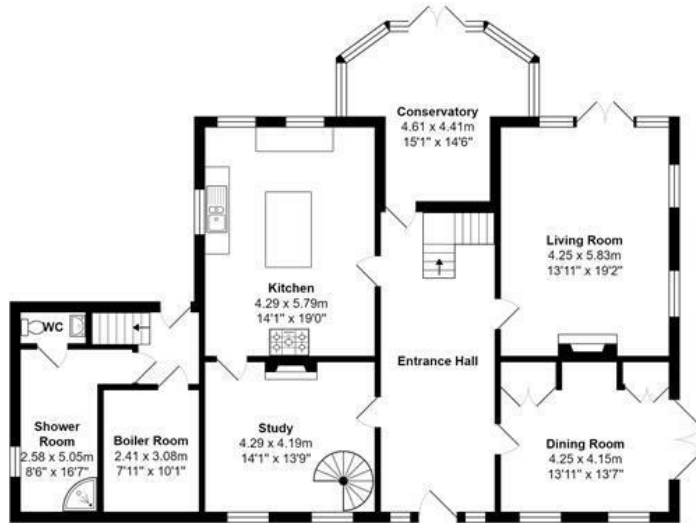




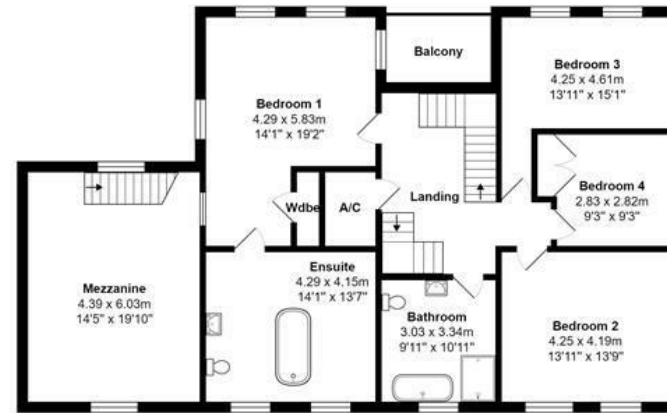
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A splendid Georgian Farmhouse with impressive detached annexe offers a wonderful family home for those looking for a rural lifestyle in a beautiful setting

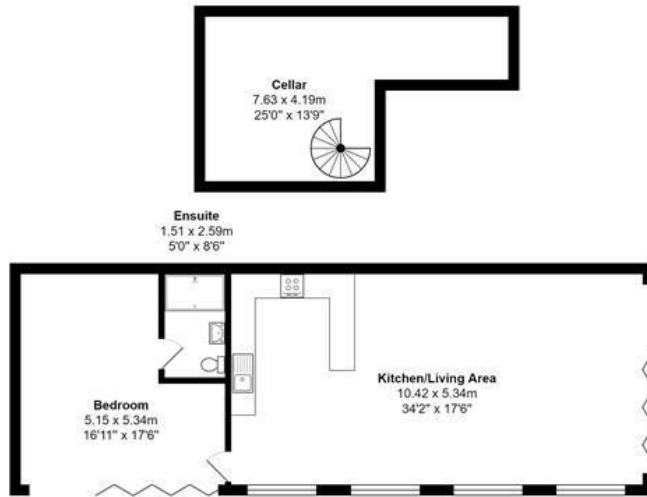
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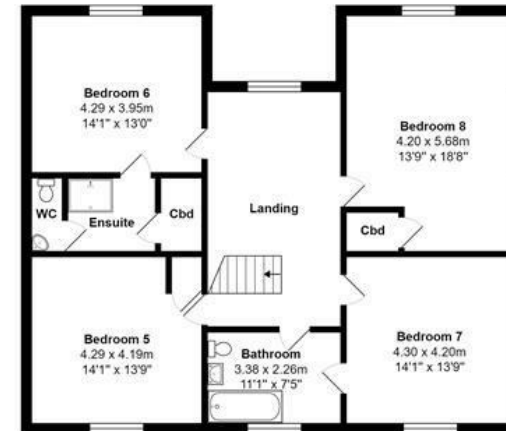
Ground Floor



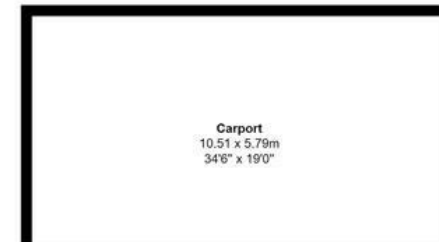
First Floor



Annexe



Second Floor



Total Approx Area: 499.0 m<sup>2</sup> ... 5371 ft<sup>2</sup> (excluding balcony, cellar, carport)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



## LOCATION

Cookley is a village in the Wyre Forest District of Worcestershire, a few miles to the north of Kidderminster, and close to the villages of Kinver and Wolverley. It lies on the River Stour and the Staffordshire and Worcestershire Canal. Cookley village is a popular destination for those wanting to enjoy a semi rural location but with the convenience of local amenities. The village provides schooling as well as a selection of independent shops pubs and an excellent club offering superb amenities and sports for all ages. There is easy access to beautiful countryside whilst also being well placed for commuting to Birmingham, the Black Country and North Worcestershire. Being approximately 20 miles west of Birmingham, 13 miles south of Wolverhampton and 20 miles north of Worcester, Cookley is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away and the main line train station in Stourbridge has regular services to and from Worcester, Malvern, Birmingham and London. 0.5 mile to the centre of the village, which has a thriving community, primary school, dispensing doctors' surgery, village hall, shops and pubs within the village and lovely waterside walks along the canal.

## DESCRIPTION

Austcliffe House Farm is a perfect example of the Georgian 'Age of Elegance' with the atmosphere and ambience of a family home, located on the edge of the greenbelt. This splendid Georgian home with additional annexe accommodation, is a real gem. The main house has four reception rooms and eight bedrooms, offering flexible family accommodation set over three floors with plenty of options to new owners. There is an impressive detached one bedroom annexe in the converted barn perfect for dependent relatives or alternatively an independent work from home space overlooking the formal gardens, an additional paddock and enviable countryside views – all of which provide the perfect setting for the larger family looking for a rural retreat in which to combine living, working and family all in one place. For those looking for more land there are a further 18 acres available by separate negotiation.

## ACCOMMODATION

The main house has a classically elegant feel throughout, typical of properties of this era, with several reception rooms containing beautiful period features and high ceilings. The front door leads into an imposing reception hall, with tiled flooring and panelling to the walls.

The formal dining room is the perfect place to entertain your guests, overlooking the gardens the windows all have shutters and the French doors open onto the charming courtyard.

The cosy sitting room has character beams to the ceiling, a log burning effect gas stove and French doors opening out onto the garden.

At the heart of the home is a country style kitchen with central island and ample space for a table and chairs for more casual dining. There is a range cooker, Belfast sink, integrated microwave all built around oak cabinets with granite worktops. Off the kitchen is another lovely reception room with open fireplace and spiral staircase leading to the cellar, a perfect space for your wine or as a gym.

The garden room is another wonderful space to enjoy your grounds with stunning view across the gardens and countryside beyond. The mezzanine level offers another area which could be used as a music room or study.

A boiler/laundry room and shower room and a guest cloakroom complete the ground floor accommodation.

On the first floor there are four bedrooms, three of which are excellent doubles and a family bathroom. The master bedroom features a balcony overlooking the gardens and an impressive en suite bathroom. The house bathroom with freestanding roll top bath as its main focal point, separate shower cubicle and window with shutters.

Continuing onto the second floor there is an impressive landing with vaulted ceiling leading to a further four double bedrooms. A charming guest bedroom has its own en suite while a jack and jill bathroom offers an en suite facility to bedroom seven.

The barn has been converted into a stylish secondary living space, it's a perfect pad for older children or grandparents to enjoy, with doors leading out to the gardens the annexe comes with its own reception room with log burning stove, kitchen area, bedroom and shower room. It would also make a very grand work from home space and offers endless possibilities for your leisure activities. A stunning versatile space which is a real bonus to the already magnificent and generous accommodation available at Austcliffe House Farm.

## OUTSIDE

The beautifully landscaped gardens wrap around the house and annexe, with patio areas to the side and rear, established planting provides privacy and a large sweeping lawn leads down to the four-berth oak open garaging. The rear driveway has electric gates, prospective purchasers please note that the two neighbouring barns have a right of access across this drive. There is a further area to the side of the drive and a paddock across the drive which are included. The vendors own an additional canalside 18 acres of greenbelt fields beyond the paddock which runs alongside the River Stour which they are happy to negotiate separately should any prospective purchaser show interest.

What3words Find and navigate to the exact location of this property by searching its 3 word address [///paramedic.fuss.hampers](https://www.what3words.com/products/what3words-app). using the [https://what3words.com/products/what3words-app](https://www.what3words.com/products/what3words-app)

## SERVICES

Mains water and electricity are connected and drainage is to a septic tank

COUNCIL TAX BAND G - Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

£995,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









Berriman Eaton



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