



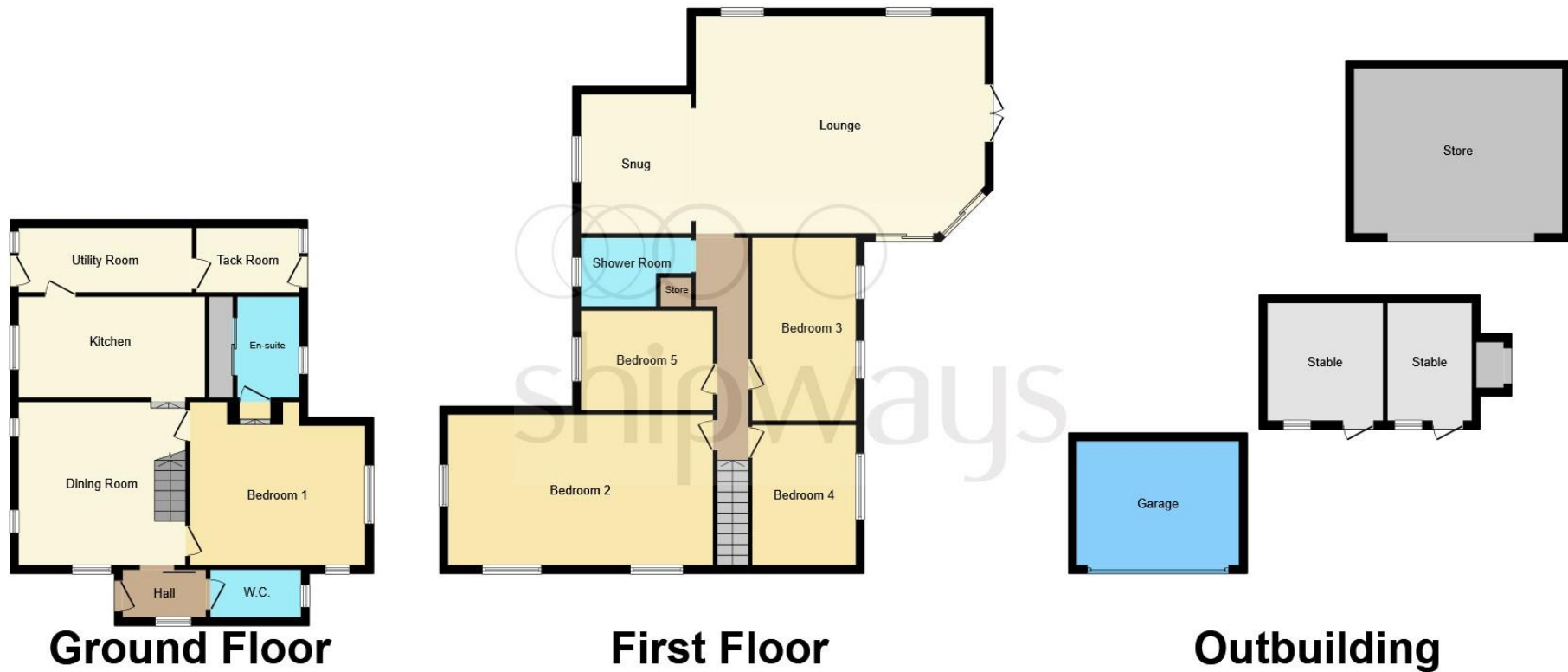
Clifton Cottage, Walton Pool, Clent, Stourbridge, DY9 9RR

welcome to

Clifton Cottage, Walton Pool, Clent, Stourbridge

FIVE BEDROOMDETACHED***COTTAGE***RURAL SETTING***LAND***STABLES***IN AND OUT DRIVEWAY***A PEACEFUL RETREAT***VIEWING ADVISED***





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agent Note

Council Tax Band is G

On Approach

Tarmac in and out driveway for up to six cars, outside lighting, oil tank, access to detached double garage and top gate for stables, stunning views of the Clent Hills.

Open Porch

Tiling to floor, double-glazed door to entrance.

Entrance Hall

Double-glazed front facing door and window to side, central heating radiator, sliding door to Dining Room, door to W/C.

Downstairs Cloaks

Double-glazed rear facing window, low level w/c, wash hand basin recessed within vanity unit with mixer tap, heated towel rail, tiling to walls and floor.

Dining Room

13' 8" x 13' 5" (4.17m x 4.09m)

Double-glazed front facing window and side facing window, central heating radiator, stairs to first floor, beams to ceiling, wall light connection, feature fireplace with inset gas fire, opening into Kitchen.

Kitchen

15' 10" x 7' 1" (4.83m x 2.16m)

Double-glazed window, range of wall and base units with work tops over, space for fridge and dishwasher, electric hob with extractor hood, double oven and grill within a tall housing unit, stainless steel sink and drainer with mixer tap, tiling to floor, door to Utility Room.

Utility Room

13' 9" x 6' 7" (4.19m x 2.01m)

Double-glazed window and door, ceiling light connection, work top and space for washing machine, separate tumble dryer, fridge and separate upright freezer, floor mounted boiler, central heating radiator and tiling to floor.

Tack Room

9' 8" x 6' (2.95m x 1.83m)

Rear facing door and double-glazed window, range of base units, wall light connection and tiling to floor.

Bedroom 1

14' 11" x 12' 10" (4.55m x 3.91m)

Being on the lower floor and having double-glazed windows, a range of fitted wardrobes, central heating radiator, ceiling light connection and steps to En-Suite.

En Suite

Having a double-glazed window, ceiling light connection, central heating radiator, corner shower, vanity unit with recessed wash hand basin with mixer tap, a range of fitted wardrobes, shaver socket and tiling to floor.

Landing

Doors to all first-floor rooms and ceiling light connection.

Snug Off Lounge

12' 1" x 8' 2" (3.68m x 2.49m)

Rear facing double-glazed window, central heating radiator, archway to lounge.

Lounge

25' 5" x 21' 1" (7.75m x 6.43m)

Being on the first floor to take advantage of the beautiful unbroken views of the distant Malvern Hills, double-glazed patio doors and full height sliding side facing windows, feature fire place with inset gas fire, two central heating radiators, wall light connections and opening to snug area.

Bedroom 2/ Reception Room

22' 7" x 13' 1" (6.88m x 3.99m)

Being currently used as a sitting room and comprising of double-glazed side facing and rear facing windows, wall light connections, loft access, central heating radiators, panoramic views surround this stunning room.

Bedroom 3

15' 10" x 9' (4.83m x 2.74m)

Rear facing double-glazed windows, ceiling light connection, central heating radiator, large vanity unit with mirror, storage, shaver socket and recessed wash hand basin, a range of fitted wardrobes and loft access.

Bedroom 4

11' 2" to front of robes x 9' 1" (3.40m to front of robes x 2.77m)

Double-glazed rear facing window, central heating radiator, vanity unit with mirror above, storage, shaver socket and recessed wash hand basin, range of fitted wardrobes and ceiling light connection.

Bedroom 5

10' 3" x 7' 11" (3.12m x 2.41m)

Double-glazed window, central heating radiator, ceiling light connection and currently used as an office.

Shower Room

Double-glazed window, central heating radiator, shower, low level w/c, bidet, vanity unit with storage, shaver socket and recessed wash hand basin, tiling to walls and floor.

Outside

Approximately one acre comprising vehicle access and driveway to detached double garage, upper lawned area and patios with stunning views, mature trees surround borders for privacy, paddock, stable block, hay barn, outside tap, steps leading down to lower garden and patio area where there is a garden shed, compost area, pergola, lawn, shrubbery and stunning views.

Garage

18' 1" x 17' 7" (5.51m x 5.36m)

Detached double garage with pull down door and electrics.



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- FIVE BED DETACHED COTTAGE
- BUILDING OPPORTUNITY SUBJECT TO PLANNING APPROVAL
- STABLES & LAND
-
-

Tenure: Freehold EPC Rating: F

offers in excess of

£875,000



Please note the marker reflects the
postcode not the actual property

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