



Rose Cottage, Baveney Wood, Cleobury Mortimer, Shropshire

G HERBERT
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EST. 1898

Rose Cottage,
Baveney Wood
Cleobury Mortimer
DY14 8JD

A charming detached stone country cottage with outbuilding, gardens and separate paddock/orchard.

- Semi-rural location
- Scope to modernise and refurbish
- The whole extending to around 1.351 acres
- Offered for sale with no upward chain

Situation

Baveney Wood is an idyllic rural hamlet located around 3 miles from the historic market town of Cleobury Mortimer with its range of amenities including both junior and senior schools. Bridgnorth, Ludlow, Bewdley and Kidderminster are also very accessible. The glorious Wyre Forest with its many walking and riding opportunities lie a short driving distance away. Kidderminster has direct rail links to Birmingham, Worcester and London, and Ludlow has direct links to Manchester, Cardiff and South Wales.

The independent educational sector is well catered for to Ludlow, Lucton School, Hereford Cathedral School, Shrewsbury School, Heathfield School in Wolverley and Kings School and RGS in Worcester.

Description

This double fronted stone built detached cottage is accessed via a central footpath from the front. The entrance porch provides access to the reception hall with stairs off and gives access to a reception room to either side. To the rear is the house shower room, fitted out as a wet room with shower, wash hand basin and wc.

The kitchen which is fitted with a basic range of units has door leading into the conservatory which overlooks the rear garden.

An attachment to the ground floor includes an externally accessed store of good size measuring some 20ft x 10ft 6" (max) along with secondary room used as a shed.

To the first floor are 2 double bedrooms, plus small box room suitable as hobby room or storage space.

The property is offered for sale with no upward chain and would benefit from refurbishment.

Outside

Separate to the property is a stone built detached garage open plan to a workshop located adjacent to the track. This outbuilding is accessed over a right of way.

Opposite the cottage and across the track, a parcel of land suitable as an orchard or paddock is included within the sale.

To the right of the cottage is a public right of way which also provides access to the rear garden via a five bar gate.

GENERAL INFORMATION

EPC

Energy Rating: 25 F
Potential Rating: 76 C

Services

Mains water and electricity are connected. LPG heating. Drainage is to a bio-disc system.

Local Authority

Shropshire Council

Fixtures and Fittings

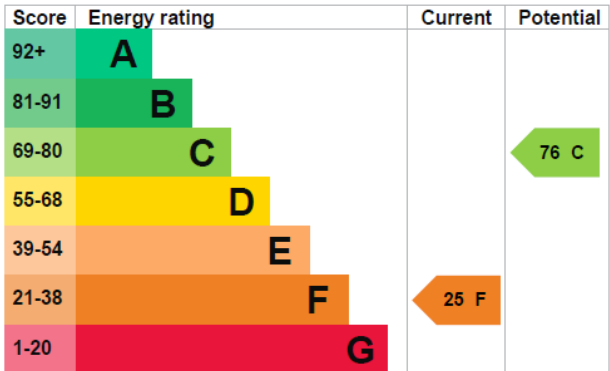
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

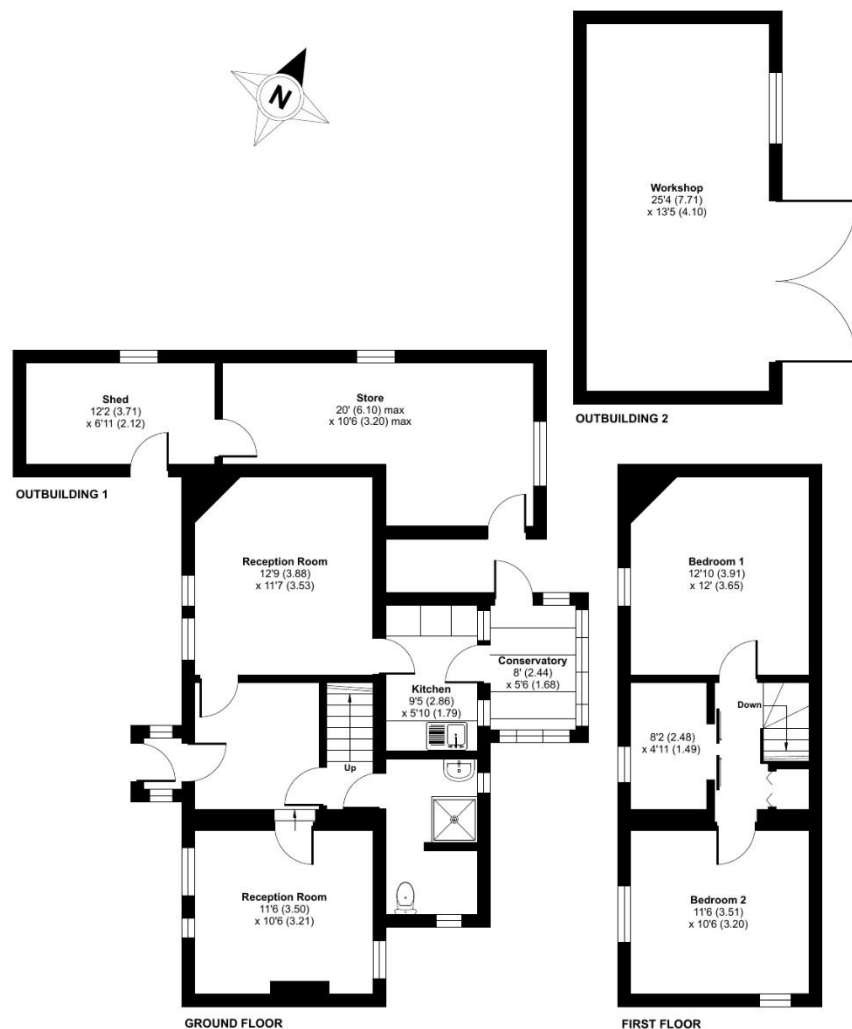
Directions

What3words: ///live.offices.wealth



Baveney Wood, Cleobury Mortimer, Kidderminster, DY14

Approximate Area = 959 sq ft / 89 sq m
 Outbuildings = 530 sq ft / 49.2 sq m
 Total = 1489 sq ft / 138.2 sq m
 For identification only - Not to scale



MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for G Herbert Banks LLP. REF: 1358648

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