



Lower Haybridge
Milson
Worcestershire



Lower Haybridge Milson Kidderminster Worcestershire DY14 0BN

A charming country house with beautiful gardens.

Reception Hall, Snug, Sitting Room, Garden Room/Dining Room, Study, Sunroom. Fabulous Dining Kitchen, Laundry, Inner Hall. 4 Bedrooms, Shower Room, Bathroom.

Integral Annexe with Separate Entrance having Hall, Sitting Room, Kitchen, Cloakroom, Bedroom and En-suite Shower Room.

Garage and Store.

In All about 3389 sq.ft. (excluding garage).

Wonderful Large Landscaped Gardens.

As a whole about 0.7 of an acre.

Situation

Lower Haybridge sits in a slightly elevated and peaceful setting on the edge of the small village of Milson. The village has a church dedicated to St. George. The property lies a short driving distance from the towns of Cleobury Mortimer and Tenbury Wells which provide an extensive range of local amenities including junior and senior schools.

The highly regarded town of Ludlow is also very accessible. The cities of Worcester and Birmingham together with the Wyre Forest, provide an extensive range of amenities. The surrounding countryside provides many glorious walks.

Description

Lower Haybridge is a very attractive country house with parts dating back to the 16th Century. There are some fine exposed timbers throughout the original part of the house and a splendid original stone fireplace in the sitting room.

The spacious and versatile accommodation is very well presented throughout and the integral annexe has previously been run as a holiday let.

The house is approached by a central reception hall leading to the sitting room with stone fireplace and wood burning stove. There is a separate snug, study and garden room/dining room with doors leading to a lovely private terrace. Lying between the study and the dining kitchen is a sunroom.

The fabulous, very well appointed dining kitchen includes 2 large islands with a generous breakfast bar, cocktail area with built in wine fridge, coffee bar, 2 Neff ovens, Neff combination microwave oven, Neff steam oven, 2 warming drawers, large induction hob with Neff extractor fan over, integrated Bosch dishwasher and large integrated Liebherr eco fridge. There is a large storeroom off with a range of cupboards and a central island, 2 tall integral Liebherr fridges and an integral Liebherr freezer with ice maker. In addition, there is a large laundry room with a Franke water station and space for washing machine and tumble dryer.

The integral ground floor access is ideal for the ancillary accommodation. It includes an open plan sitting room/kitchen with integral appliances, double bedroom and en-suite shower room.

To the first floor of Lower Haybridge are 4 bedrooms, the master is fitted with an extensive range of Hammonds wardrobes, cupboards and drawers. There is a large master bathroom which was refitted by the present vendors together with a separate family shower room.

Outside

Integral garage with power and lighting.

Beautiful gardens and grounds. These are a wonderful feature of the property which have been skilfully landscaped by the present owners. They include a south facing tiered garden with various planting areas divided by gravel pathways including a fern garden. There is a Mediterranean garden/patio and shaped lawns.

Large productive soft fruit plot surrounded by copper beech hedging and providing a range of soft fruit including raspberries, rhubarb, blueberries and gooseberries. The orchard contains approximately 40 trees including apple, pear, plum, cooking apple, green gage, damson and cherry. There is a further large vegetable bed, green house, and a

Nordic chalet style shed. This could form a very nice home office if required.

The gardens are well served by water and electricity points. They provide some lovely sun terraces being ideal entertaining areas. There is a cedar wood summer house with power and lighting.

Lower Haybridge has a parking area for several cars, single garage and secondary entrance opening up onto a tarmac driveway with further hardstanding. This would be ideal for a caravan or boat.

A particularly attractive feature of the gardens is the large terrace access from the dining kitchen and garden room/dining room. This generous illuminated terrace has a Bose sound system and is surrounded by a variety of beds with Mediterranean plants and herbs and a BBQ area. To the front of the house is an enclosed and gated courtyard. These truly outstanding gardens are an impressive feature.

General Information

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority

South Shropshire District Council Tel: 0345 678 9000 (The annexe is rated separately for council tax).

Fixtures and Fittings

Fitted carpets, curtains and light fittings together with the hot tub are available by separate negotiation. Otherwise 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 Joint Sole Agent's; G Herbert Banks Great Witley office Tel: 01299 896968 or Strutt and Parkers Ludlow office on 01584 873711.

Directions

Proceed into the town of Cleobury Mortimer and turn left by the garage. Proceed for about 3 miles before turning right just before the hump backed bridge. Lower Haybridge is the first house on the right-hand side in the lane.

Sales particulars produced February 2020

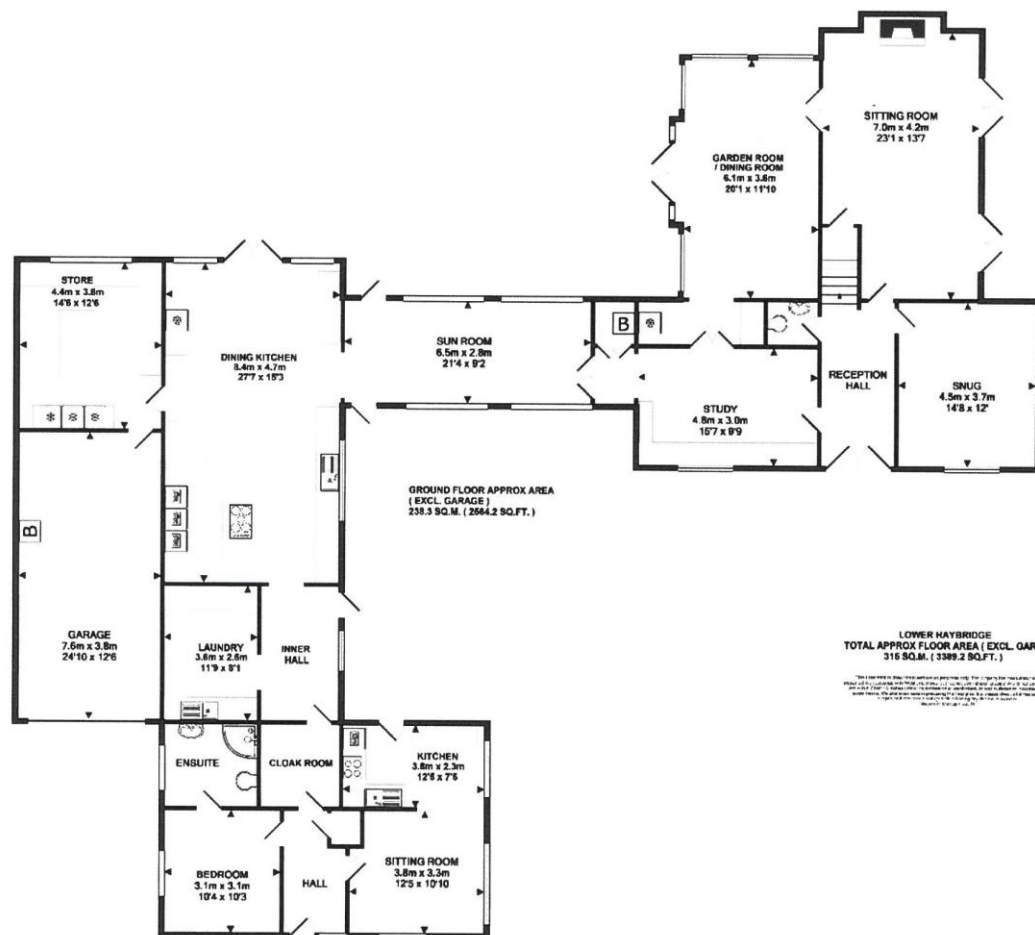




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	81
England & Wales		
EU Directive 2002/91/EC		

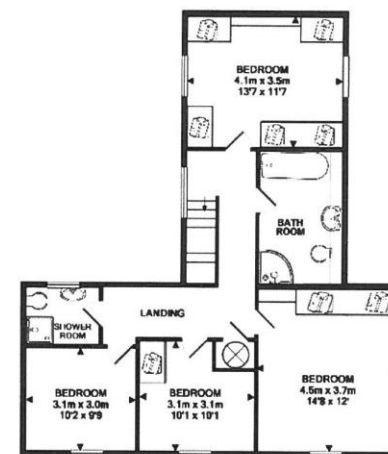
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	46	77
England & Wales		
EU Directive 2002/91/EC		





LOWER HAYBRIDGE
TOTAL APPROX FLOOR AREA (EXCL. GARAGE)
316 SQ.M. (3389.2 SQ.FT.)

This floor plan is a guide only and should not be relied upon for exact measurements. The plan is based on the last Ordnance Survey map available at the time of writing. The plan is not to scale. The plan is not to be used for any purpose other than for general information. The plan is not to be used for any purpose other than for general information. The plan is not to be used for any purpose other than for general information.



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