



Coppins

CALLOW HILL, NR BEWDLEY, WORCESTERSHIRE DY14 9XG

David Jones
The **North Worcestershire** Property Expert



Coppins, Callow Hill

A well appointed individual detached family home with adjacent field to the rear, including two stables & hay barn, giving direct access into the Wyre Forest.



*To see video, legal pack and
more information scan QR code*



Coppins is a well appointed family home directly adjoining the Wyre Forest at Callow Hill, offering the perfect rural lifestyle with the rear gardens giving way to a well-kept paddock with two 12' x 12' timber stables, lush grazing and direct access into the forest.

Property at a glance'

1550 sq ft

0.69 acre

3 Bedrooms (originally 4)

23' Lounge

Dining Room

Fitted Study

Bathroom & En-Suite Shower Room

Custom-Built Oak Kitchen With Miele Appliances

Utility Room

Guest Cloakroom

“The location is idyllic, allowing the owners to walk or ride out directly into the forest from the rear gardens”













The house stands back from the main road, well-screened with a number established shrubs and with driveway parking for several cars.

The interior is presented to a high standard, with quality fixtures & fittings throughout and arranged over two floors to provide ideal family living space.

The large reception hall provides an impressive entrance to the property, with the front-facing study comprehensively fitted out with a 'Hammonds' range of fitted office furniture.

Just off the hall is a guest cloakroom with wood effect flooring, vanity unit with wc & hand basin plus wall cabinet.

The spacious 23' x 12' through lounge features an attractive open fire with limestone surround with Welsh slate hearth and sliding patio doors opening out to the garden patio.

There is also a separate dining room, again with patio doors to the rear and views across the garden towards the forest.



The utility room has space for an American fridge freezer, whilst the kitchen is fitted with a custom-built range of 'distressed oak' wall & base cabinets with river-washed granite work surfaces to include breakfast bar.

There is an excellent range of Miele appliances to include twin self-cleaning electric ovens each with grill, plus steam oven, warming drawer, induction hob, microwave, fridge & dishwasher.

The utility room is fitted in matching style with further cabinets, granite work surface, sink unit and under-counter space for laundry appliances.

There is also access here into the 18' x 14'8" double garage.

“The kitchen is custom-built with a range of oak cabinets complemented by river-washed granite work surfaces and Miele integrated appliances.”





To the first floor the original four bedroom design has been replanned to create a splendid 23' master bedroom with windows front and rear, featuring a comprehensive range of fitted wardrobes and matching dressing table & drawers, plus a stylish en-suite shower room with vanity unit incorporating a wc & table-top hand basin plus tiled cubicle with electric shower.

The second and third bedrooms also feature fitted wardrobes with the third bedroom also featuring a pull-down double foldaway bed.

The family bathroom has a corner bath with screen & rainfall mixer shower plus modern full width vanity unit with table-top hand basin & cabinets, as well as a heated towel rail.





The Seller's view

“We have lived at Coppins, our family home, for over 30 years, It is a wonderful place to bring up children.

We have direct access, from our field onto a bridle path and directly into the Wyre Forest. We have two stables and a large hay barn/store/workroom.

Riding, walking and cycling in the forest are very safe and the wildlife is amazing.

There are two great village pubs both within easy walking distance.

Coppins was to be our forever home, as you will see from the fixtures and fittings, but our children have moved far away and the travelling is becoming very tiring, so reluctantly we must leave.

We will be sad to go. The area, local facilities and neighbours are all excellent.”



“This has been our family home for over 30 years, it's a wonderful place to bring up children..... ”



The Gardens

To the rear of the house is a large granite-paved patio terrace, with shaped lawn and a established planting.

A gate to the rear of the lawned garden leads through to the paddock, and there is also a 20' x 12' timber hay barn, which would of course lend itself to use as an ideal store area or workshop.

A bridle path running to the side of the property provides vehicular access to the bottom of the paddock, suitable for a horse box or similar.





Services

Mains electricity, water & drainage are connected. Oil central heating.

Tenure

Freehold

Local Authority

Wyre Forest District Council

Council Tax Band

F

Mobile Coverage

4G coverage is available in the area - please check with your provider.

Broadband Availability

Superfast broadband is available in the area.

Viewing Arrangements

By appointment with the agent.

David Jones: 01562 546606 / 07958 915717

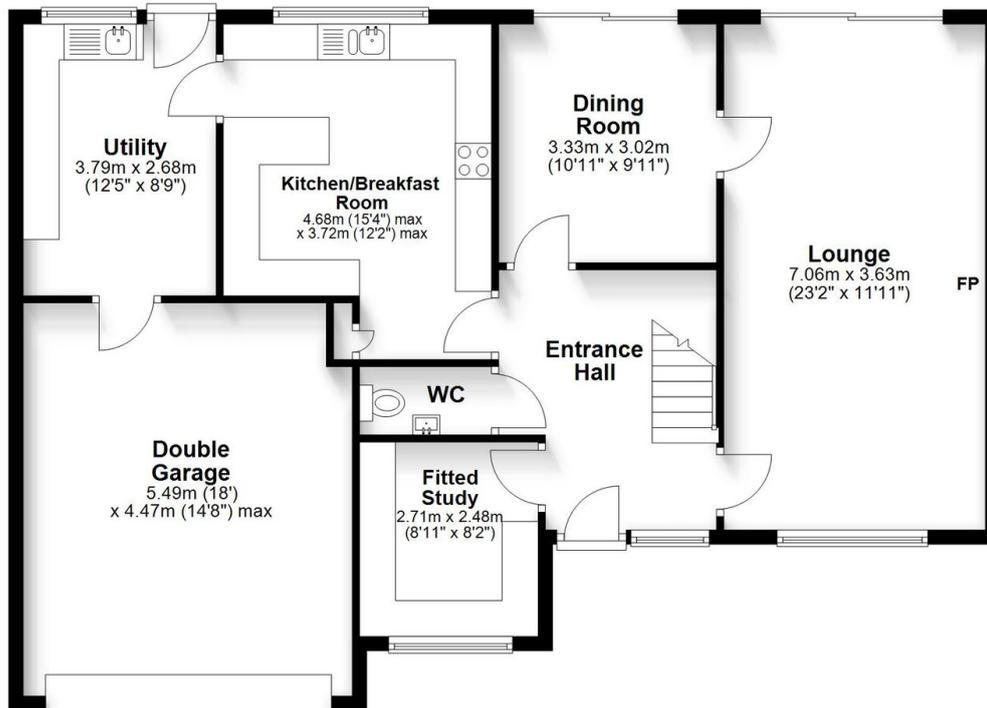
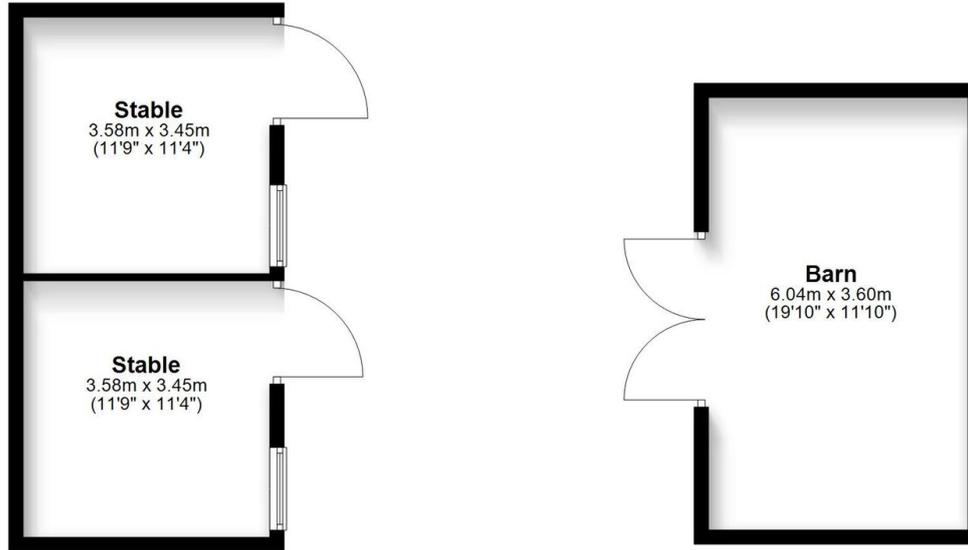
david.jones@thepropertyexperts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	61	73
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		

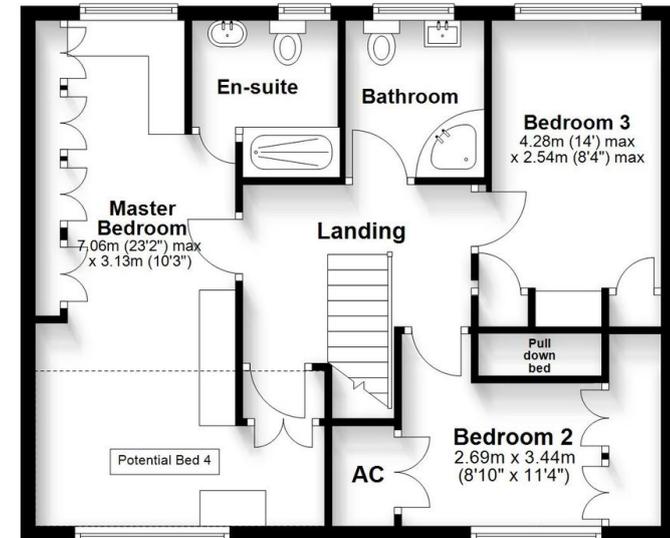
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





First Floor
Approx. 61.3 sq. metres (660.0 sq. feet)



About the Area

Callow Hill is situated approximately 2 miles west of Bewdley, ideally placed for commuters to the West Midlands conurbation with direct access via the A456 through Kidderminster and on towards Birmingham.

The motorway network can be reached within a half hour drive, whilst Kidderminster Railway Station has a regular service running between Birmingham and Worcester.

Wharton Park Golf Club is little more than a couple of minutes drive away, whilst the nearby village of Far Forest has a primary school, post office/ convenience store plus a highly regarded pub/ carvery restaurant, The Plough.

Other local hostelrys, The Royal Forester and The Duke William are both within easy walking distance of the property.

Amenties/Distances

Far Forest Village Store & Post Office: 1.1 miles

Wharton Park Golf & Country Club: 1.6 miles

Bewdley Town Centre: 2.9 miles

Kidderminster Railway Station: 7.8 miles

Motorway M5 j4: 17 miles/ M5 j6: 18 miles

Birmingham City Centre: 23 miles

Birmingham Airport: 40 miles



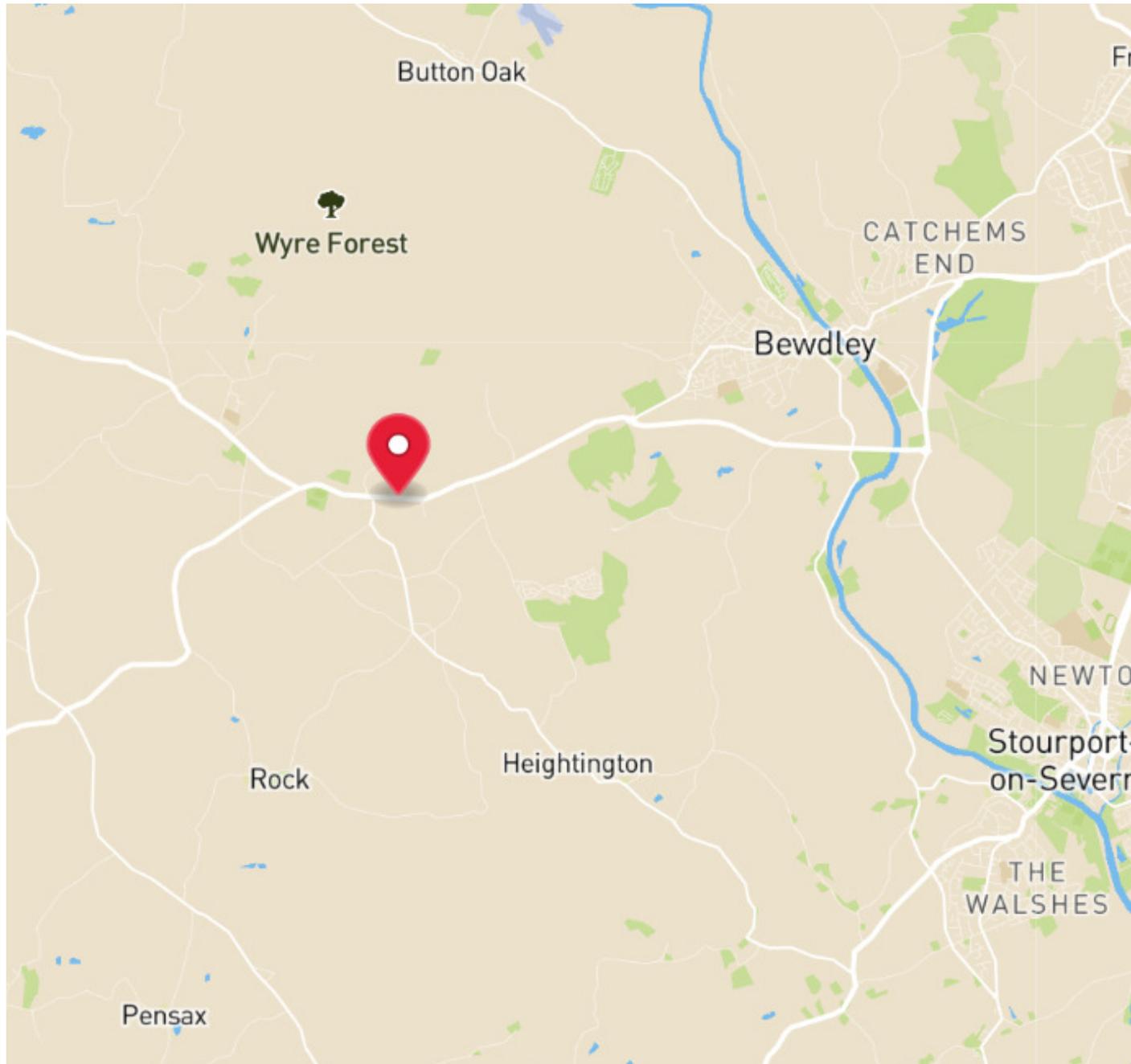


Bewdley

The delightful Georgian town of Bewdley stands on the River Severn, with visitors enjoying the Severn Valley steam railway line, as well as angling, walking, the various waterfront cafes, bars & restaurants as well as the West Midlands Safari Park. The town also provides primary and secondary schooling, and hosts a performing arts festival each autumn as well as a rowing regatta each summer.



Plot Size: 0.35 Acres 1,415.00 sq.m





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David Jones

The **North Worcestershire** Property Expert

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Mr B Gittins



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