



SAMUEL WOOD

33 High Street, Cleobury Mortimer, Worcestershire, DY14 8DQ

Offers Over £200,000



33 High Street

Cleobury Mortimer, Worcestershire, DY14 8DQ



- Delightful three-storey town cottage.
- Accommodation full of charm and character.
- Pretty garden to rear.
- On the doorstep of Cleobury Mortimer facilities.
- A gem not to be missed

This beautiful three-story character home sits nestled right on Cleobury Mortimer's High Street and enjoys a delightful rear garden. Accommodation full of charm and character benefiting from oil fired heating and numerous period features, briefly includes Sitting Room with large bay window, Inner Hallway leading to Cellar, Kitchen, Dining room, first floor landing with Double Bedroom and large Bathroom, Second Floor Landing with a fantastic view of Cleobury Mortimer's Church spire and two further Bedrooms. Viewing is recommended of this delightful home and is for sale with no onward chain. EPC rating E



Cleobury Mortimer is a small town having a range of facilities to include a selection of shops, a well-regarded school, health centre and a bustling community.

Front Door

Opens into

Living Room 13'7" x 9'3" (4.15m x 2.84m)

with lovely large bay window to frontage with window seat. Feature fireplace with open basket grate.

Hallway

Shelved cupboard, exposed timbered features. Doored access to

Cellar

Having an arched roof, flagstone floor, light and power fitted.



Kitchen/ Dining room. 14'11" x 9'3" (4.57m x 2.84m)

Sits at the rear of the house and has had a small extension which lets in scores of natural light. The kitchen has a range of handmade units with woodblock work surfaces, stainless-steel sink unit. Planned space for cooker, with splashback and stainless-steel canopy above, space and plumbing for a washing machine and dishwasher. Exposed bricked features with an original fireplace which has shelving, and a fitted dresser which is included in the sale. Room for table and chairs with a tiled floor. Window and door to rear garden.

An attractive period staircase rises to

First floor Landing

with exposed floorboards.

Bedroom 1 14'2" x 8'11" (4.33m x 2.74m)

With window to frontage, lovely wide floorboards. Feature fire surround with tiled inset.

Bathroom 9'3" x 9'2" (2.83m x 2.80m)

Having wide floorboards, window to rear elevation. Feature cast iron fireplace with basket grate. Suite in white of WC, pedestal wash handbasin and panelled bath, with shower screen and shower over.

Second floor landing

again having exposed floorboards. There is a window with a view across the rooftops to Cleobury Mortimer's church and the hills thereon

Bedroom 2 14'1" x 9'0" (4.30m x 2.76m)

Small window to frontage, lovely high ceilings and exposed timbered features. Door into wardrobe cupboard with hanging rail.

Bedroom 3 9'1" x 9'0" (2.77m x 2.76m)

Window overlooking the rear garden and exposed timbered features.

Outside

The property fronts directly onto Cleobury Mortimer's high street. To the rear there is a paved seating area. Housed here is the oil-fired external boiler which heats domestic hot water and radiators. Stone retaining walls and steps that lead up to the top section of the garden which are laid lawn and enclosed by boarded fencing. As is common with older terraced properties there is a right of way across the rear of the property and back around to the high street.

Services

Mains electricity, mains water and mains drainage. Oil fired heating to radiators. Flood Risk - Low. Approximate Broadband Speeds; Basic 19mbps, Superfast 80 mbps.





Local Authority

Shropshire Council
Council Tax band B

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



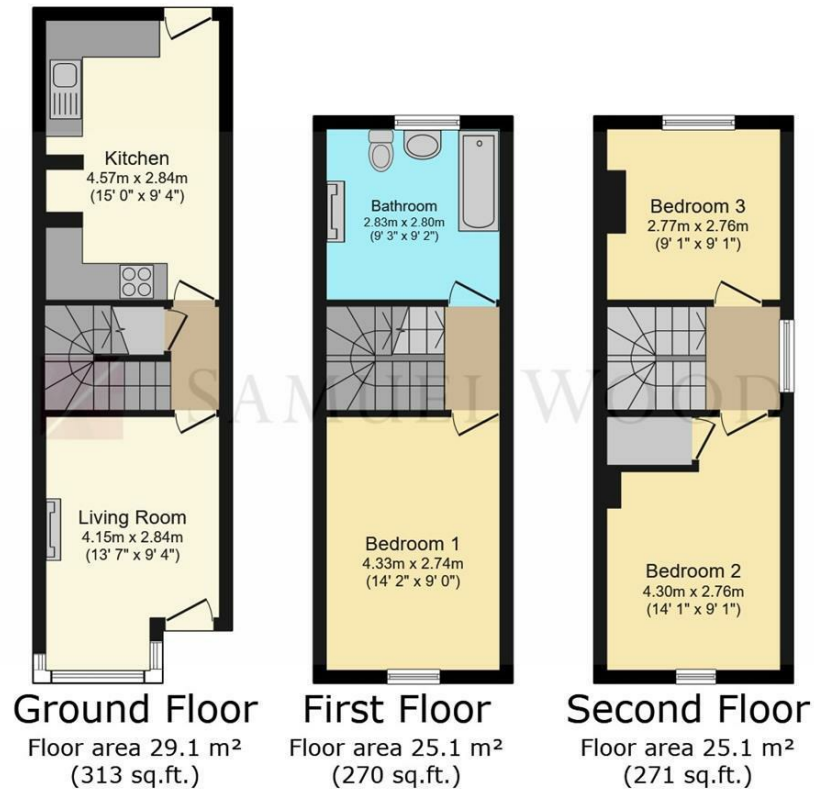
Directions







Floor Plans



TOTAL: 79.4 m² (854 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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