



SAMUEL WOOD

Little Overwood Neen Savage, Cleobury Mortimer, Worcestershire, DY14 8LG

Offers Based On £425,000







# Little Overwood Neen Savage

Cleobury Mortimer, Worcestershire, DY14 8LG



- 3 Bedroom detached character cottage
- 0.25 of acre plot
- Lpg gas heating, upvc double glazing
- Lovely rural location surrounded by farmland
- Well away from main roads
- Character features throughout

This 3 bedroom detached cottage sits in a glorious rural location, well away from main roads at the end of a track and surrounded by farmland. Cottage gardens extend to just over 0.25 of an acre to include parking and carport. Accommodation full of charm and character benefiting from LPG gas fired heating and upvc double glazing to include: Large Living Room, Dining Room, Kitchen/ Breakfast Room, Conservatory, Utility Room, First Floor Landing with 3 Bedrooms and good sized Shower Room.



Neen Savage is a rural Hamlet sitting in South Shropshire and is a short drive into the popular town of Cleobury Mortimer where a range of local amenities can be found.

Front door opens into the

## **Dining Room 13'5" x 12'2" (4.10m x 3.72m)**

Having parquet flooring, ceiling beams, ceiling timbers and extensive wall timbering. Window to rear elevation.

## **Living Room 21'2" x 13'9" (6.47m x 4.20m)**

A lovely large room with window to frontage and 2 windows to rear elevation both enjoying lovely countryside views. The room has a timbered ceiling, wall timbering, feature fireplace with stone surround and flagstone hearth with gas fire fitted and a heavy beam over

## **Kitchen / Breakfast Room 13'3" x 12'9" (4.04m x 3.90m)**

Again, full of character with ceiling timbers, ceiling beam, feature stone inglenook fireplace with heavy beam over, flagstone hearth and woodburning stove fitted. There is a window to both front and rear elevations. The kitchen has a range of units with oak styled fronts, heat resistant work surfaces and 1 ½ bowl single drainer sink unit. Also housed in here and wall mounted is the Worcester gas fired Lpg boiler. Stable door into





### **Conservatory 8'7" x 8'3" (2.64m x 2.53m)**

Being of upvc construction with polycarbonate roof, door into

### **Utliity/ Cloakroom 7'10" x 6'0" (2.40m x 1.84m)**

Having window to gardens, there is wash hand basin and wc both in white, heat resistant work surface with space and plumbing for washing machine and a range of cupboards.

### **First Floor Landing**

Having exposed timbered features, 2 windows to frontage enjoying this lovely rural outlook.

### **Bedroom 1 13'6" x 9'4" (4.12m x 2.87m)**

Having dual aspect with windows to both front and rear elevations with countryside views from both windows.

### **Bedroom 2 13'8" x 12'11" (4.17m x 3.94m)**

Having window to side overlooking garden, access to roofspace and timbered features.

### **Bedroom 3 12'2" x 7'0" (3.72m x 2.15m)**

Having window to rear with this lovely view, timbered features and double doors into wardrobe cupboard with hanging rails.

### **Shower Room 9'10" x 6'7" (3.00m x 2.02m)**

Having window to rear with this lovely view, timbered features and suite that includes a shower cubicle and in white, wc, bidet and pedestal wash hand basin. Door into the airing cupboard housing the hot water cylinder and cold water tank.

### **Outside**

The property sits in a lovely rural setting, accessed off a lane through a five bar gate onto the property's own private tree lined driveway which is gravelled. This in turn leads to the property where an open fronted carport can be found. The gravelled driveway then continues across part of the frontage with a border and low fence overlooking a field. There is then a seating area and a paved patio off the conservatory together with a useful potting shed. Off here there is a lawned garden with a selection of mature trees an ornamental pond, a pergola with climbing plants, garden shed and composting area. This section of the garden predominantly sits to the side of the cottage, whilst to the rear there is a gravelled area for ease of maintenance and mature hedging aiding privacy and backing on to farmland.

### **Agents Note**

1. Along the driveway the local farmer retains a right of access into his field sitting at the rear of the property.
2. A full report on the private drainage system has been carried out and that shows the system needs replacing. This report is available for inspection from our office and the asking price has been set to reflect this.







### Services

Mains electricity, mains water, private drainage, lpg gas fired heating to radiators and gas fire in the living room. Woodburner in the Kitchen. Windows are upvc double glazed. Broadband Speeds – Basic 2 Mbps, Superfast 1000 Mbps. Flood Risk – Very Low.

### Local Authority

Shropshire Council

Tax Band - F

### Viewings

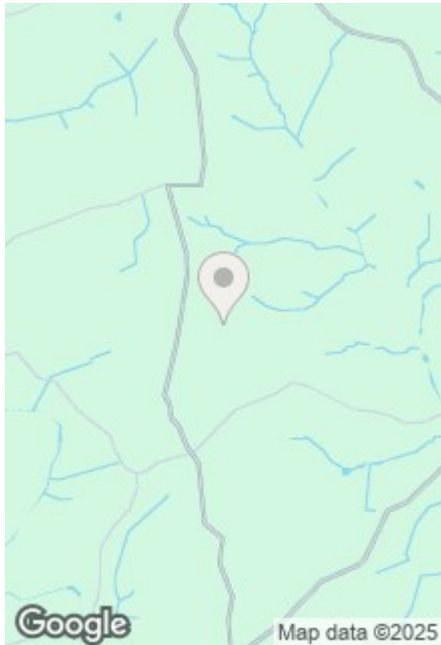
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://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

As you proceed from Ludlow on the A4117 Kidderminster Road, travel through Cleobury Mortimer and then take the first turning on your left hand side onto the B4363, signposted Neen savage. Follow this road for approx 1 mile, turning left at a small crossroads signposted Neen Savage, follow this lane for around 1½ miles passing a number of houses on the right hand side. You will then climb up a bank and see a light blue egg box at a track on your right hand side, turn onto the track and continue to the bottom. A gate with the name of the house will then direct you to the cottage.







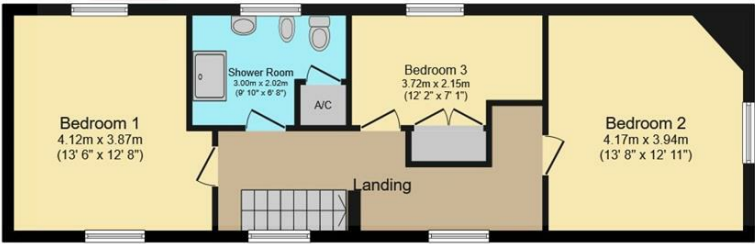








Ground Floor  
Floor area 71.5 m<sup>2</sup> (770 sq.ft.)



First Floor  
Floor area 59.6 m<sup>2</sup> (641 sq.ft.)

TOTAL: 131.1 m<sup>2</sup> (1,411 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](http://www.Propertybox.io)

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