



SITUATION

Clebury Mortimer 5.8 miles, Tenbury Wells, 13 miles. Ludlow 13.5 miles, Stourport-on-Severn 15 miles, Kidderminster 16 miles Leominster 23 miles, Worcester 25 miles. Shrewsbury 28.5 miles.

Road Links: M5 27 miles.

Trains: Kidderminster & Ludlow.

International Airports: Birmingham 52.5 miles

5 Station Road is situated in the peaceful village of Stottesdon in the southeast of Shropshire, with rural views across towards the Shropshire Hills and benefits from multiple bridleways and footpaths. The property being well placed for both Kidderminster and Ludlow, communications to main roads are within short drive which provides good access to the motorway network.

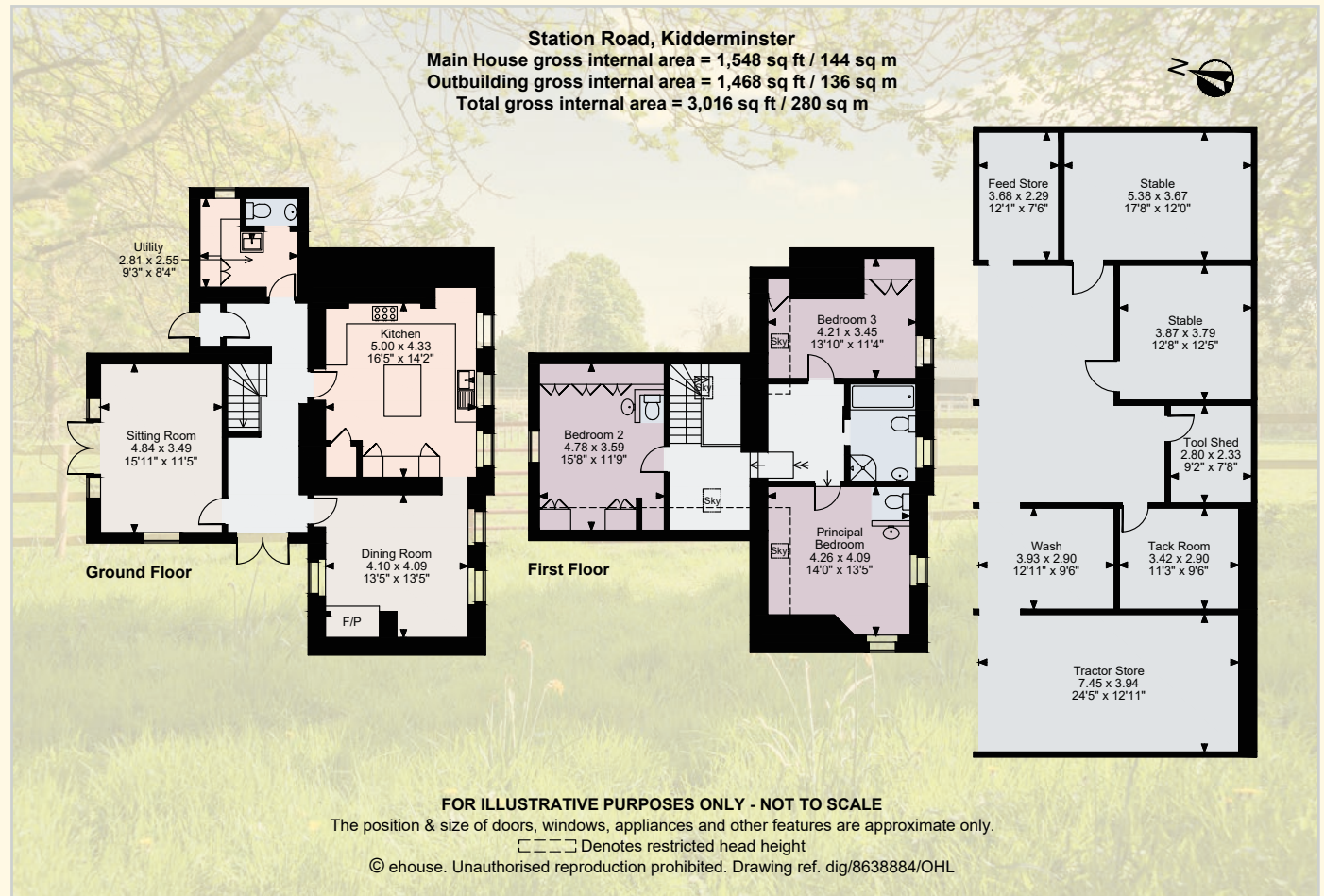
Education: There is an excellent range of both public and private schools in the area with Primary School Education at Farlow CofE Primary School, Kinlet, Clebury Mortimer, secondary school education at Bridgnorth, Kidderminster, The Lacon Childe School, Ludlow & Tenbury Wells. There is significant range of independent schools including: Shropshire School, Hereford Cathedral School, Lucton School, Malvern St James, Moor Park at Ludlow, and The Elms. For Independents see www.isc.co.uk and for state school information see www.shropshiregov.uk/education-and-learning/find-a-school

- 3 Bedroom Character Cottage.
- Sitting Room, Dining Room.
- Spacious Kitchen/Breakfast, Utility, Downstairs Cloakroom, Reception Hall.
- Modern Wooden Barn with Stables, Tack, Feed Room, Tractor Store.
- 20m x 40m Arena, Ample parking.
- Wooded area with pond.

Gardens & Pastureland to about 2.4 acres

Local, Sporting & Recreational: The historic towns of Ludlow & Tenbury Wells offers garage, public houses, restaurants, cinema, village hall, schools, supermarkets, leisure centre and church with the town of Kidderminster, offering good range of independent shops, churches, public houses, restaurants, leisure centres, dentists, doctors and hospital. Further amenities including theatres, restaurants and shopping are available at Hereford, Shrewsbury or Worcester.

The surrounding area provides a wealth of sporting and recreational opportunities, with the Cleve Hills, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Hereford, Ludlow, Worcester, and Cheltenham. Local Hunts include Wheatland, The Hereford/Clifton and Ludlow Hunts. Golf can be enjoyed at Clebury Mortimer, Kidderminster, Leominster, or Ludlow. Local equestrian centres within easy driving distance include Bromyard Equestrian, Hartpury, Radfords, Stourport Riding Centre, Lincombe and Three Counties Show Ground.



5 STATION ROAD

5 Station Road is a delightful well-presented period cottage, that originally was two cottages which has been merge into one property offering spacious living over two floors with views across open countryside from the bedrooms.

Entry to the property is through double doors at the side which lead into the hall with engineered oak flooring, which continues into both the reception rooms. Off the hall is the utility/boot room with WC, door to outside and stairs to first floor. The kitchen is modern bespoke kitchen with range of fitted units offering ample storage, Belfast sink and quarry tiled flooring. The central island with breakfast bar, integrated fridge/freezer and dishwasher, Range Master oven with electric oven and gas hob. There are exposed beams, with window looking out to the front aspect, with door through into the dining room. The dining room has an Inglenook stone fireplace with wood burning stove. The formal sitting room is light and spacious with French doors to the back garden, with views to the rear of the property over the arena and paddocks beyond.

The main bedroom benefits from Velux window and sink with WC. Bedroom two is double size with fitted cupboards for storage, a WC and sink, with views towards Brown Cleve Hill over the paddocks. Bedroom three is a double bedroom with built in storage and Velux window. Family bathroom has a slipper bath and separate shower. The landing is light and spacious with two Velux windows. Throughout the property has maintained a lot of its original features, exposed beams, deep windowsills and some original oak doors.

OUTSIDE

The property is approached gravel drive with parking for 2/3 vehicles, to the side of the house the drive leads through to the rear of the property offering further parking. Patio leads to the front and side of the house with lawn area overlooking the paddocks. Beyond the lawned area and slightly hidden from view is the modern wooden barn with 2 two stables, feed room, tack room, wash down area fitted with gas shower, tractor/fodder store. There is further storage space above and workshop. In front of the barn is the 20m x 40m silica sand arena with floodlights and viewing gallery/decking area, with planning permission in place for horse walker.

To the side and beyond the arena are the paddocks, some of which has been turned into all weather paddock areas. Beyond is the spinney, with green pond, accessed via gate and maintained by the current owners to hold a wildlife and conservation area. During the Spring daffodils, wild garlic and bluebells bloom, there is seating area and swing. The area would be ideal for old "Gypsy Caravan" (subject to planning).

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

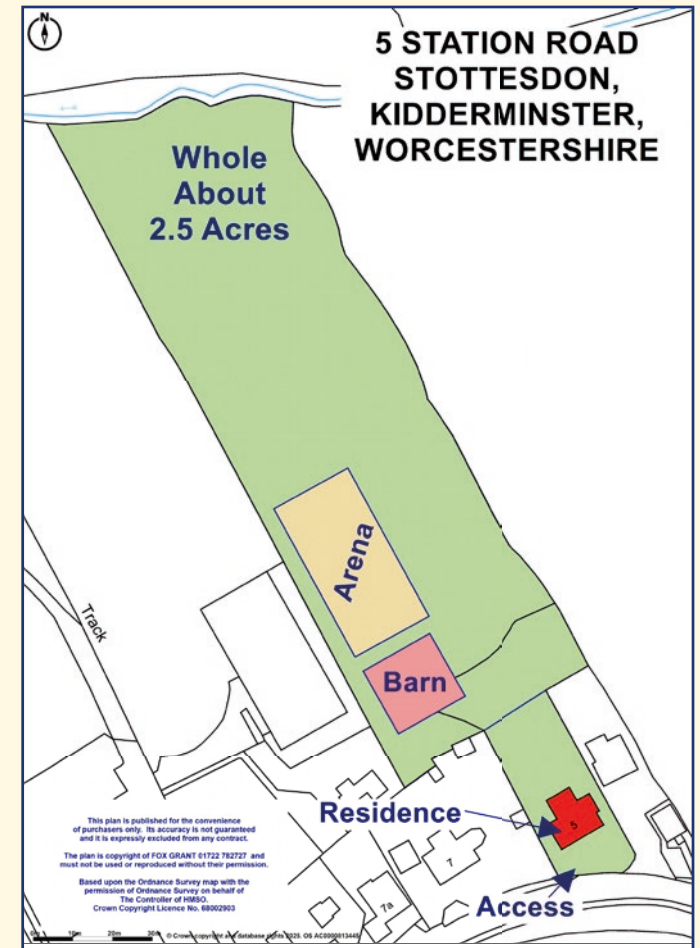
LOCAL AUTHORITY: Shropshire Council 0345 678 9000

COUNCIL TAX: House Band E

TENURE Freehold with vacant possession.

SERVICES Mains electricity, water & drainage & oil-fired central heating.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.





VIEWINGS

Strictly by appointment 01432 367802 or
email liz@foxgrant.com



Liz Langford



William
Fox Grant

Fox Grant

**5 STATION ROAD
DY14 8TT**

DIRECTIONS

Postcode: **DY14 8TT**

From Kidderminster proceed towards Leominster (A456), continue along this road for about 3 miles and at roundabout take the 3rd exit for Cleobury Mortimer (B4190). Continue for further 1.5 miles and turn right signposted Dog Lane (B4194). Continue straight into the village of Stottesdon and proceed straight into Station Road. The property will be short distance down on right handside.

WHAT3WORDS [///tiny.photocopy.brownish](https://www.what3words.com/tiny.photocopy.brownish)

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