

Peter Clarke



Hunters Lodge, Worcester Road, Cookhill, B49 5LP









Presenting a superb lifestyle opportunity, including a substantial main residence, cottage and two lodges, set in gardens, grounds, paddock, ponds and woodland, extending to approximately 3.38 acres. Further including workshops, extensive parking, in and out driveway, incredible views from its elevated commanding site. Thought suitable for multi-generational living, extended family, smallholding for livestock, and with an established letting income.

Approached by a pair of pillared electric gates and a lawned foregarden, the property stands high on its plot with an amazing mature woodland backdrop.

- Substantial main residence, cottage and two lodges
- Gardens, grounds, paddock, ponds and woodland extending to approximately 3.38 acres
- Further workshops/garages and extensive parking
- Incredible views
- Thought suitable for multi-generational living, extended family or smallholding

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Offers Over £1,395,000











## MAIN RESIDENCE

### HALLWAY

parquet floor.

### SNUG

parquet floor and fireplace.

### DINING ROOM

### CLOAKROOM

wc, wash hand basin.

### FAMILY KITCHEN/DINING ROOM

The kitchen area has painted country units, marble surfaces, Smeg stainless steel six burner stove, twin butler sink, integrated dishwasher and fridge. Open to family dining area with fireplace.

### CONSERVATORY

opening to courtyard.

### SITTING ROOM

with wood burning stove to exposed brick fireplace and slate floor, beautiful views.

### OFFICE

an L shape wrap-around with views over the pond, grounds and paddock. Useful store/drinks cupboard off.

### LAUNDRY/BOOT ROOM

with good sized household store cupboard, further boiler/airing cupboard with central heating boiler, hot water tank and pressure tank.

### BUTLER/PREP KITCHEN

fitted units, twin sinks, space for extra appliances.

### FIRST FLOOR LANDING

### THREE DOUBLE BEDROOMS OFF

### FAMILY BATHROOM

### PRINCIPAL BEDROOM SUITE

exceptional far reaching views on three sides and massive balcony.







## **DRESSING AND SITTING ROOM AREA**

### **EN SUITE SHOWER ROOM**

#### **OUTSIDE**

Immediately adjoining the rear is an enclosed terrace with an outside kitchen with bar, sink, counter tops and recess/chimney for oven/grill, covered sitting area, hot tub (included).

### **STABLE COTTAGE**

#### **KITCHEN/BREAKFAST ROOM**

range of base and wall cupboard and drawer units and appliances, space for dining table.

#### **BEDROOM/STUDY**

#### **SITTING ROOM**

wood burning stove to exposed brick fireplace, under stairs cupboard.

#### **FIRST FLOOR BEDROOM**

#### **EN SUITE BATH AND SHOWER ROOM**

#### **INTER-CONNECTING BEDROOM**

#### **OUTSIDE**

covered terrace.

### **ACORN LODGE**

#### **KITCHEN AND DINING**

range of base and wall cupboard and drawer units, space for table and sitting area.

#### **BEDROOM**

#### **BATHROOM**

#### **SITTING ROOM**

#### **OUTSIDE**

decked terrace area and laundry shed.

### **ORCHARD COTTAGE**

#### **LARGE KITCHEN/BREAKFAST/SITTING ROOM**

with range of base and wall cupboard and drawer units.



## INNER HALLWAY

## TWO BEDROOMS

## BATH AND SHOWER ROOM

## OUTSIDE

Decked balcony and laundry shed at rear garden.

## TWO DOUBLE WORKSHOPS/GARAGES

and plenty of parking.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas and water are connected to the property. Private drainage system. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**LAND:** The site plan in these details includes new boundaries that will be marked then fenced. We reserve the right to re-measure the plot once the fencing is completed.

**COUNCIL TAX:** Council Tax is levied by the Local Authority. Hunters Lodge is understood to lie in Band G, and Stable Cottage in Band A.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Hunters Lodge D. Stable Cottage D. Acorn Lodge E. Orchard Cottage E. A full copy of the EPCs are available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



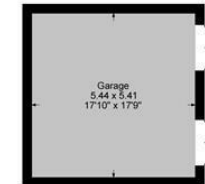
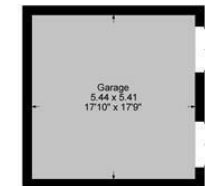
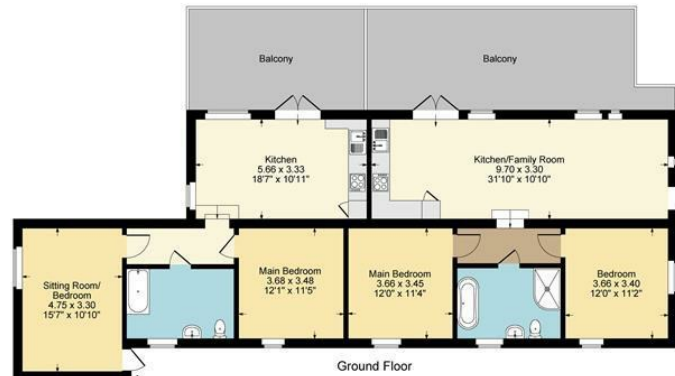




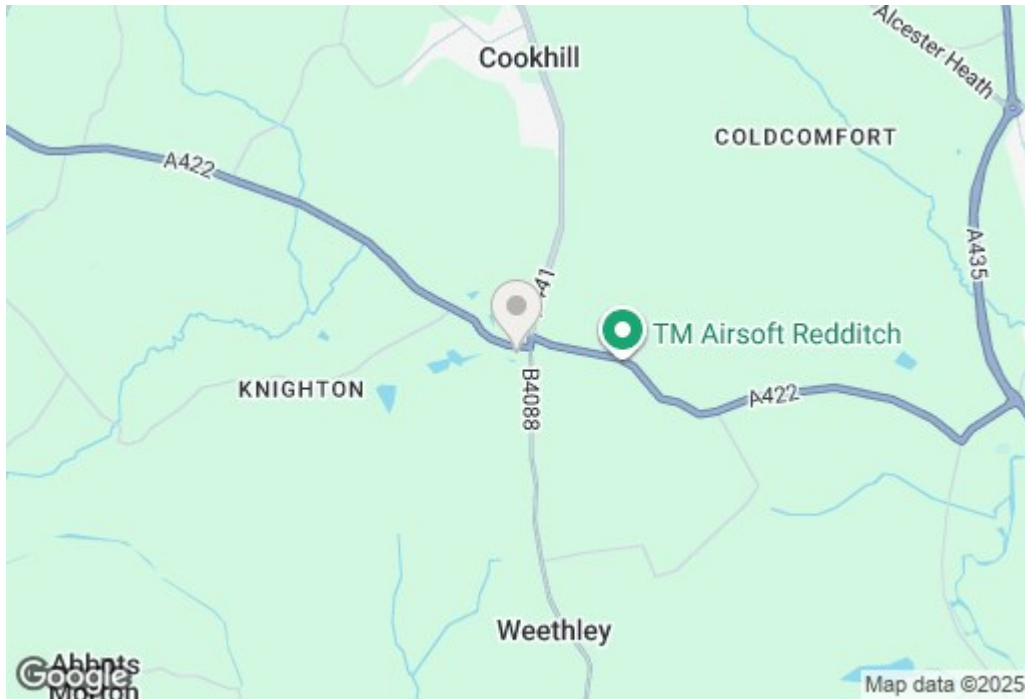


Approximate Gross Internal Area  
 Main House = 336.86 sq m / 3626 sq ft  
 Garage = 58.81 sq m / 633 sq ft  
 Stable Cottage = 100.52 sq m / 1082 sq ft  
 Acorn Cottage = 67.63 sq m / 728 sq ft  
 Orchard Cottage = 74.87 sq m / 806 sq ft  
 Total Area = 638.69 sq m / 6875 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## Hunters Lodge, Cookhill







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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