



The Old Coach House, Hopton Wafers, DY14 0NB
Price £950,000

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The Old Coach House Hopton Wafers

A stunning property set in approx. 2 acres located close to Hopton Wafers with far reaching views over open countryside and beyond. Alongside the property you also have a set of stables, which has planning permission.

- 6 Bedroom detached family home
- 5 Reception rooms
- 4 Bathrooms
- With 2 acres
- Previous Planning permission was granted for 2 bedroom annexe

Material Information

Price £950,000

Tenure: Freehold

Local Authority: Worcestershire

Council Tax: G

EPC: F (38)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

The Old Coach House, Hopton Wafers, Kiddeminster Approximate Gross Internal Area Main House = 3708 Sq Ft/344 Sq M

Stables = 604 Sq Ft/56 Sq M
Total = 7365 Sq Ft/684 Sq M



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

To live in such a wonderful and peaceful setting would be amazing, to look out with views stretching into the vista which absorbs miles and miles of stunning countryside would be purely divine and add to that, to live in a large coach house with current planning permission, pure perfection. The main house has 6 bedrooms and the potential to create an annexe within the current property.

Description

You approach the property via long field lined private driveway, and through the five bar gate and around the cottage into a large courtyard, with stables in front of you with current planning permission to turn into a further annexe. The front door leads into a bright hallway with rooms to both left and right, if you turn right there is a family kitchen with a range of bespoke floor and wall units in pale beech with tiled splash back and range cooker, there is enough space for an 8 seat table and chairs, beamed ceiling and inset lighting, there is a large window overlooking the courtyard. A door leads to the dining room with double aspect views. From the dining room is a further door to the cottage front door and hallway, this could become part of an annexe providing two bedrooms, large lounge (currently a playroom, and the current homework room there a bathroom whilst using the current dining room to house a new back to back kitchen, ideal for elderly relatives. There is a staircase rising to the first floor and two double bedrooms, the master bedroom having a range of wardrobes and Edwardian night bathroom consisting of WC and wash hand basin. Go back to the main hallway and turn left directly in-front of you is a large utility room ideal for coats wet wellies, whilst next door is the entrance to a guest cloakroom which is also large enough the take hats scarves, shoes, and winter coats, as well as leading to a cloakroom and WC.

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The stairs rise to the first floor from here. The large and bright drawing room is a real feature of this beautiful family home having a stunning stone and brick inglenook fireplace with wood burning stove, beamed ceiling and wooden floors there are doors opening onto a private patio, with far reaching views for miles and miles. In the drawing room is a door that leads into the study, which can also be accessed from the main hallway. Take the stairs to the first floor and the master Suite is to be found on our right, a magnificent bedroom with a large range of wardrobes and further cupboards located in the en suite. The main feature of the bedroom is a dramatic floor to ceiling arched window with far reaching views over open countryside and beyond, just awaiting a balcony to sit and enjoy the Shropshire hills, there's is a guest room on this floor which has an en-suite as well two other double Bedrooms. This rambling house is the home to bring up children or have visiting relatives, as it offers so many nooks and crannies, and is so very versatile in its layout, a really unique and wonderful family home, that needs some updating but currently presents a comfortable home.

Gardens

There is approximately two acres of land being sold with the property, (with the possibility of purchasing further land subject to negotiation) there are private patios and suntraps, and in the evening, climb the night lit, decked stairs to a seating area where you'll sip on a very large glass of chilled wine and take in the evening views. The south lawn has a multi level tree house complete with climbing wall, whilst country flowers and grass surrounds the house giving the privacy you dream of, whilst living in this home.

Outbuildings

The stable block and garage that form part of the main house also carries previous consent to turn into a two-bedroom annexe. For more information please visit the shropshire planning portal with the following planning number - 20/04983/FUL. The property sits in delightful gardens which are mainly laid to lawn interspersed with mature trees, flowering borders. There is a large, paved patio ideal for alfresco dining.

Services

Main's water and electricity. Private drainage (septic tank). Oil fired central heating.

Council tax band: D

Tenure: Freehold

Location

The Old Coach House enjoys a fabulous rural position situated in the village of Hopton Wafers which benefits from a public house and nearby petrol station. The property is just a few miles from the attractive town of Cleobury Mortimer where a range of good services and amenities can be found. The surrounding countryside is beautiful with wonderful walks on the doorstep as well as other interests for outdoor pursuits enthusiasts. The popular market town of Ludlow lies to the west and is famed for its festivals, restaurants and fascinating architecture with more extensive facilities for commerce, leisure, shopping and education available at Kidderminster and Worcester. Communications in the area are excellent. The A4117 can be picked up nearby, linking to Kidderminster and the West Midlands conurbation beyond. Trains from Kidderminster regularly depart to Birmingham and beyond and Ludlow has a mainline railway station on the Manchester to Cardiff line.

What three words
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Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Ludlow take the A49 towards Shrewsbury. At the roundabout take the 2nd exit towards Kidderminster on the A4117 continue to follow this road, when you arrive at Hopton Wafers, your Sat Nav will say you have reached your destination, at this point look right and there is a lodge house on the road with a private driveway running to the side, take this drive way through the fields and bear right at the top of the drive



