



Grove.

FIND YOUR HOME

Clifton Cottage, Walton Pool, Clent, DY9 9RR

Asking Price £795,000

Clifton Cottage

Presenting Clifton Cottage, a truly unique property in an elevated position located in Walton Pool in Clent. A fabulous opportunity to create a dream family home, the property boasts four bedrooms, three reception rooms and two bathrooms, ideal for families of all sizes and countryside views extend from most windows, offering beautiful sunsets throughout the year. The real show stopper is the large living room at the rear of the property, with French doors out onto the patio and the Malvern Hills as the backdrop.

Externally, the surrounding grounds boast a lawned garden with mature plant beds and water feature, steps up to a large raised patio area, ideal for hosting social gatherings during the warmer months and a paddock with stable block, hay barn and a separate gated entrance.

Walton Pool in Clent is known for its beautiful, picturesque setting and is home to many nature walks across the National Trust Clent Hills. For those looking for their perfect rural location with breath-taking views, this home is not to be missed.





Approach

Approached via sloped in and out driveway offering parking for multiple vehicles, along with a car port and covered porch area.

Entrance Hall

With double glazed window to side, central heating radiator and doors to:

Dining Room 13'9" x 7'10" (4.2 x 2.4)

With dual aspect double glazed windows to front and side, central heating radiator and feature fireplace.

Kitchen 15'1" x 7'10" (4.6 x 2.4)

Accessed via step up with double glazed window to side and tiled floor. Featuring a variety of fitted wall and base units with worksurface over, stainless steel sink and hob with extractor fan over. There is an integrated oven and grill, space and plumbing for white goods and opening through into the utility room.

Utility Room 13'9" x 6'6" (4.2 x 2.0)

With window and door to side, central heating radiator and tiling to floor. There are fitted base units with worksurface over, stainless steel sink and space and plumbing for white goods along with the house boiler. Opening leads through to the boot room.

Boot Room 9'2" x 6'2" (2.8 x 1.9)

With window and door to side, central heating radiator, tiled flooring and fitted base units with worksurface over.

W.C.

With double glazed window to side, central heating radiator and tiling to floor and walls. There is a w.c. and hand wash basin.

Bedroom One 14'9" max x 12'9" max (4.5 max x 3.9 max)

With dual aspect double glazed windows to front and side, central heating radiator and fitted wardrobes for storage with large matching dressing table. Steps up and door lead into the ensuite shower room.

Ensuite

With double glazed window to side, central heating radiator and tiling to floor and walls. There is a hand wash basin and fitted shower, along with sliding door wardrobes for further clothes storage.







First Floor Landing

With central heating radiator and doors leading to:

Lounge 22'7" x 13'5" (6.9 x 4.1)

With dual aspect double glazed windows to front and side, three central heating radiators and access to the loft via hatch.

Bedroom Two 15'8" max x 9'2" max (4.8 max x 2.8 max)

With two double glazed windows to side, central heating radiator, fitted storage and wash hand basin.

Bedroom Three 8'10" max x 12'9" (2.7 max x 3.9)

With double glazed window to side, central heating radiator, fitted storage and wash hand basin.

Bathroom

With double glazed window to side, central heating radiator and tiling to floor and half walls. There is a fitted vanity unit with sink, w.c., bidet and shower cubicle, along with airing cupboard.

Living Room leading to Snug Alcove 25'3" x 20'8" leading to 8'2" x 12'1" (7.7 x 6.3 leading to 2.5 x 3.7)

With double glazed patio doors with far reaching views over open countryside and to the Malvern Hills in the distance. Double glazed windows to rear, central heating radiators and feature fireplace. This room offers direct access onto the elevated patio.

This space is a sizeable room offering potential to be reconfigured into a living/kitchen space, making the most of the view beyond

Study/ Fourth Bedroom 10'2" x 7'10" (3.1 x 2.4)

With double glazed window to side and central heating radiator.

Garden

With large paved patio area offering far reaching views, steps down to a further lawned space with mature plant beds and gate through to the paddock.

Paddock

A great space for equestrian use with stable block, hay barn for storage and separate gated entrance for vehicles.



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Garage 17'4" x 18'0" (5.3 x 5.5)
With electric points and lighting overhead.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.



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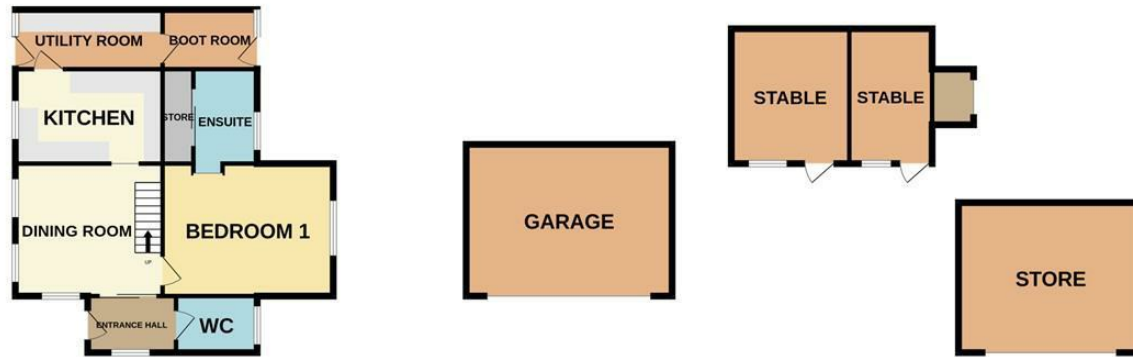




We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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