



Pinkham

Kidderminster | DY14 8QE



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Nestled in the charming village of Cleobury Mortimer, this delightful house offers a perfect blend of rural tranquillity and modern living. A truly exceptional multigenerational country home, set within an idyllic rural setting and brimming with character throughout. Showcasing a wealth of exposed beams and period features, the property offers extensive and highly versatile accommodation, including a substantial main house, a self-contained attached cottage, and a separate studio—ideal for extended family living, guest use, or home working. Combining charm, space, and flexibility, this unique home provides the perfect balance of countryside tranquillity and modern-day practicality.

Location:

The historic, bustling market town of Cleobury Mortimer is just a short walk from this property, which provides a terrific range of local amenities including an award-winning doctor's surgery, filling station/supermarket, restaurants and several public houses. Approximately 12 miles away is the picturesque town of Ludlow which plays host to a range of food and drinks festivals throughout the years, as well as fine dining eateries, many delightful shops, cafes, restaurants and fine dining eateries. Tenbury Wells is accessible within approximately 9 miles, providing further amenities such as retail shops, grocers, hairdressers, library and further eating and drinking venues.

Tenbury Wells (9 miles), Ludlow (12 miles), Worcester (21 miles), Birmingham (30 miles), Kidderminster (11 miles). All miles approximate.

Education:

The Cleobury Mortimer primary and Lacon Childe secondary schools are less than a mile away.

Accommodation Comprising Of:

Hallway, Sitting Room, WC, Study, Garden Room, Dining Area, Kitchen/Breakfast Room, Laundry/Boot Room, Master Bedroom with En-Suite, Three further Bedrooms, Family Bathroom, Attached Cottage with Lobby Sitting Room, Snug/Dining Room, Kitchen, Laundry, Two Bedrooms, Shower Room, Studio with Shower Room, Kitchenette and Living Accommodation, Double Garage and Workshop.

Ground Floor Accommodation:

Enter through a solid oak doorway into a welcoming hallway featuring original parquet flooring, a useful storage cupboard, and traditional oak thumb latch doors leading to the principal ground floor rooms, including the Sitting Room, Study, WC, and Dining Area. The Sitting Room is a beautifully characterful, double-aspect space, filled with natural light and enhanced by French doors opening out to





the garden. A striking large stone inglenook fireplace with inset log burner forms a cosy focal point, complemented by exposed oak beams that add warmth and charm. From the hallway, a useful Study offers a quiet and practical workspace, with French doors opening through to the Garden Room. This is a fabulous additional reception space, featuring striking double apex windows and two velux that flood the room with natural light, along with French doors leading out to the patio and gardens beyond. A wonderful place to relax, entertain, and enjoy uninterrupted views over the surrounding garden. This tranquil space flows seamlessly into the Dining Area, a characterful room featuring exposed brickwork, beams, and a cosy log burner, creating a warm and inviting setting for family meals. From here, the layout continues into the Kitchen/Breakfast Room, with flagstone flooring running throughout these interconnecting spaces, enhancing the home's rustic charm. The kitchen is well-equipped with a range of cream wall and base units topped with granite work surfaces, alongside integrated Bosch appliances including an oven, combination oven, dishwasher, and a five-ring gas hob with cooker hood over. There is also space for a fridge freezer, making this a superb and sociable area perfectly suited to both everyday family life and entertaining. To the rear of the kitchen is a practical Laundry/Boot Room, fitted with quarry tiled flooring and a range of wall and base units, along with space for a fridge freezer. A charming stable door provides direct access to the courtyard, making it an ideal entrance after muddy walks, perfectly suited to country living. To complete the ground floor is a useful WC with toilet and pedestal sink.

First Floor Accommodation:

A most spacious, light and bright galleried landing provides access to all bedrooms and the family bathroom, with traditional thumb latch doors continuing the character throughout. The impressive principal bedroom enjoys an abundance of natural light from a triple aspect of Velux windows and standard windows, offering delightful views across the garden, courtyard, and towards the river. The room is further enhanced by an excellent range of fitted wardrobes and cupboards. The ensuite is well-appointed with a corner shower featuring a rainfall head, a Vitra sink set within a vanity unit, WC, and stylish Palio Core wood-effect flooring, creating a sleek and contemporary finish. There are three further bedrooms, two of which benefit from fitted wardrobes, along with an airing cupboard and additional storage space off the landing. The family bathroom is stylishly appointed, featuring a walk-in shower cubicle with rainfall shower head, and a freestanding bath set on a raised platform. A WC and sink are inset into a vanity unit with sensor lighting beneath, complemented by Palio Core wood-effect flooring and a ladder-style towel rail, creating a modern yet comfortable finish.

Riverside Cottage & Studio:

Originally a stable and thoughtfully converted in 2003, this charming two-bedroom cottage retains character throughout with traditional thumb and latch doors and exposed beams. Enter through the lobby into a cosy Snug, currently used as a dining room, which flows into the kitchen featuring light oak wall and base units, space for a washing machine and slimline dishwasher, and a fitted oven with grill, hob, and extractor. A laundry is conveniently off the kitchen providing space for storage and a fridge/freezer. The spacious Sitting Room boasts a log burner and lovely views across the river, complemented by a beautiful oak front door and oak framed porch to the front. Upstairs, the cottage offers two bedrooms, the master





with excellent fitted wardrobes, both enjoying stunning river views. The Shower Room is fitted with a corner shower, WC, and sink encased in a vanity unit. There is also versatile Studio with its own entrance, providing additional accommodation. The ground floor offers a shower room with a curved shower, WC, sink, and sandstone square tiled flooring. Upstairs, a small kitchenette and a generous multi-use room feature Velux windows with exceptional river views, making it ideal for guests, home working, or leisure space.

Outside:

Approached via a private road through a five-bar wooden gate onto a gravelled driveway, the property makes an immediate impression. A stunning front courtyard provides a real “wow” factor, with a gate leading to the side and rear gardens. The rear garden is laid to lawn with beautifully tiered borders and a raised seating area to take in the views, while a spacious patio offers the perfect sunny spot for alfresco dining. The cottage enjoys its own gated gravelled driveway and a charming courtyard garden, offering privacy and character. Additionally, the property benefits from a double garage and a useful side workshop, combining practicality with country charm.

Services: Main’s water, electricity, oil fired central heating and private drainage. The property has been subject to flooding in the garage in the last 10 years, flood mitigation is in place.

Agent's Notes:
Tenure: Freehold

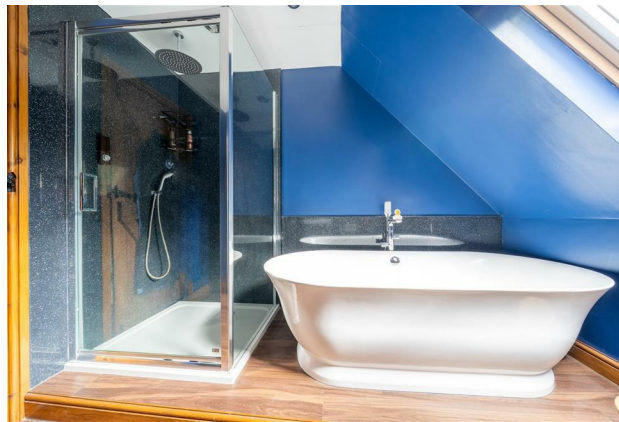
Local Authority: Shropshire District Council

Council Tax Band: E (only one Council Tax is paid)

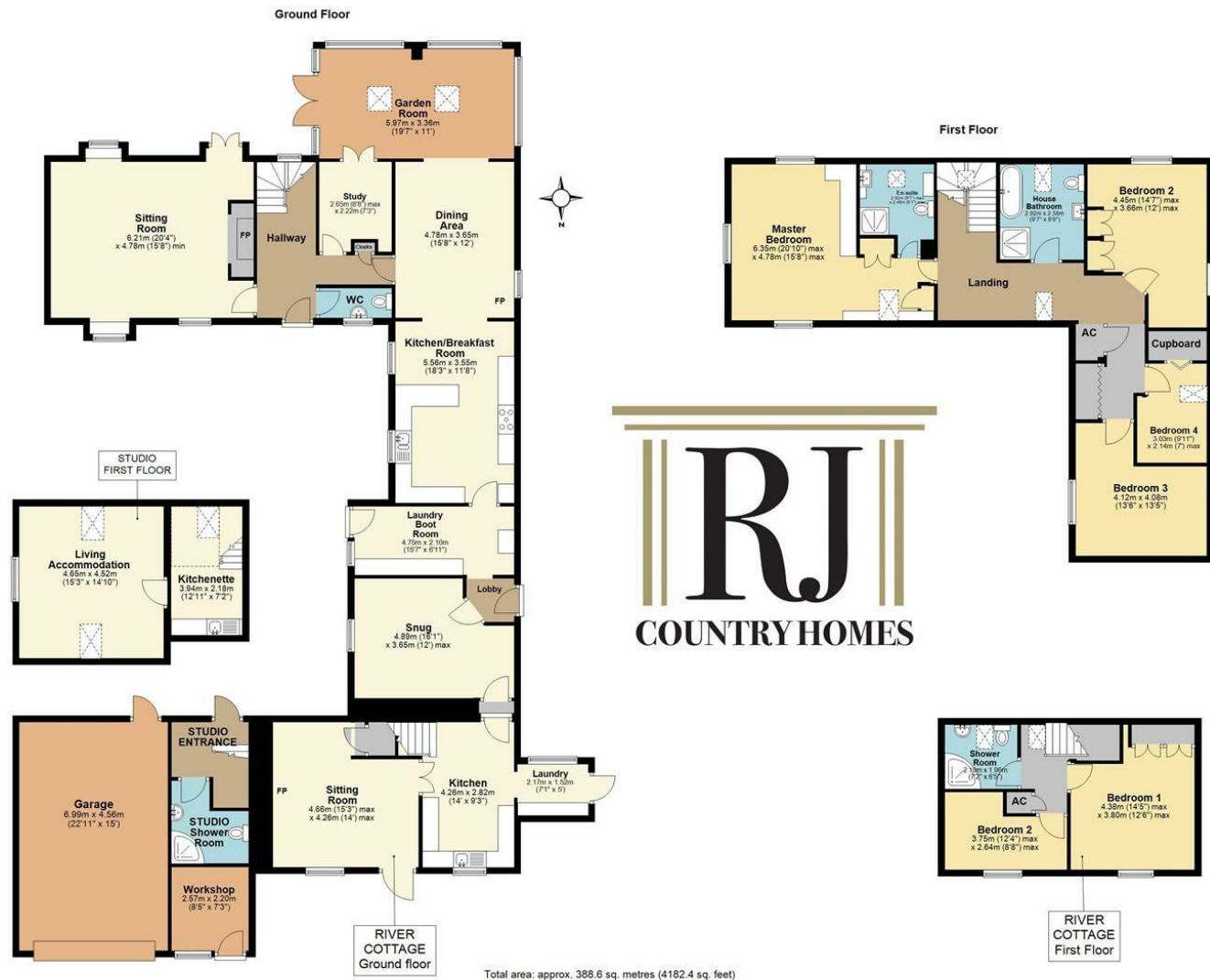
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RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	78
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
62	78
England & Wales	EU Directive 2002/91/EC

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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