



EARLES
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**Cruise Hill Cottage
Cruise Hill
Redditch
B97 5UA**

Offers Over £925,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Nestled within the picturesque rural hamlet of Ham Green, Cruise Hill Cottage is a charming Grade II Listed detached period home set in just under two acres of mature gardens and grounds offering an abundance of character, generous living accommodation extending to approximately 2,660 sq. ft., and a wealth of versatile outbuildings. Believed to date back to the 16th century, the property retains many original features and is recognised for its historic timber-framed construction and architectural significance.

The accommodation is arranged over two floors and briefly comprises a welcoming reception hall, a spacious dual-aspect living room with feature fireplace, an elegant dining room, a well-proportioned kitchen/breakfast room with adjoining pantry and storage, together with a ground floor cloakroom/WC.

To the first floor are three generous double bedrooms, all enjoying pleasant views over the surrounding countryside, together with a family bathroom and useful landing storage.

Externally, the property truly excels, benefiting from substantial detached outbuildings including a large party barn, separate garden shed/workshop and an additional detached store building, offering outstanding potential for hobbies, entertaining, storage or ancillary use (subject to any necessary consents). The mature grounds provide a delightful rural setting with ample parking and space to enjoy the surrounding landscape.

Occupying a sought-after semi-rural location whilst remaining conveniently placed for Redditch, Alcester and excellent road links, Cruise Hill Cottage presents a rare opportunity to acquire a beautifully preserved period home combining historic charm with versatile modern family living.



Reception Hall

14'6" x 12'11" (4.43m x 3.95m)

Dining Room

14'0" x 15'5" (4.27m x 4.72m)

Living Room

17'10" x 15'9" (5.45m x 4.82m)

WC**Kitchen/Breakfast Room**

14'6" x 15'1" (4.43m x 4.62m)

Pantry

5'2" x 5'10" (1.60m x 1.80m)

First Floor**Bedroom One**

14'6" x 15'1" (4.43m x 4.62m)

Bedroom Two

14'6" x 15'1" (4.43m x 4.62m)

Bedroom Three

13'2" x 10'2" (4.03m x 3.10m)

Family Bathroom

7'5" x 5'11" (2.28m x 1.81m)

Outside**Store Room**

20'0" x 14'3" (6.12m x 4.35m)

Garden Shed

24'0" x 12'2" (7.32m x 3.73m)

Party Shed

30'3" x 13'4" (9.23m x 4.08m)

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:

Standard Broadband Speed is available in the area, with predicted highest available download speed 25 Mbps and highest available upload speed 1 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Variable outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor

Council Tax:

Redditch Borough Council - Band F

Tenure:

The property is Freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2036 and 2069 - Very Low

Surface water

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2040 and 2060 - Very Low

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915 / 01564 794 343).

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Total area: approx. 247.2 sq. metres (2660.5 sq. feet)

