



## Smithy Cottage

Hanley Castle, WR8 0AS

Andrew Grant

# Smithy Cottage

Gilberts End, Hanley Castle, WR8 0AS

**2 Bedrooms   1 Bathroom   2 Reception Rooms**

Characterful two-bedroom cottage with generous gardens, two reception rooms and charming country setting, offering scope for modernisation within the Hanley Castle area.

- Characterful cottage with two reception rooms and two double bedrooms
- Period features including brick fireplaces, built-in storage and sloping ceilings
- Generous gardens with long lawn, fruit trees, shrubs and vegetable beds
- Private gated driveway with grassed track and informal parking
- Rural hamlet location near Hanley Castle with good access to nearby villages and countryside

Smithy Cottage is a rare opportunity to acquire a characterful two-bedroom cottage set in generous gardens. The property offers two reception rooms with fireplaces, a kitchen, conservatory and ground-floor shower room, with two bedrooms upstairs. The gardens wrap around the cottage and include an extensive lawn with mature hedging, fruit trees and vegetable patch, while a long private drive runs through the front garden to the house. Situated in the rural hamlet of Gilberts End near Hanley Castle, this charming home enjoys a tranquil setting yet remains accessible to nearby villages and countryside walks.

**958 sq ft (89.0 sq m)**





## The living room

Serving as the main reception space, the living room welcomes you from the hall and an ideal for relaxing and entertaining. Its focal point is a brick fireplace with a painted mantel, flanked by built-in shelving. Two windows on opposing walls frame views over the gardens, lending a dual-aspect feel and connecting the room to the surrounding greenery.



## The dining room

Used for family meals and gatherings, the dining room sits between the living room, kitchen and conservatory with stairs rising to the first floor. A second brick fireplace with a timber mantel provides a homely focal point, complemented by built-in storage cupboards on either side. A deep-sill window looks onto the side of the house and the under-stairs area offers additional space.



## The conservatory

Providing extra living space and a link to the garden, the conservatory adjoins the kitchen via the lean-to. It features a brick-built base with glazed panels and a dining room and the lean-to that invites the outside in. Double doors open directly to the garden, creating an easy transition to the a glazed door and making it a versatile extension of the home.



## The kitchen

At the heart of everyday life, the kitchen is positioned directly off the dining room. A sloping ceiling and a low-set window add character, while fitted cabinets, work surfaces and a sink provide practical space for cooking. Tiled walls surround the preparation area and a doorway opens directly to the ground floor shower room and conservatory beyond.



## The primary bedroom

Upstairs, the primary bedroom provides a peaceful retreat at the front of the house. A large casement window with a deep sill frames countryside views, while a built-in cupboard offers useful storage. The generous proportions allow space for a variety of bedroom furniture and the pitched ceiling adds character.



## The second bedroom

Also on the first floor, the second bedroom makes an ideal guest room or home office. It benefits from fitted cupboards along one wall and a window overlooking the rear garden. A sloping ceiling with loft hatch adds character and there is ample space for bedroom furniture for a single or double bed.



## The shower room

The ground-floor shower room serves both bedrooms and reception rooms. Fully tiled walls encase a step-in shower with handheld and overhead fittings, a pedestal wash basin and a low-level WC.



## The garden

Outside, the gardens are a real highlight of this property. A long expanse of lawn is bordered by mature hedging and dotted with young trees, creating a sense of privacy and space. Near the house there are shrubs and a vegetable plot, with plenty of room for seating areas and outbuildings and far-reaching rural views beyond.





## The driveway and parking

Approaching the cottage, a gated entrance opens to a private drive set within the front garden. The grassed track leads to the front door and provides informal parking for several vehicles, flanked by hedging and fenced boundaries.

## Location

Gilberts End is a sought-after rural hamlet on the outskirts of Hanley Castle in Worcestershire. Surrounded by rolling farmland and with the Malvern Hills within easy reach, the area offers plentiful opportunities for walking and outdoor pursuits. Everyday amenities can be found in the nearby village of Hanley Swan and the riverside town of Upton-upon-Severn, which also hosts regular community events. Hanley Castle High School and other schools serve the area. Excellent road links connect to Malvern, Worcester and the wider Midlands, while rail services from Great Malvern open up further travel options.

## Services

Services are TBC.

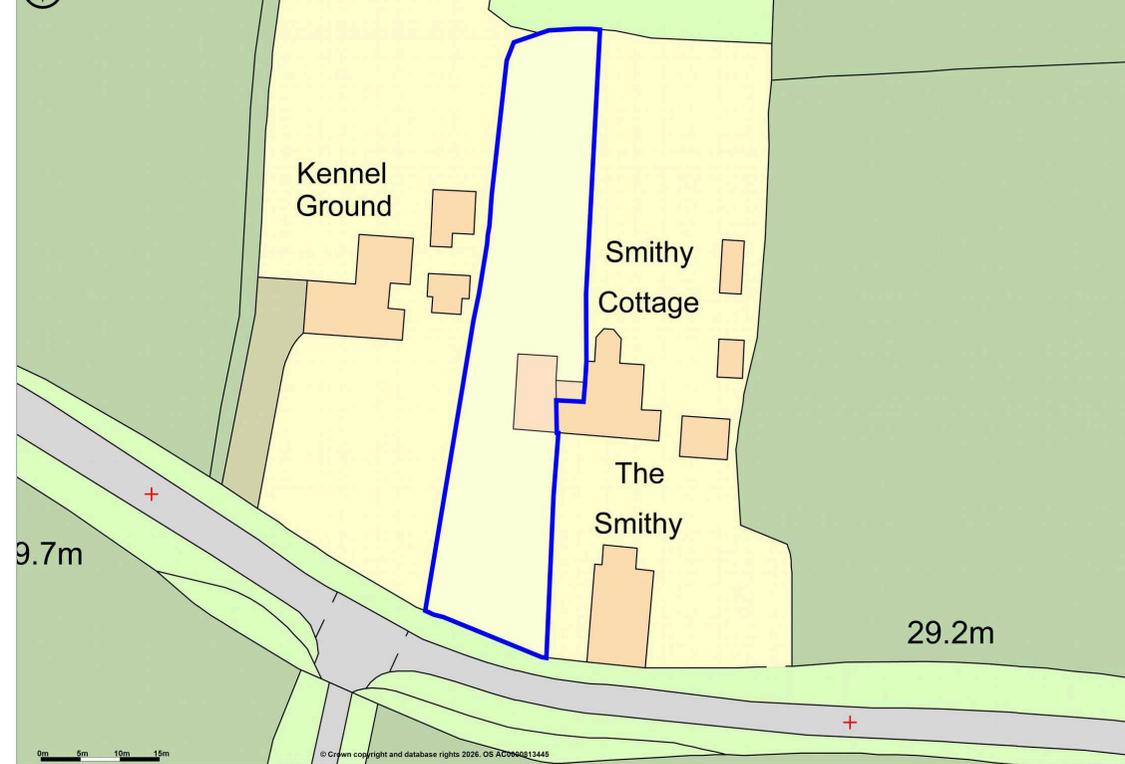
**Broadband Speed:** Superfast broadband available. Download speeds up to 53 Mbps and upload speeds up to 8 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from EE, O2, Three and Vodafone (source: Ofcom checker).

**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is B



# Gilberts End

Approximate Gross Internal Area  
 Ground Level = 57.3 sq m / 617 sq ft  
 First Level = 31.7 sq m / 341 sq ft  
 Total = 89.0 sq m / 958 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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