



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

2 CLEMATIS COTTAGE

HOPTON BANK, HOPTON WAFERS, KIDDERMINSTER, DY14 0HG

GUIDE PRICE

£275,000



**A SEMI-DETACHED COTTAGE WITH AN ATTACHED ANNEXE AND A DELIGHTFUL GARDEN
ENJOYING WONDERFUL VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- ANNEXE WITH ONE BEDROOM
- DRIVEWAY PARKING
- GARAGE AND GREENHOUSE
- ESTABLISHED GARDENS

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Clee Hill - 2, Cleobury Mortimer – 3.5, Tenbury Wells – 7, Ludlow - 8, Bewdley – 11.5, Kidderminster - 15, Bridgnorth – 15, Worcester - 25, M5 Junction 6 – 25.5, Birmingham - 34.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Ludlow. Proceed for 0.2 mile before turning right onto the Clee Hill Road/B4214. Continue for 4.6 miles before turning right onto the A4117 signed Bewdley/Kidderminster/Cleobury Mortimer. Proceed for 2.1 miles and immediately after Hopton Bank Garage turn left signed Crumpsbrook/Farlow/Oreton and the property is the second on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

2 Clematis Cottage is situated in Hopton Bank, and from its accessible and elevated setting enjoys terrific views across the surrounding countryside to the Malvern Hills. Hopton Bank has a petrol station with convenience store, and Hopton Wafers is home to The Hopton Crown, a popular local pub serving food. The market town of Tenbury Wells, and Cleobury Mortimer and historic Ludlow are all just a short drive away and offer a good range of shops and services. The property is on a regular bus route from Ludlow to Kidderminster and is within the Farlow C of E Primary School and Lacon Childe School catchment areas.

2 Clematis Cottage is a semi-detached cottage constructed of stone elevations under a slate tiled roof with an attached one bedroom annexe currently utilised as a holiday let, and giving the option for multi-generational living. The cottage has been updated in recent years with improvements including a modern external Worcester combi boiler and oil storage tank, a refurbished annexe, and a refitted utility room. There is scope to improve the property further with space to install an ensuite on the second floor. The property benefits from ample driveway parking space, a detached garage/workshop, generous landscaped gardens, UPVC framed double glazing and oil fired central heating.

ACCOMMODATION

A porch opens into the entrance hall which leads to the sitting room which has an understairs cupboard and a Clearview woodburning stove inset into a decorative tiled and wooden surround. The kitchen/dining room has a range of fitted cream units incorporating a ceramic sink/drain, with space for an American fridge/freezer and space for a cooker with an extractor hood over. The utility room has a range of teal fitted base units incorporating a Belfast sink, with plumbing for a washing machine, a part glazed door opening onto the rear garden, and a door leading through to the annexe.

From the sitting room stairs rise up to the first floor landing. There is a spacious double bedroom with built-in wardrobes, and a second small double bedroom with a built-in wardrobe and a hand basin. The family bathroom has a bath with an electric shower over, a pedestal basin, wc and heated towel rail.

From the first floor landing stairs rise up to the second floor attic room with space to create an ensuite if desired, and to a further double bedroom with eaves storage.

ANNEXE

An entrance door opens into the living room with an understairs cupboard. An inner hall leads through to the galley kitchen which has a range of teal fitted units incorporating a stainless steel sink/drain, integral

appliances including a slimline dishwasher, washing machine, electric oven and induction hob with an extractor hood over, a larder cupboard and a part glazed door opening onto the rear garden. Behind a false wall in the larder cupboard there is a concealed cloakroom with hand basin and wc. The shower room has an electric shower, pedestal basin, wc and heated towel rail. From the living room stairs rise up to the first floor landing which has eaves storage, and a wardrobe with a cupboard housing the immersion tank. There is a cosy double bedroom with twin skylights.

OUTSIDE

The tarmac driveway provides parking space for three cars and there is a stoned front garden with space for pots. A gated side access opens into the landscaped rear garden which has a patio al fresco entertaining area with steps leading up to stoned paths which meander around areas of lawn interspersed with ornamental and fruit trees and established shrub and flower borders, with two bridges across the stream that runs through the garden leading up to a detached small garage/workshop (11'9" x 11'9") with power and light, and an attached greenhouse (11'7" x 11'7"), the gated access to the garage is via a right of way across a stoned track adjacent to Hopton Bank Garage.

SERVICES

Mains water and electricity.
Shared private drainage – septic tank.
Oil fired central heating – external Worcester combi boiler.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8420-7526-6070-2265-1202>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Sole Agents: –
Nick Champion - Tel: 01584 810555
E-mail: info@nickchampion.co.uk
View all of our properties for sale and to let at:
www.nickchampion.co.uk

what3words: ///asterisk.fits.compose

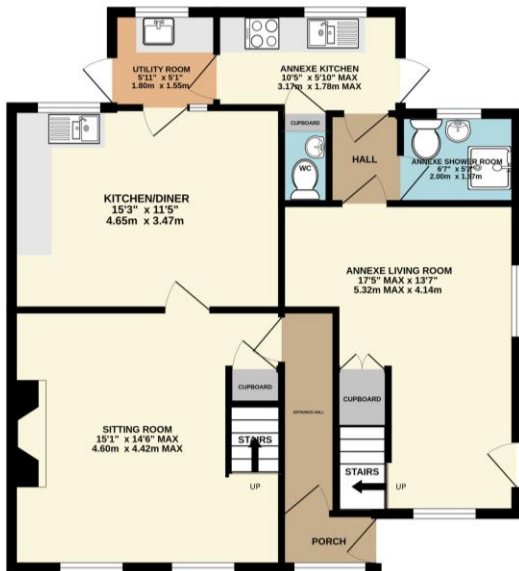
Flood Risk (Checked on 07.04.26 on <https://check-long-term-flood-risk.service.gov.uk/postcode>)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 07.04.26)
EE, O2, Three and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 07.04.26)
Standard: 5 Mbps (highest download) / 0.7 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – Not available

Photographs taken: 31st March 2026
Particulars prepared: April 2026





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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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.