

DAMSON COTTAGE

BAYTON | KIDDERMINSTER



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Cleobury Mortimer 6 miles | Bewdley 10 miles | Kidderminster 14 miles
Worcester 15 miles | Birmingham 32 miles | London Euston approx. 2 hours 20 minutes
(Distances and time approximate)

A charming four-bedroom country cottage with character features,
generous gardens of around 0.75 acres, stunning rural surroundings and
beautifully balanced family accommodation throughout.

Charming four-bedroom country cottage
Approx. 0.75 acres of gardens and grounds
Beautifully presented kitchen/breakfast room
Character features including exposed brick fireplaces and beams
Extensively extended adding a modern family room
Desirable Worcestershire village setting
No Onward Chain

VIDEO TOUR



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LOCATION & SITUATION

Bayton is a highly regarded Worcestershire village, surrounded by attractive countryside yet well placed for access to Cleobury Mortimer, Bewdley, Kidderminster and Bridgnorth.

The location combines peaceful village living with excellent access to everyday amenities, schooling and road connections, making it ideal for both permanent family occupation and lifestyle-led purchasers seeking a semi-rural retreat.

Road: The property is located approximately 2 miles to A456, providing direct routes to Kidderminster, Bewdley and Birmingham. The M5 motorway is reachable within approximately 22–24 miles.

Rail: Excellent rail access is available from Kidderminster station (approx. 14 miles), with regular direct services to Birmingham and convenient onward connections to London Euston.

Air: For international travel, Birmingham Airport is within approximately 38 miles, offering excellent domestic and worldwide connections and reachable in around 50–60 minutes by car.

Schools: The area is well served by a range of schooling options, including local village primary schools together with secondary education available in nearby Cleobury Mortimer and Bridgnorth.

Sporting: The area is exceptionally well served for country pursuits and sporting interests, with excellent golf, fishing, equestrian and shooting facilities all within easy reach.



DAMSON COTTAGE

Damson Cottage is a beautifully appointed detached country residence, thoughtfully enhanced to create a warm and highly individual family home. Set within approximately 0.75 acres in the desirable village of Bayton, this charming four-bedroom property offers an exceptional blend of character, space and lifestyle appeal. Period features including exposed brick fireplaces and timber beams complement beautifully balanced reception rooms and a superb farmhouse-style kitchen. With versatile bedroom accommodation, privacy, attractive gardens and no onward chain, Damson Cottage presents a rare opportunity to enjoy quintessential rural living.





THE ACCOMMODATION

Damson Cottage is a delightful and highly individual four-bedroom country residence, offering a superb balance of charm, practicality and lifestyle appeal within the sought-after village of Bayton.

The property enjoys a wealth of characterful period features, including exposed brickwork, timber beams, feature fireplaces and beautifully proportioned reception rooms, all complemented by a warm and inviting finish throughout. The generous kitchen/breakfast room forms the heart of the home, fitted with an attractive range of traditional units, a central island and excellent natural light, creating an ideal setting for both family life and entertaining.

The reception space is particularly impressive, offering a wonderful sense of warmth and versatility, with rooms that lend themselves equally well to formal entertaining or relaxed everyday use. Thoughtfully arranged throughout, the internal layout provides an excellent flow between the principal living areas, enhancing both practicality and comfort. Each room has been carefully maintained to retain its individual character, while the balance of natural light, period detailing and generous proportions creates a home that feels both elegant and highly functional for modern family living.

To the first floor, the bedroom accommodation is equally well balanced, comprising of four well proportioned bedrooms, a walk in wardrobe/closet, a shower room and an ensuite shower, making the property particularly well suited to growing families, multi-generational living or buyers seeking flexible guest accommodation.

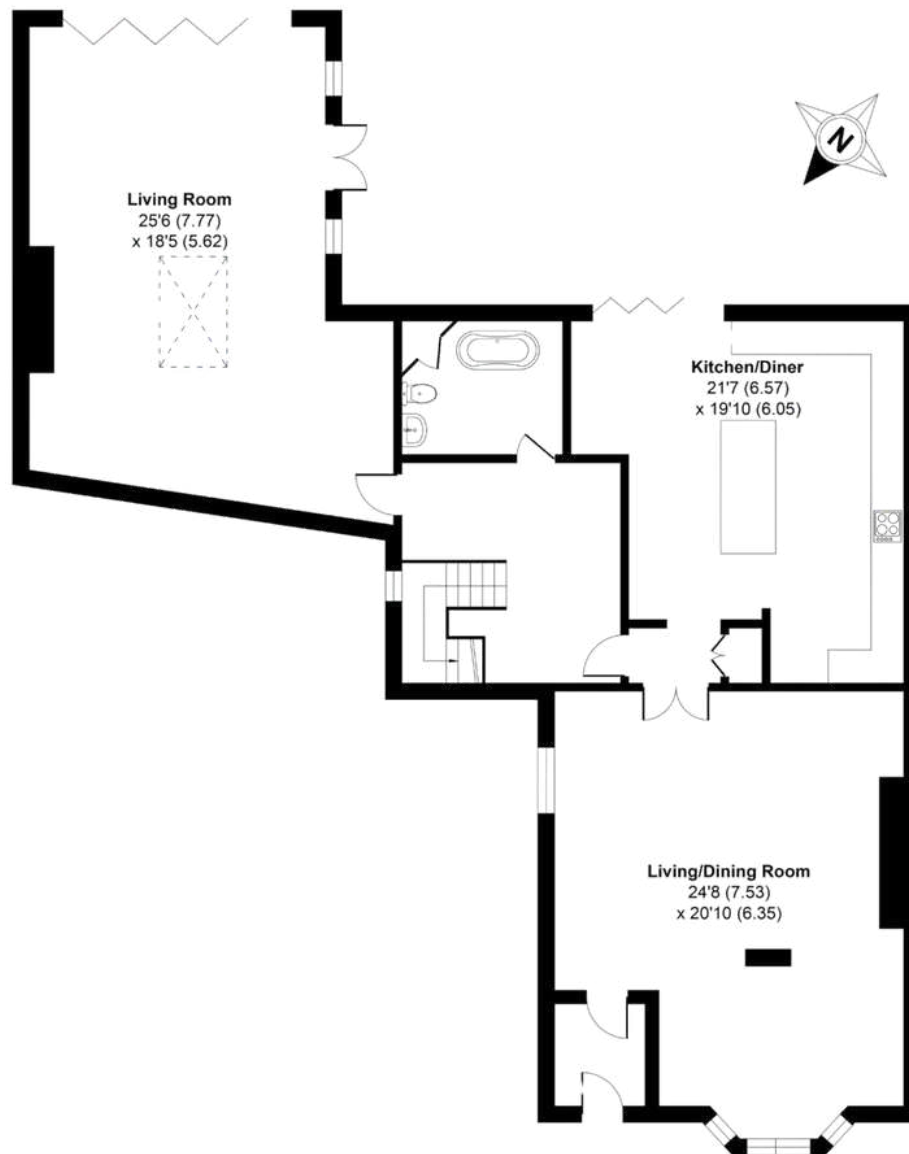






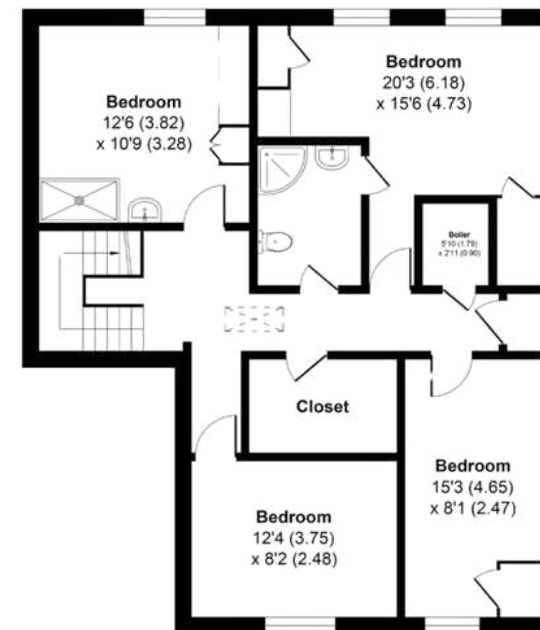
DAMSON COTTAGE

Approximate Area = 2637 sq ft / 245.0 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



First Floor

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GARDENS & GROUNDS

The property is approached over a private driveway providing ample parking and a welcoming first impression.

The gardens and grounds are a particular feature, extending to approximately 0.75 acres, offering a wonderful mix of formal lawned gardens, seating areas and open space ideal for families, gardening enthusiasts or those simply wishing to enjoy the surrounding countryside setting.

The plot offers excellent privacy together with attractive outlooks over the neighbouring rural landscape.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electricity, a private drainage system and LPG central heating. Interested parties are advised to make their own enquiries.

LOCAL AUTHORITY

Malvern Hills Council, Council House, Avenue Road, Malvern, WR14 3AF
Tel: 0300 456 0560

COUNCIL TAX

Council Tax Band – E

EPC

Rating – E

DIRECTIONS

What3Words ///snowballs.apes.incensed

From Kidderminster proceed west towards Bewdley via the A456 bypass. At the roundabout by Wharton Park Golf Club, take the first exit and continue through Callow Hill. On approaching Clows Top, turn right towards Cleobury Mortimer, then shortly left signposted Bayton. Follow the road into the village and, at the junction, turn left where Damson Cottage will be found on the right-hand side.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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