



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

Guide Price £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 detached period home amazing far reaching views 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)

