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Sleepy Hollow Cottage Wolverley Village
Kidderminster,
West Midlands
DY11 5XA

Offers Over £575,000



Nestled in the charming village of Wolverley, this unique detached cottage combines historic character with distinctive architectural features. Built into the natural rock face, the property offers an exceptional design with a warm, cosy feel and an abundance of character throughout.

The accommodation briefly comprises two entrance doors, one leading into the main reception room featuring exposed beams, a log burner and impressive archways opening to a separate snug area, office or music room, and a useful half-cellar/store built into the sandstone walls. The second entrance opens directly into the kitchen, which leads to a utility area with a serving hatch to the cellar. Upstairs, the property offers three bedrooms, including a bedroom with en suite bathroom, alongside a separate shower room. Outside, the courtyard enjoys a unique 'cave-like' feature against the rock face, a raised slabbed patio, and gated front access. Further benefits include stone-chipping parking to the side and a former blacksmith's workshop built into the rock, ideal for additional storage.

Situated in the sought-after village of Wolverley, the property enjoys convenient access to local amenities, well-regarded schools, countryside walks and transport links to Kidderminster, Stourbridge, and Birmingham.

A rare opportunity to acquire a truly characterful home in a desirable setting, this distinctive cottage must be viewed to be fully appreciated. JH 14/05/2026 EPC=E







Approach

Via a picket fence and rock wall frontage with slabbed patio and pathway leading to the two front doors. Stable front door with glass windows leads into the reception room.

Reception room 22'3" x 12'1" (6.8 x 3.7)

Open beams and open brick fireplace with log burner, two central heating radiators, two double glazed bowed windows to the front, stairs to first floor accommodation, engineered oak flooring, two archways and step down to further reception area.

Lower reception area 24'7" x 9'2" max (7.5 x 2.8 max)

Double glazed window to side, open rock walls, door to under stairs storage, central heating radiator, obscured glass window into the utility space, steps down into the cellarette.

Cellarette 11'5" x 4'7" (3.5 x 1.4)

Having a service hatch into the utility, central heating radiator and open rock face.

Kitchen 20'8" x 7'10" (6.3 x 2.4)

Having stable door to the front, two double glazed windows to front, central heating radiator, matching wall and base units with square top surface over, splashbacks to match, five ring Range Master oven, butler sink with mixer tap, door into utility.











Utility 8'10" x 5'2" (2.7 x 1.6)

Double glazed stable door to side, double glazed window to side, service hatch into cellar, obscured window into the lower reception room, space for washing machine and cupboard housing central heating boiler.

First floor landing

The landing splits with stairs leading to two separate wings, double glazed velux skylight, open beams.

The right wing

Has steps up to two rooms.

Shower room

Having obscured glass window to the side, w.c., heritage wash hand basin, vertical central heating towel rail, shower with monsoon head over.

Bedroom two 9'10" max 8'10" min x 12'1" (3.0 max 2.7 min x 3.7)

Double glazed window to front, central heating radiator, feature fireplace and loft access.

The left wing

Has doors to two bedrooms.

Bedroom one 12'1" x 12'9" (3.7 x 3.9)

Double glazed window to front, central heating radiator, feature open beams.

Bedroom three 13'1" max 8'10" min x 8'2" (4.0 max 2.7 min x 2.5)

Double glazed window to front, velux double glazed skylight, central heating radiator, door into en-suite bathroom.

En-suite bathroom

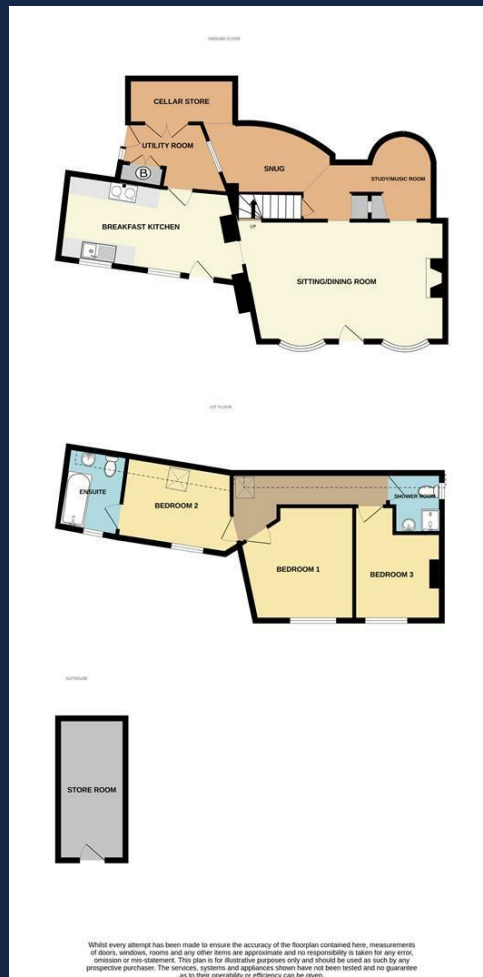
Double glazed window to front, central heating radiator, half height panelling to walls, free standing bath with telephone mixer tap, pedestal wash hand basin and w.c.

Courtyard garden

The courtyard has open rock walls and a brick and gated entrance to the front.







Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is E.

Money Laundering Regulations

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