



## Weatherpost

Clows Top, DY14 9NR

Andrew Grant

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Holly Well Lane, Clows Top, DY14 9NR

**5 Bedrooms    2 Bathrooms    2 Reception Rooms**

High quality detached bungalow rebuilt in 2013 offering generous accommodation, extensive garaging and one acre of grounds on a peaceful country lane setting in Worcestershire.

- A contemporary detached bungalow rebuilt circa 2013 with a large footprint of well planned accommodation and excellent future potential.
- Spacious dining kitchen and expansive south facing living room complemented by four bedrooms and versatile bathroom facilities.
- Grounds extending to around one acre with raised terrace lawned gardens mature trees and useful outbuildings.
- Sweeping driveway with electric car charging point extensive off road parking and large double garage with workshop.
- Rural yet accessible location near Clows Top with local amenities schooling and road and rail connections nearby.

Set on a peaceful country lane, this high quality detached bungalow was rebuilt around 2013 and stands within grounds of approximately one acre. The accommodation includes a generous dining kitchen, south facing living room, four bedrooms, a Jack and Jill wetroom and a family bathroom. The property benefits from extensive parking, a sweeping driveway, electric car charging point and a large double garage with workshop. Eco friendly features include solar panels and ground source heating, all within a well connected rural setting.

**1792 sq ft (166.5 sq m)**





## The kitchen

The generous kitchen provides a highly practical and sociable space that comfortably accommodates both cooking and dining. A comprehensive range of units is complemented by extensive work surfaces and integrated appliances, while the layout offers direct access to the utility room and an easy connection through to the living accommodation, reinforcing the kitchen's role as the main hub of the home.





## The utility

Positioned directly off the kitchen, the utility room provides a highly functional and well organised ancillary space that supports the main living areas. Fitted with matching units and work surfaces, it offers practical storage alongside space for laundry appliances and features a Belfast sink for everyday convenience.



## The living room

Located at the rear of the bungalow, the living room is a substantial space arranged to take full advantage of its south facing position and outlook across the gardens. The room offers excellent flexibility for a range of seating layouts and centres around a brick fireplace with inset Clearview stove. Full height sliding doors provide direct access onto the raised terrace, allowing an easy connection between indoor living and the outdoor space.





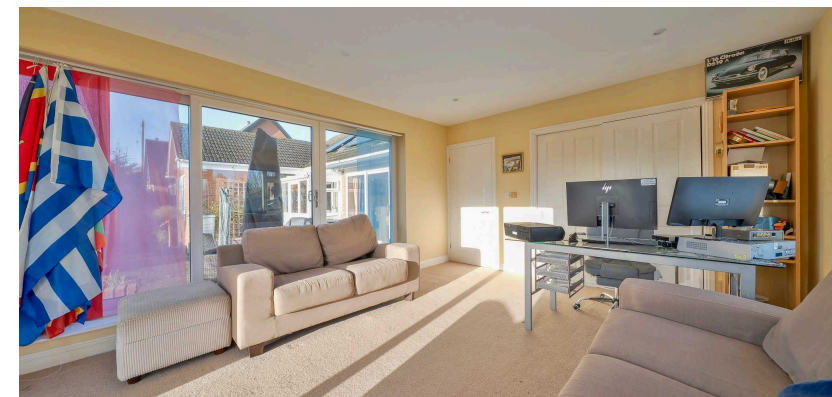
## The entrance hall

The entrance hall provides a welcoming and well proportioned introduction to the bungalow, offering clear and practical circulation through the main living spaces. From here there is direct access into the kitchen and living room, allowing the layout to flow naturally and efficiently. The hall also provides access to the loft space, which has been designed with future conversion in mind, reinforcing the sense of considered planning and long term potential within the property.



## The primary bedroom

The primary bedroom is a generously proportioned and well positioned room, set to one side of the bungalow to provide privacy from the main living areas. The flexible layout allows for a variety of furniture arrangements, while sliding doors open onto both the balcony and the raised terrace, creating a strong connection with the outdoor space. Its size and arrangement offer excellent versatility, lending itself equally well to use as a bedroom or an additional living area.





## The second bedroom and en suite

The second bedroom is a well proportioned double room accessed from the living room and positioned to enjoy ample natural light through dual windows. The room offers ample space for bedroom furniture and benefits from its own en suite. Serving the second bedroom and also accessible from the kitchen, the Jack and Jill wetroom is thoughtfully arranged, fitted with a walk in shower, low level WC and pedestal wash basin.





## The third and fourth bedrooms

The third bedroom is another good sized double room, arranged to offer flexible use depending on individual needs. The proportions allow for a double bed along with additional furniture, making it equally suitable as a bedroom, home office or guest space. The fourth bedroom is a comfortable and well proportioned room that offers further flexibility. The layout allows for a double bed along with freestanding furniture while maintaining a balanced and practical floor area.





## The fifth bedroom

The fifth bedroom provides a versatile additional room that lends itself well to use as a bedroom, home office or hobby space. The proportions allow for a range of layouts, accommodating bedroom furniture or a dedicated work area with ease.



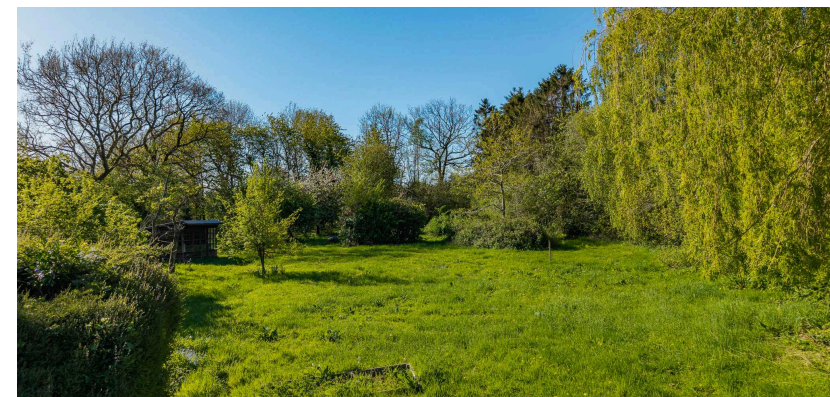
## The bathroom

The family bathroom is well proportioned and thoughtfully arranged to serve the bedrooms accessed from the inner hallway. It provides a full range of facilities including a panelled bath, separate corner shower cubicle, vanity unit and low level WC, creating a practical and versatile space for everyday use.



## The garden

The grounds are a defining feature of the property, extending to around one acre and offering a generous balance of open lawn and established planting. Directly to the rear of the bungalow is a raised south facing terrace that spans the width of the property and provides an excellent space for outdoor seating and entertaining.





Beyond, the garden opens into broad lawned areas bordered by mature trees including oak, creating a private and peaceful setting with a strong connection to the surrounding countryside. A range of useful outbuildings, including a greenhouse, shed and summerhouse, are positioned throughout the grounds and enhance the practicality of this impressive outdoor space.





## The driveway and parking

The property is approached via a sweeping driveway that creates an immediate sense of arrival and leads to a generous parking area. There is ample space to accommodate multiple vehicles including caravans motorhomes and trailers. An electric car charging point is provided and the driveway continues to an expansive garage and workshop, ensuring both everyday convenience and excellent practicality for a wide range of uses.

## Location

The property is beautifully situated on a peaceful country lane less than a mile from Clows Top village, a location which offers a wonderful blend of rural living without being isolated. Holly Well Lane is a no through road surrounded by delightful rolling countryside, with many public rights of way directly at hand providing easy access to this delightful landscape and ideal for those with dogs and who love the outdoors. Clows Top village is handy to have on the doorstep, featuring a village store/Post Office, plus a butcher's shop, whilst a number of other villages nearby such as Far Forest, Mamble and Callow Hill all offer further amenities including excellent country pubs and restaurants.

The property is within the catchment for nearby Bayton primary school, which has earned an excellent reputation along with the senior schools in Bewdley and Cleobury.

Clows Top lies on the A456 road between Newnham Bridge and Bewdley and on the B4202 between Mawley Oak and Abberley. Cleobury Mortimer is around 4.5 miles away and the picturesque riverside town of Bewdley is around 5 miles away. Between them both towns offer a diverse range of amenities and attractions, with Bewdley home to the celebrated Severn Valley railway and gateway to the wonderful Wyre Forest nature reserve.

## Services

The property benefits from mains electricity and water. Central heating is provided via a ground source heat pump, supported by solar panels which enhance energy efficiency and help to reduce running costs. Cooking facilities are served by liquid propane gas. Drainage is via a private septic tank.

## Council Tax

The Council Tax for this property is Band E



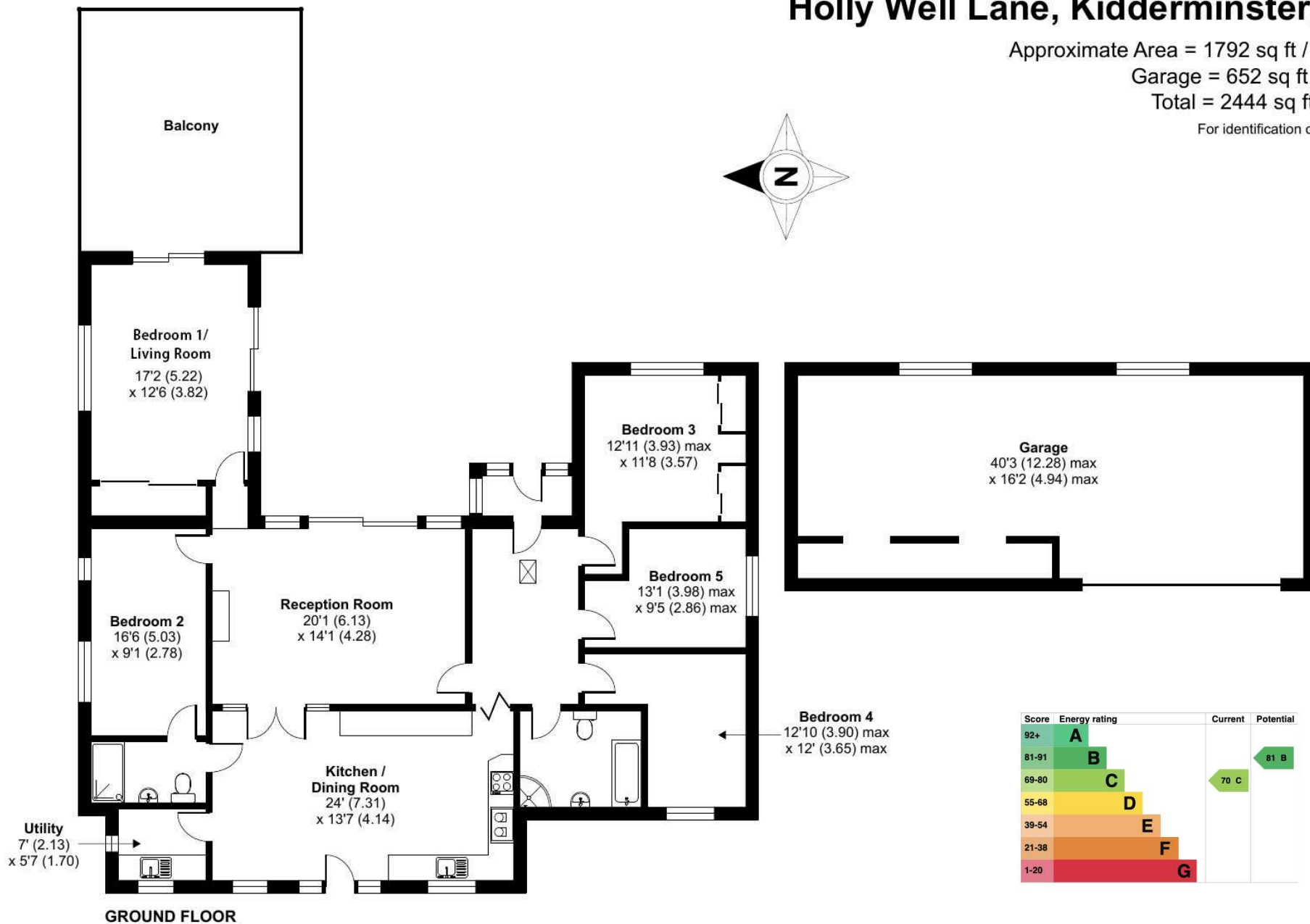
# Holly Well Lane, Kidderminster, DY14

Approximate Area = 1792 sq ft / 166.5 sq m

Garage = 652 sq ft / 60.5 sq m

Total = 2444 sq ft / 227 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1388794



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