



FOURWAYS

HOLLY WELL LANE | CLOWS TOP | DY14 9NR





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Kidderminster 10 miles | Bewdley 6 miles | Tenbury Wells 9 miles | Ludlow 15 miles | Worcester 16 miles
(all mileages are approximate)

A DETACHED COUNTRY RESIDENCE ENJOYING A DELIGHTFUL RURAL SETTING, WITH GENEROUS AND VERSATILE ACCOMMODATION, EXTENSIVE GARDENS AND GROUNDS, AND A GARAGE.

Attractive detached country residence in a delightful rural setting
Spacious and versatile accommodation extending to approximately 1,710 sq ft
Four bedrooms and two bath/shower rooms
Generously proportioned reception room with garden views
Extensive lawned gardens, ample driveway parking and garage



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

An appealing detached country residence occupying a delightful rural position amidst the Worcestershire countryside, offering versatile accommodation extending to approximately 1,710 sq ft. The property comprises a generous reception room, kitchen/breakfast room, separate dining room, four bedrooms and two bath/shower rooms, with the majority of the accommodation arranged across the ground floor. Outside, the property is complemented by extensive lawned gardens, a sweeping driveway and a substantial garage, creating an attractive country home in a peaceful rural setting.

SITUATION

Fourways occupies a delightful rural position on Holly Well Lane, amidst the attractive Worcestershire countryside, surrounded by gently undulating farmland and established woodland. The nearby towns of Cleobury Mortimer, Bewdley and Kidderminster offer a comprehensive range of amenities, whilst the surrounding countryside and nearby Wyre Forest provide excellent opportunities for walking, cycling and outdoor pursuits.

PROPERTY

Fourways is an attractive detached residence of traditional brick construction beneath pitched tiled roofs, offering well-balanced accommodation arranged predominantly across the ground floor, with an additional bedroom at first-floor level.

The principal Reception Room is a particularly appealing feature of the accommodation, enjoying generous proportions and excellent natural light from its windows and glazed doors, which provide attractive views across the surrounding gardens. A fireplace creates a welcoming focal point, whilst the room offers ample space for comfortable seating and family gatherings.



Approximate Area = 1710 sq ft / 158.9 sq m
Garage = 221 sq ft / 20.5 sq m
Total = 1931 sq ft / 179.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1522542



The Kitchen/Breakfast Room is fitted with a comprehensive range of wall and base units, complemented by generous worktop space and a pleasant outlook over the gardens. There is ample room for a breakfast table, creating an informal space for everyday dining, whilst an adjoining Utility Room provides useful additional facilities.

A separate Dining Room offers a more formal setting for entertaining and family occasions.

The ground floor provides three comfortably proportioned Bedrooms, served by the main bathroom. The layout also provides opportunities for those seeking accommodation suitable for multigenerational living.

Stairs rise to a further first-floor Bedroom with an En Suite Shower Room, offering excellent flexibility for guests, a home office or private accommodation.



OUTSIDE

Fourways is approached from Holly Well Lane via a sweeping driveway, which leads towards the residence and provides generous off-road parking and access to the substantial Garage.

The property occupies a delightful position within its extensive gardens and grounds, which are principally laid to lawn and enjoy attractive views across the surrounding countryside. Established trees, mature planting and well-defined boundaries contribute to the property's appealing rural character, whilst the generous proportions of the grounds offer considerable scope for gardening, recreation and outdoor pursuits.

Immediately adjoining the house are areas suitable for outdoor seating and entertaining, providing an enjoyable connection between the principal living accommodation and the gardens.

The Garage offers excellent provision for secure parking, storage or workshop purposes, subject to individual requirements.

SCHOOLING

The property is well placed for a selection of educational facilities, with primary schooling available in nearby Bayton and Cleobury Mortimer, whilst secondary education is provided in Cleobury Mortimer, Bewdley and Kidderminster.

Independent schooling is also accessible, including Heathfield Knoll School, Winterfold House School and Lucton School.

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 electric. Drainage is provided by a septic tank.

LOCAL AUTHORITY

Malvern Hills District Council

COUNCIL TAX & EPC RATING

Council Tax Band - D
Current EPC Rating - D

DIRECTIONS

What3Words ///spans.hours.defended



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



