



Holly Cottage, Buckeridge, Worcestershire

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EST. 1898

Holly Cottage
Buckeridge
Nr Bewdley
Worcestershire
DY14 9DW

A beautifully positioned country house with exceptional views.

- Reception hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room, rear hall.
- Three double bedrooms, two bathrooms (one en-suite). In all 2134 sq ft.
- Long approach gravelled driveway, double garage, a range of outbuildings and stabling. Most delightful gardens, orchard/paddocks, woodland.
- As a whole about 9.17 acres.

Situation

Nestling in a small valley Holly Cottage is a perfect country homes package. This is a glorious unspoilt area on the Worcestershire/Shropshire borders with fabulous walking, riding and biking opportunities in the close by Wyre Forest.

The charming historic towns of Bewdley and Cleobury Mortimer are both about 5 miles distant with Kidderminster approximately 8 miles, Ludlow 15 miles and Birmingham 26 miles. Kidderminster has a direct rail service to Birmingham, London and Worcester. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. Both junior and senior schools can be found in Cleobury and Far Forest has a junior school, well regarded public house and general store.

Description

Holly Cottage is an incredibly appealing country home, originally a stone fronted period cottage which has been substantially extended. The double-glazed accommodation is very well presented throughout with many very attractive rooms.

The Cottage is approached by a brick porch and central reception hall with flagstone floor and understairs cupboard.

Lying to either side of the hallway is the delightful sitting room with stained glass period door, flagstone floor and brick fireplace with Charnwood woodburning stove. The Cottage has the benefit of a separate dining room with oak floor with twin double glazed French doors and a study/potential fourth bedroom if required with oak floor.

The excellent fitted kitchen has feature lighting a flagstone floor, splendid range of cabinets with quartz working surfaces over, large central island with granite providing a breakfast bar area, comprehensive range of appliances including a delightful coloured Raeburn set in a brick fireplace, Neff ceramic induction hob, steam oven and combination microwave/oven, Whirlpool dishwasher and American fridge/freezer. There is a splendid recently added glazed display cabinet. This lovely room is much enjoyed by the present owners with good entertaining area and French doors opening out to the rear terrace.

Rear hallway with oak frame porch and utility room off with sink unit and plumbing for washing machine. There is a fitted cloakroom.

The first floor provides a central landing with newly fitted bespoke cupboards, three excellent double bedrooms, two with fitted wardrobe cupboards. A very well-appointed en-suite bathroom with Heritage slipper bath and large shower cubicle. Separate family bathroom with bath and shower over.

Outside

Holly Cottage is approached off Buckeridge Lane by a long driveway with metal bar field gate and long private gravelled driveway. Lying adjacent to the cottage is a good parking area. The present vendors have also created a separate driveway off the principal driveway.

The Outbuildings

The outbuildings include an excellent detached double garage with twin electronic roller shutter doors, side door and store over. Three Monarch stables with adjacent tack room/feed room, brick store. Three bay steel and corrugated iron shed, two bay sheep shed. There is power to some of these buildings.

The gardens of Holly Cottage are a true delight. They include expansive lawned areas, very well stocked borders and beds with feature raised pool and recently installed paved terrace to the side/rear of the property. This area is perfect for entertaining and enjoys some wonderful views. Three raised beds.

Orchards and woodland. There are two/three stock proofed fenced orchards providing extensive grazing opportunities. The wide selection of fruit trees include apple, pear, cherry and damson. Several of the enclosures interconnect and slope down into a stream.

Block of woodland with Norway Spruce, Holly and Silver Birch recently thinned out by the vendors. A bridle path runs through this woodland.

GENERAL INFORMATION

Energy Performance

Current Rating: 56D Potential Rating: 89B
Carried out: April 2023

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

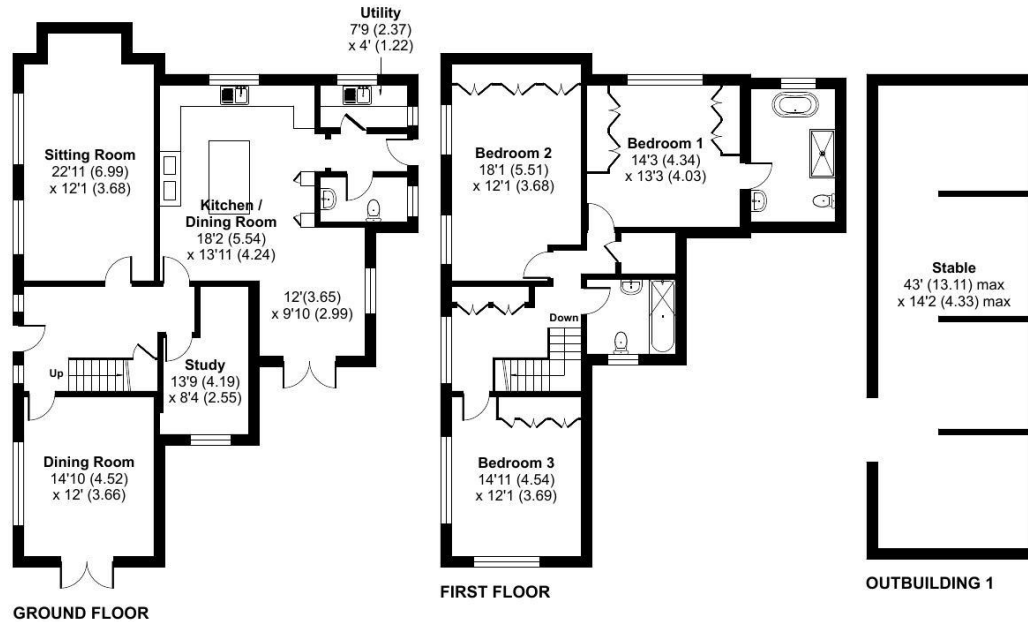
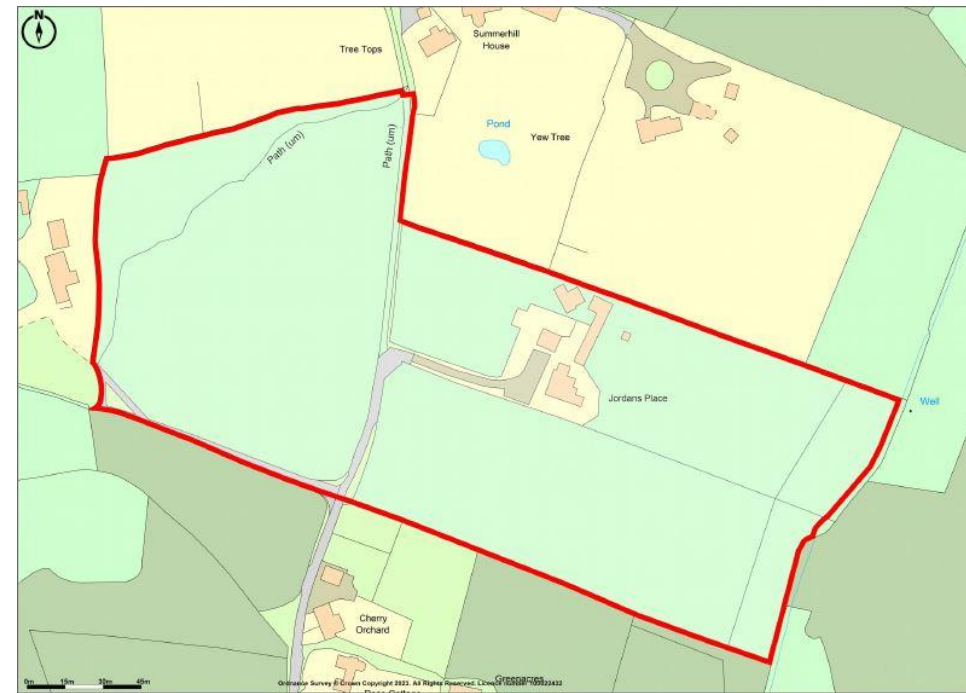
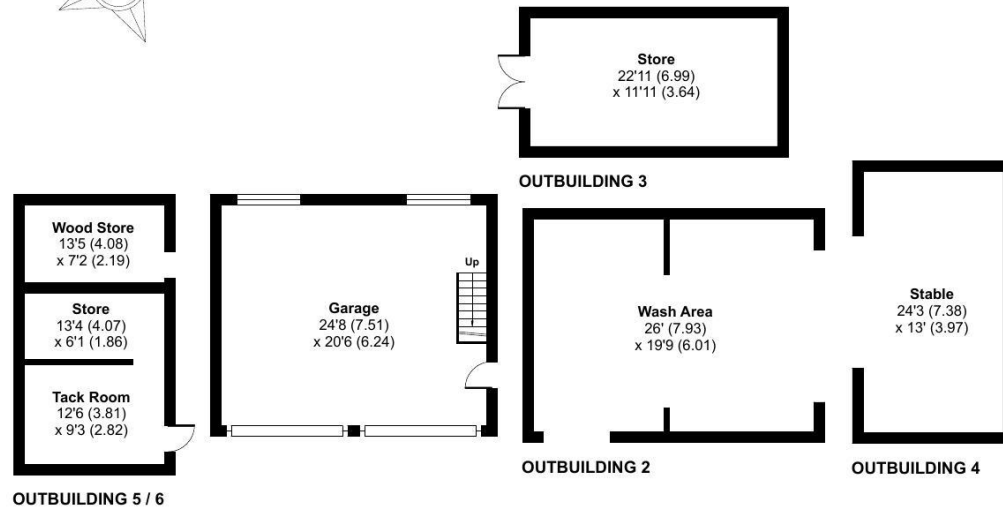
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Holly Cottage, Buckeridge, Rock, Kidderminster, DY14

Approximate Area = 2134 sq ft / 198.2 sq m
 Garage = 504 sq ft / 46.8 sq m
 Outbuildings = 2012 sq ft / 186.9 sq m
 Total = 4650 sq ft / 431.9 sq m

For identification only - Not to scale





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