

Camelot, Callow Hill, Rock

G HERBERT BANKS

EST. 1898

Camelot
Callow Hill
Rock
Kidderminster
Worcestershire
DY14 9DB

An interesting, detached bungalow requiring modernisation and upgrading.

- Reception hall, lounge, fitted kitchen, two bedrooms, en-suite cloakroom, bathroom.
- Large garage, extensive range of outbuildings.
- Small garden.
- Development potential (subject to planning).

## Situation

Camelot is situated in a much-favoured rural area within a short distance of the beautiful Wyre Forest. It is close to the historic towns of Cleobury Mortimer and Bewdley.

The immediate area provides a range of amenities including The Royal Forester Gastro pub, The Colliers Farmshop & Tea Room and a post office/general store and junior school in the nearby village of Far Forest.

The principal Wyre Forest town of Kidderminster has a direct rail service to Worcester, Birmingham and London.

## Description

Camelot is a detached bungalow in a prominent main road position.

Although in need of upgrading and modernisation it offers significant potential. Complimenting the property are multiple outbuildings. The accommodation is double glazed and has oil central heating.

It is approached by a central reception hall with good size lounge providing a timber fireplace in tiled surround and double-glazed doors to the rear. The kitchen is well fitted with a range of floor and wall mounted cupboards, Rangemaster cooker and further appliances to include a dishwasher, Siemens fridge/freezer, Bosch washing machine and tumble dryer, central heating boiler, small breakfast bar.

There are two double bedrooms. One having previously been used as a dining room, an en-suite cloakroom and family bathroom with separate shower.

## Outside

Various outbuildings. There is a side passageway running from the front to rear of the property. Camelot provides an extensive range of storerooms, former home offices with en-suite shower room and large garage with workshop areas.

Fronting the property an approach by twin timber gates is a tarmacadam driveway with garden area to the right. There is a rear enclosed courtyard garden.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 47E
Potential Rating: 65D
Carried out: 17th November 2026

### Services

Mains electricity, water and drainage. Oil 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

### Directions

What3words ///camera.exists.radically

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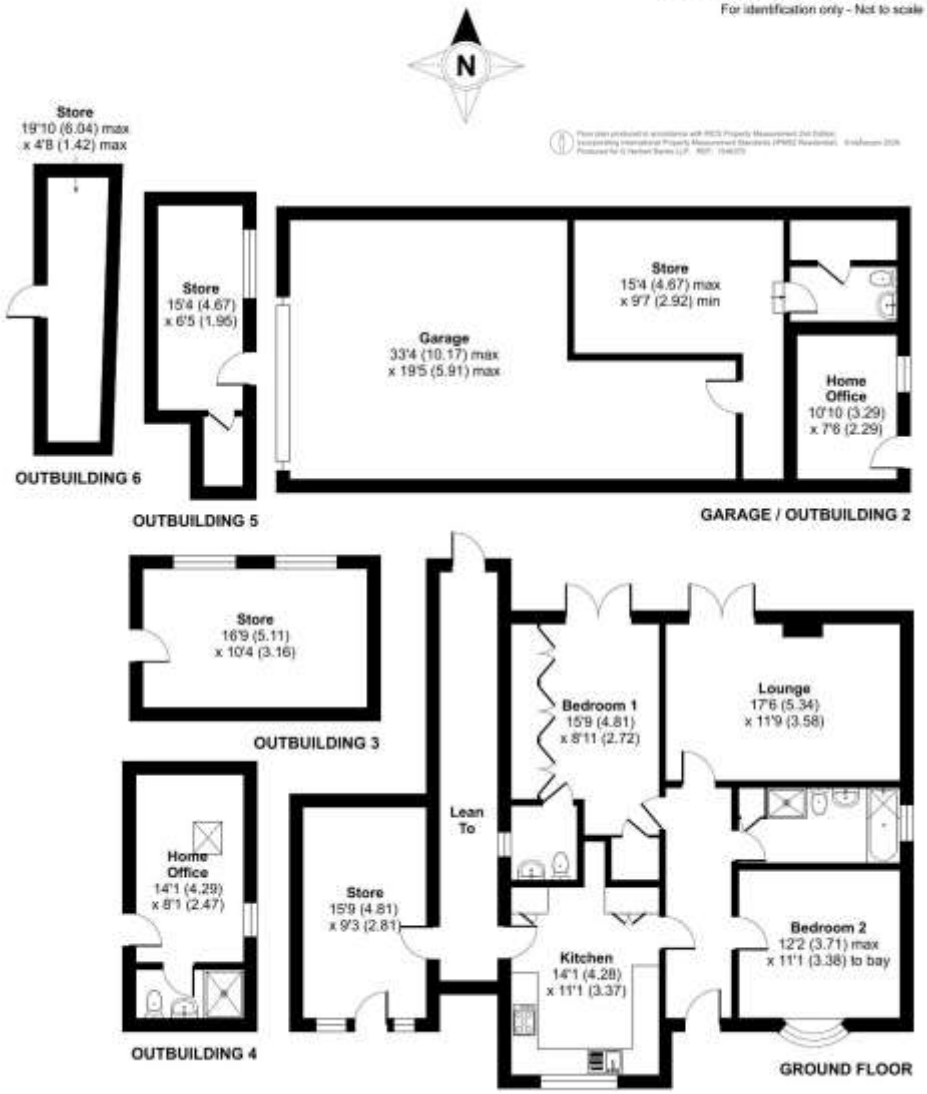
Approximate Area = 907 sq ft / 84.2 sq m (excludes lean to)
Garage = 780 sq ft / 72.5 sq m
Outbuildings = 748 sq ft / 69.5 sq m
Total = 2435 sq ft / 226.2 sq m
For identification only - Not to scale









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