



Holly Cottage, Buckeridge, Worcestershire

G HERBERT
BANKS

EST. 1898

Holly Cottage
Buckeridge
Nr Bewdley
Worcestershire
DY14 9DW

A gorgeous country house in an exceptional position with wonderful views.

Reception Hall, Cloakroom, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Rear Hall.

3 Double Bedrooms, 2 Bathrooms (1 En-Suite)

In all about 2649sq.ft (Inc Garage)

Long Gravel Driveway, Double Garage, Range of Outbuildings. Glorious Gardens, Mature Orchards/Paddocks and Woodland.

As a whole about 9.17 acres.

Situation

A very rare opportunity to acquire a country home in an incredible position nestling in a small valley. The setting provides a feeling of tranquillity and peace yet is most accessible for commuting. It is a lovely unspoilt area on the Worcestershire/Shropshire borders and is well suited to those with equestrian interests.

Both Bewdley and Cleobury Mortimer are about 5 miles distant with Kidderminster around 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.

Cleobury has a junior and senior school, and Far Forest a junior school, pub and general store. The nearby beautiful Wyre Forest provides great walking, riding and biking opportunities.

Description

Holly Cottage has been refurbished and extended by the present owners to create a highly desirable country home. double-glazed accommodation is in first class order throughout and is very welcoming.

The house is approached by a brick porch and most attractive entrance door with decorative colour-stained glass. This leads to the central reception hall with flagstone floor and understairs cupboard.

The charming sitting room with stained glass period door has flagstone flooring and brick fireplace with Charnwood burning stove. There is a separate dining room with oak floor and twin double -glazed French door. Study/potential 4th bedroom with oak floor.

An impressive refitted kitchen with feature lighting and flagstone floor, has the most attractive cabinets with quartz working surfaces over and double bowl sink unit. Large central island with granite providing a breakfast bar area, integral bin and USB points. A comprehensive range of appliances including a delightful coloured Rayburn set in a brick fireplace, Neff Ceramic induction hob, steam oven and combination microwave/oven, Whirlpool dishwasher and superb Haier American fridge-freezer. This is a great room with extra entertaining area for dining table and French doors opening out to the rear.

Rear hall with oak frame porch, utility room off with flagstone floor, sink unit and plumbing for washing machine. Fitted cloakroom with flagstone floor and decorative suite.

The first floor provides a central landing with large airing cupboard and 3 excellent double bedrooms, 2 having fitted wardrobe cupboards. The master has an en-suite bathroom with Heritage slipper bath and large shower cubicle. There is also a family bathroom with bath and shower over.

The Approach

Holly Cottage is approached off Buckeridge Lane by a long driveway with metal bar field gate and a further recently installed gravel driveway. This leads to a good parking area and a range of outbuildings. These outbuildings include an excellent detached double garage with twin electronic roller shutter doors, side door and store over. Three useful brick stores, 3 bay steel and corrugated iron shed, 2 bay sheep shed. There is power to some of these outbuildings.

Fabulous Gardens

The owners are very keen horticulturists, and this is reflected in the stunning gardens. They include an expansive lawn, beautifully stocked borders and beds with feature raised pool. The gardens provide a wonderful social area and enjoy a lovely aspect over the land and beyond. Lying within one of the orchards is the most superb fenced and highly productive kitchen garden with two greenhouses.

Orchards and Woodland

There are three stock proofed fenced orchards providing extensive grazing. The wide selection of fruit trees includes apple, pear, cherry and damson. Two of them are interconnecting and one slopes down to a stream. There is a block of open woodland with Norway spruce, Holly and silver birch.

GENERAL INFORMATION

Services / Agents Note

Mains electricity and water. Private drainage. Oil fired central heating. Please note a bridleway runs over part of the property flanking the wood on one side.

Local Authority

Wyre Forest District Council Tel: 01562 732928

Fixtures and Fittings

Fitted carpets and some curtains/blinds are included in the sale price. Otherwise, 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

Bypass Bewdley taking the A456 signposted to Leominster, continue past the A417 turn to Cleobury Mortimer. Take the next right into Buckeridge Lane. At the small crossroads continue straight across into Buckeridge Lane. Proceed for ¾ of a mile. Reaching the top of the hill take a right-hand turn onto the bridle track, continue down the track and you will see a sign for Holly Cottage

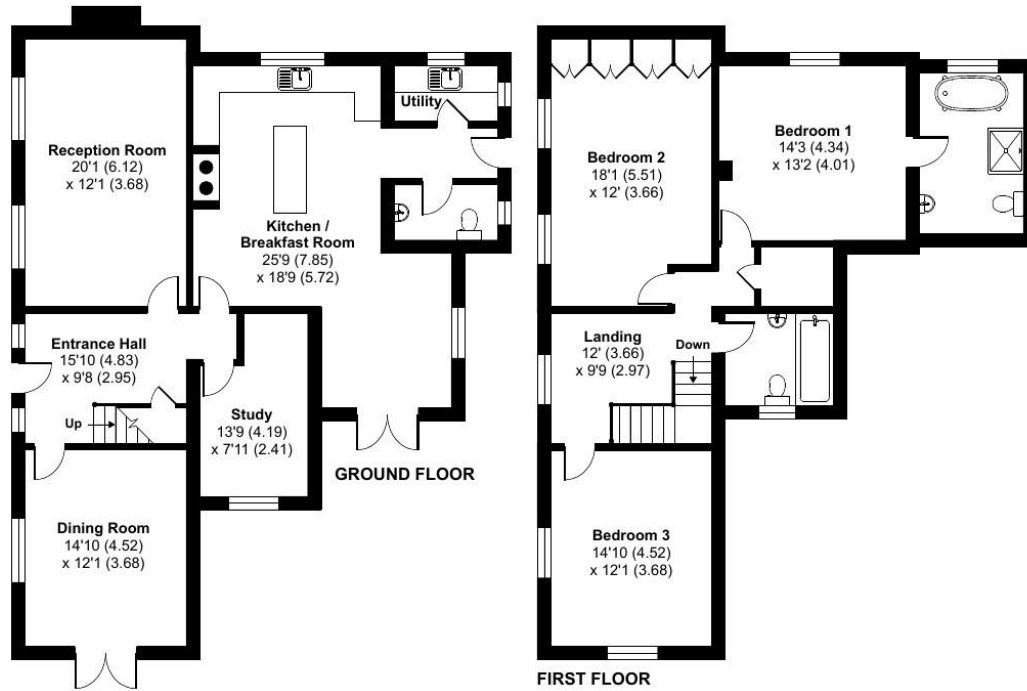
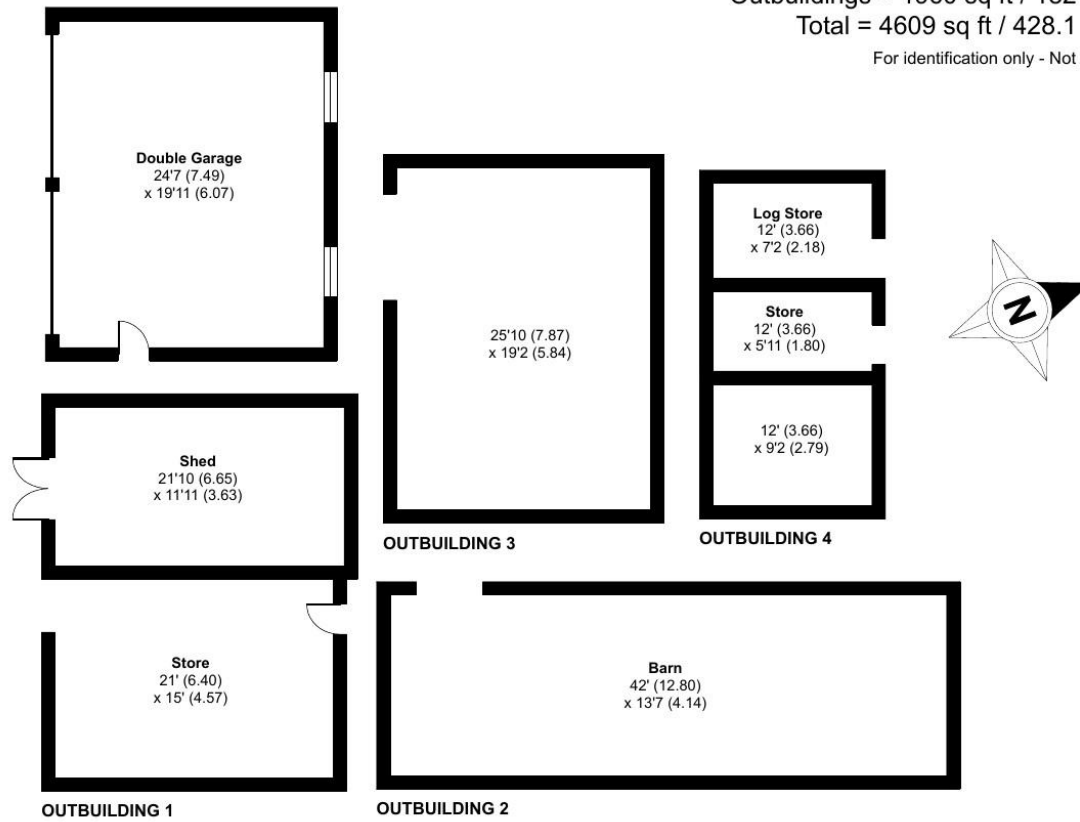


Approximate Area = 2649 sq ft / 246.1 sq m (includes double garage)

Outbuildings = 1960 sq ft / 182 sq m

Total = 4609 sq ft / 428.1 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

