



Knoll Cottage, Clifton-upon-Teme, Worcestershire

G HERBERT
BANKS

EST. 1898

Knoll Cottage
Clifton-upon-Teme
Worcestershire
WR6 6EE

An idyllic listed country cottage in a beautiful setting with outstanding views.

A short distance from the historic village of Clifton-upon-Teme.

Entrance Porch, Dining Room, Sitting Room, Breakfast Kitchen, Fabulous Garden Room, Laundry and Cloakroom.

3 Bedrooms, Family Bathroom and Shower Room.

In all about 2391 sq.ft (incl garage)

Generous double garage with large entrance room with excellent room over previously used as an office.

Driveway, wonderful large mature gardens of around 1 acre.

Situation

Knoll Cottage occupies a very special position within walking distance of the picturesque village of Clifton-upon-Teme. It is approached over a private driveway leading off a country lane. From its prominent and private setting it commands exceptional views over the adjoining valley and the lovely undulating farmland.

Clifton has a wonderful historic main village street with many charming cottages and houses, the village provides an excellent range of local amenities including a junior school and nursery, a village store, 2 pubs, an active village hall, playing fields and the splendid C13-C14 St Kenelm Church. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

More extensive amenities are available in the nearby historic market towns of Tenbury Wells and Bromyard together with the Cathedral cities of Worcester and Hereford.

Clifton lies within the incredibly pretty Teme Valley which provides many walking opportunities and other countryside pursuits.

Description

Knoll Cottage is a much-cherished Grade II listed country home which has been owned by the present Vendors for the past 42 years. A significant feature is the charming oak framed garden room which was recently added this is a very appealing room which is enjoyed by the owners. The cottage is enhanced by many fine exposed timbers.

It is approached by an entrance porch leading into the attractive dining room with fine timbers. Beyond this is the lovely sitting room with woodburning stove and some glorious views.

The well fitted breakfast kitchen has a range of wall and floor mounted cupboards, Belfast sink, wall tiling with concealed lighting, tiled floor and Britannia dual fuel range cooker.

Leading directly off the kitchen is the striking garden room with its amazing views, feature timbered ceiling and tiled floor. There is a useful laundry room with sink unit, Worcester Bosch boiler and cloakroom.

The first floor provides a central landing with cupboard, 3 bedrooms (2 with fitted wardrobes and cupboards) family bathroom and shower room.

Outside

Generous double garage with side room / store, power and lighting. Excellent room over which is ideal as a home office, studio or gym if required.

The Approach

Knoll Cottage lies off a new through track off the main farm driveway. A timber field gate and tarmac drive leads to the cottage and garage.

Gardens and Grounds

A superb feature of this lovely home is the expansive principally lawned garden with a splendid large paved sun terrace providing a great entertaining area. There is a variety of specimen trees and shrubs including fruit trees and silver birch. Small partially raised kitchen bed with further trees behind the garage and a concealed oil tank.

Agents Comments

A highly desirable country home in a remarkably fine position yet only a short distance from the village. A real gem which must be viewed to appreciate it.

GENERAL INFORMATION

Services

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

Local Authority

Malvern Hills District Council Tel: 01684 862151

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

From Clifton village turn into Pound lane passing the school. Proceed down this lane and take a right-hand turn into the private driveway signposted Hill Farm. Pass a house on your left-hand side and then turn right into a farm track. Knoll Cottage will be found ahead on your left-hand side.

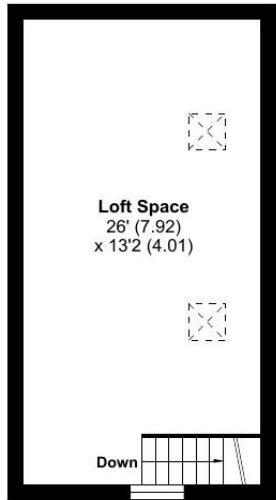


Approximate Area = 1575 sq ft / 146.3 sq m

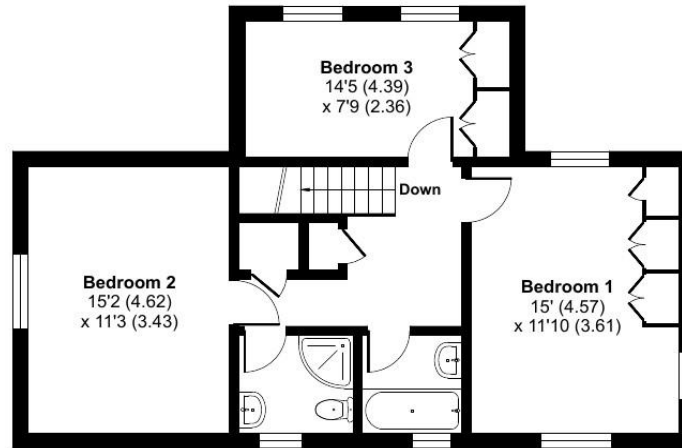
Garage = 816 sq ft / 75.8 sq m

Total = 2391 sq ft / 222.1 sq m

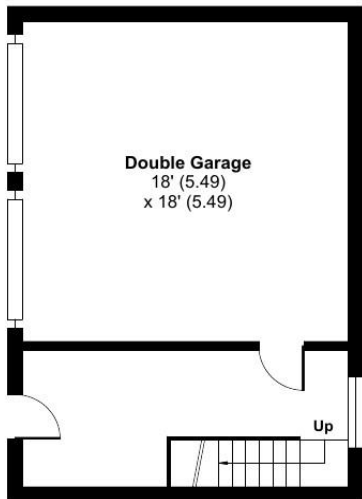
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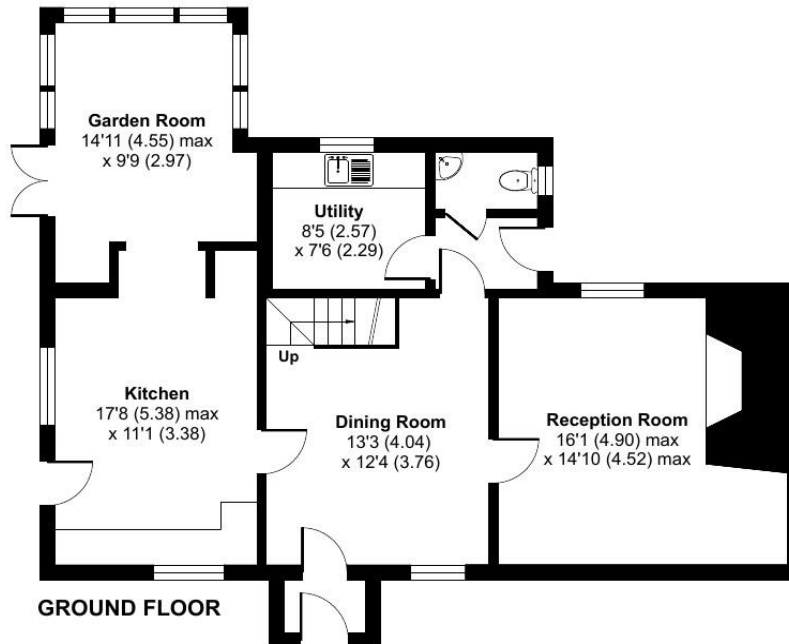
GARAGE FIRST FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR





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