



Sunnyside Cottage, Clifton-upon-Teme, Worcestershire

G HERBERT  
BANKS

EST. 1898

**Sunnyside Cottage**  
**Clifton-upon-Teme**  
**Worcestershire**  
**WR6 6EQ**

A north Herefordshire rural idyll.

Charming listed detached cottage in a truly beautiful setting.

Sitting prominently above the Sapey Brook in a wooded valley.

Sitting Room, Dining Room, Kitchen, 2 Double Bedrooms and Bathroom.

In all about 847 sq.ft

Substantial detached garage with accommodation over and workshop.

### CHANTRY CATCHMENT

#### Situation

For those buyers looking for peace and tranquillity this is a wonderful opportunity. It is approached over a large unmade track (which is an adopted road) about 2 miles outside the highly favoured village of Clifton-upon-Teme.

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

A lovely character Grade II listed cottage of great character with lapsed planning consent for a substantial extension. It is surrounded by woodlands and farmland with a number of surrounding foot paths providing delightful walks. This much cherished cottage has been owned by the present Vendor since 2000.



The cottage is approached by an entrance area with sitting room and stone inglenook fireplace with woodburning stove and former bread oven, lovely timbered ceiling.

Separate dining room with desk unit and fitted oak kitchen with electric cooker and working surfaces over.

First floor central landing leading to two double bedrooms, one with vaulted ceiling and airing cupboard. House bathroom with shower over the bath.

#### Outside

Substantial detached garage building with double garage, excellent room over used as a bedroom with kitchen area and shower room off. Lower ground floor workshop with power and lighting.

Two driveways to the side of the cottage and front of the garage.

Attractive mature gardens of around 0.22 of an acre. There is a variety of trees, shrubs and bulbs with several terraces, log store and timber shed. A stream to the front runs into Sapey Brook.

### GENERAL INFORMATION

#### Services

Mains electricity and water. Private drainage. Oil fired central heating. Gigaclear fibre broadband has been installed to the property.

#### Local Authority

Herefordshire Council Tel: 01432 260500

#### 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.

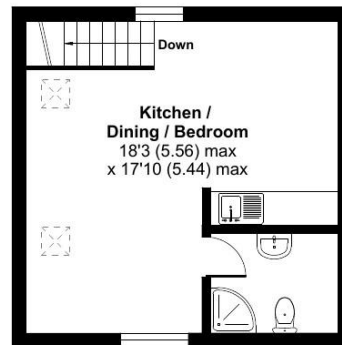
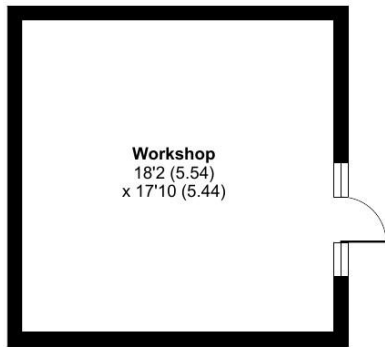
#### Directions

From Clifton village centre turn right into Pound Lane. Continue for about 1 mile. A short driving distance after passing Thrift Court on your right, take a right-hand turn with a no through road sign. Continue for some distance over this long unmade track before locating the cottage ahead.

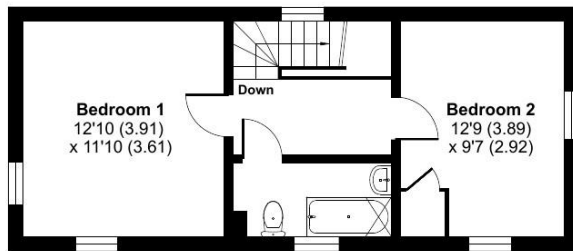
Sales particulars produced September 2024

Approximate Area = 847 sq ft / 78.6 sq m  
 Garage = 672 sq ft / 62.4 sq m  
 Workshop = 336 sq ft / 31.2 sq m  
 Total = 1855 sq ft / 172.2 sq m

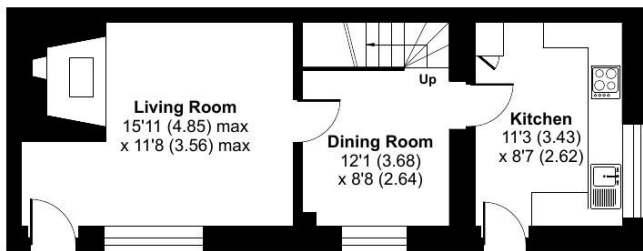
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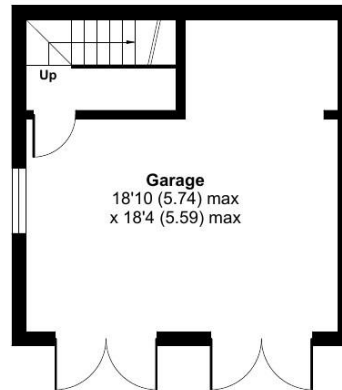
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**G HERBERT BANKS**

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