



Teddon Manor, Clows Top, Worcestershire, DY14 9NQ

G HERBERT  
BANKS

EST. 1898

Teddon Manor,  
Clows Top,  
Kidderminster,  
DY14 9NQ

An exquisite country home in a glorious setting.

- Entrance porch, reception hall, sitting room, drawing room, very striking kitchen and dining room, rear hall, study and cloakroom
- Six bedrooms, two shower rooms and a family bathroom
- 4214 sqft not including outbuilding
- Charming range of stables, pastureland and field shelter.
- Lawned gardens with ha-ha and terrace
- In all about 3 acres
- Further land is available via separate negotiations.

### Situation

Teddon Manor overlooks the small valley amidst beautiful unspoilt countryside from on the Worcestershire/Shropshire borders. With its elevated setting, it commands outstanding views over its adjoining land towards the renowned Wyre Forest. The forest provides some fabulous walking and riding opportunities.

The nearby village of Far Forest has a variety of local amenities including a store and village post office, junior school, village hall and public house. There is also a sought after junior school in the nearby village of Bayton. More comprehensive amenities are available in the historic towns of Bewdley and Cleobury Mortimer.

Teddon Manor is well placed for access to Kidderminster, Wyre Forest, Ludlow, Birmingham and the West Midlands. Kidderminster has a rail link to Worcester, Birmingham and London. There is M5 motorway access via Junction 5 at Wychbold and 6 & 7 to the North and south of Worcester.

### Description

#### The Manor

This very charming brick and timber framed farm house has been beautifully restored and remodelled by the present owners over the period of the last 6 years. This includes the creation of the stunning dining kitchen, a new central heating system, rewiring and the house is now double glazed. The oldest part of the house provides some wonderfully exposed timbers. There is underfloor heating to many principal rooms.

The house is approached by an entrance porch with exposed brickwork. This leads to the reception hall, welcoming sitting room with marble fireplace and the lovely large drawing room with brick fireplace with woodburning stove and fine exposed timbers.

The magnificent breakfast kitchen is a truly fabulous feature of the house. The kitchen includes an extensive range of wall and floor cabinets, large central island unit, electric fired oven Aga cooker, fridge freezer in cabinet surround, granite/quartz work surfaces, Neff dishwasher, sink unit and ceiling spot lighting. The splendid dining area has bi-folding doors to the rear terrace and cabinet with granite worksurface. There are inset speakers.

The long side hallway has an integral cupboard and cloakroom together with a small, fitted study/office.

A splendid oak staircase gives rise to a long first floor landing with double glazed roof lights. There are four bedrooms (two currently used as dressing rooms with fitted wardrobes), a superb master bedroom suite has a balcony off with timber deck and glazing together with an excellent ensuite shower room. At one end of the landing is the well-appointed family shower room with a walk-in tiled shower cubicle.

A separate staircase off the side hall gives rise to a small landing, bedrooms 5 & 6 (both doubles) and a family bathroom.

### Outside

Teddon Manor is approached over a long private driveway owned by an adjacent property. It will have a right of access over this driveway.

A Period estate fencing and wide gate leads to a gravelled parking area and the charming Monarch stabling providing three loose boxes, tack room and hay store.

Fronting Teddon Manor is a west facing walled courtyard with iron gate with feature horseshoe canopy over, further double timber gates, stocked borders and timber gate to the garden.

There is a terrace with a hot tub and lawned garden with ha-ha and established borders.

Teddon Manor has the benefit of four pastured enclosures with stock proof wired fencing. There is a separate turnout enclosure and field charter.

### GENERAL INFORMATION

#### Agents Notes

#### Services

Mains electricity and water (shared metered supplies). Private treatment plant drainage. Ground source heat pump.

#### Local Authority

Malvern Hill 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.

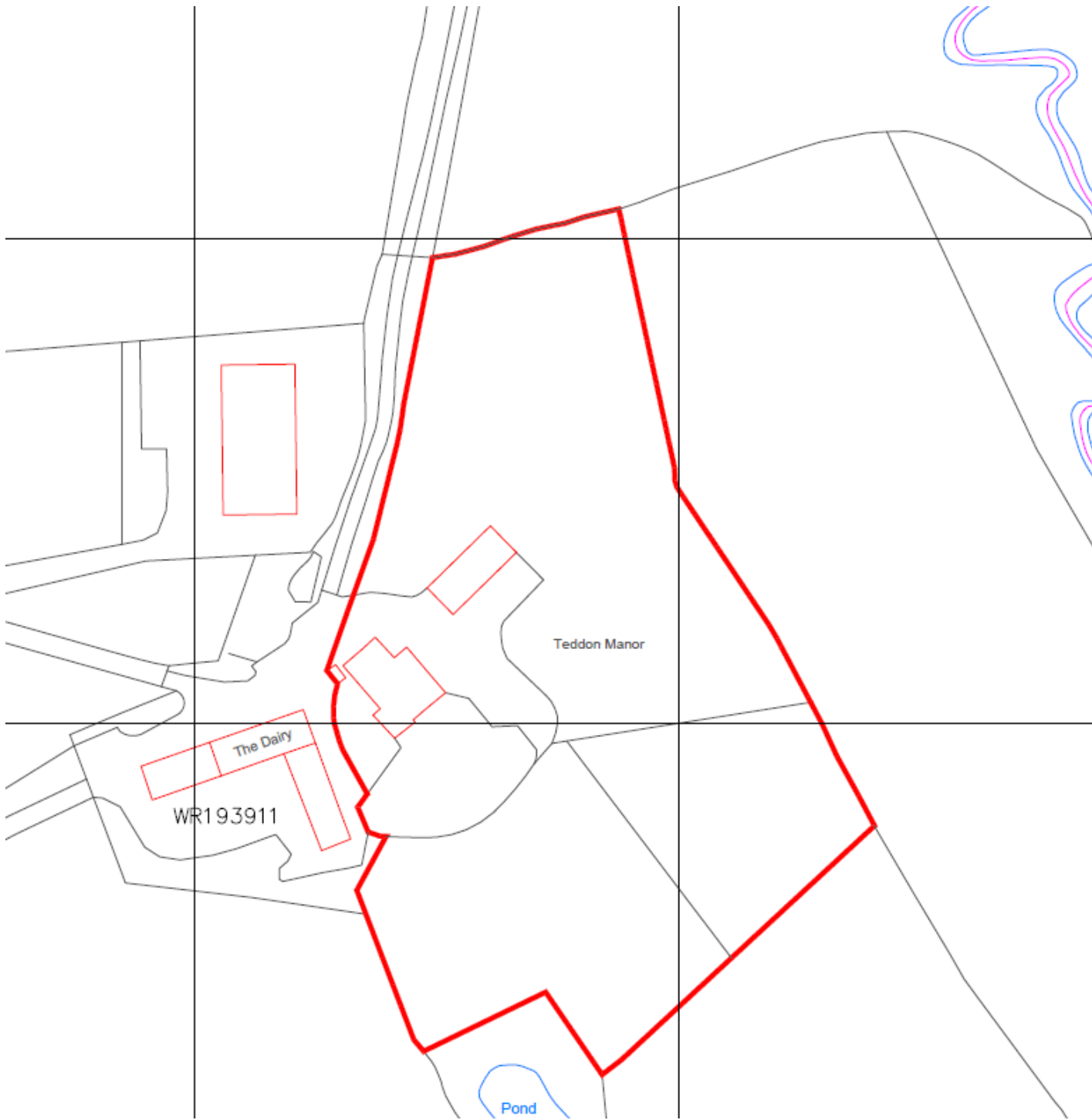
#### Viewing

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

#### Directions

What3words: longingly.verbs.hoops

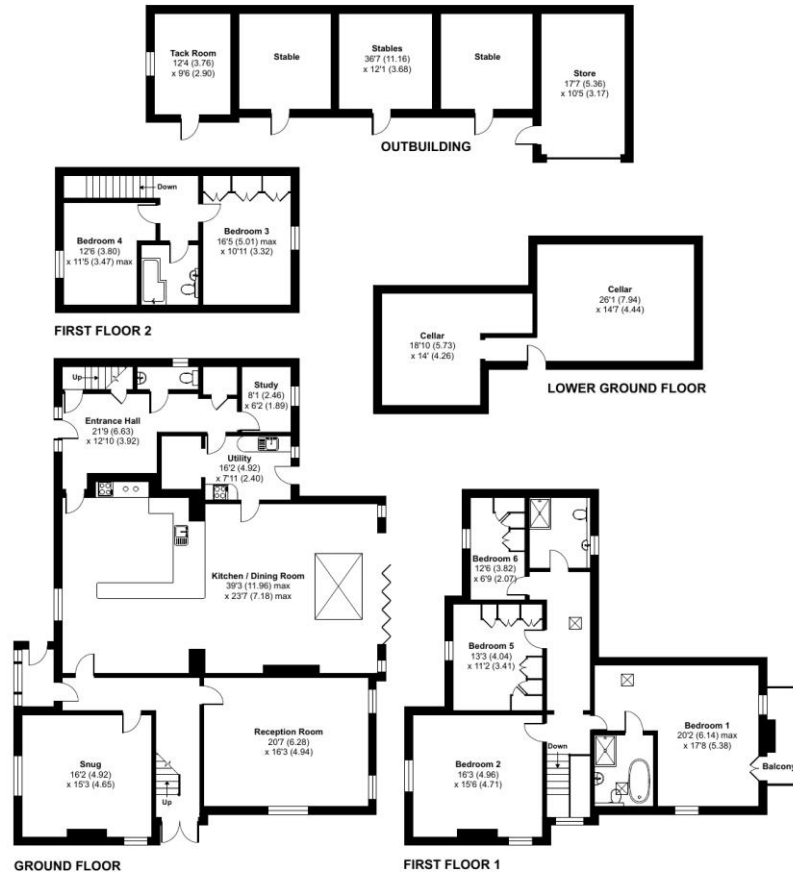




# Teddon Manor Farm, Clows Top, Kidderminster, DY14

Approximate Area = 4214 sq ft / 391.5 sq m  
 Outbuilding = 769 sq ft / 71.4 sq m  
 Total = 4983 sq ft / 462.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for G Herbert Banks LLP. REF: 1203290

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	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.

