



1 Castle Hill, Cleobury Mortimer, Worcestershire DY14 8DA

01562 820880

Offers Invited
£339,950



3 reception
rooms



4 bedrooms



2 Bath/Shower
rooms



Small Court
Yard

Mileage (all distances approximate)

Bewdley 8 miles Tenbury 8.6 miles Ludlow 12 miles Kidderminster 11 miles Worcester 20 miles

- **Detached Cottage**
- **4 Bedrooms**
- **Ground Floor Shower Room**
- **3 Reception Rooms**
- **Low Maintenance Gardens**
- **Car Port**
- **Inspection Recommended**
- **Central Location**
- **First Floor Bathroom**
- **Conservatory**
- **Off Road Parking**

DIRECTIONS

On entering Cleobury from an easterly direction proceed for a short distance and just past St Marys Church on the right hand side turn right onto Castle Hill where number 1 will be found after a short distance on the right hand side.

LOCATION

Cleobury Mortimer is a small market town, sitting central to Ludlow and Worcester and being a popular rural area to live. Cleobury Mortimer is set within the beautiful south Shropshire, north Worcestershire countryside offering a comprehensive range of local amenities and facilities to include a Doctors Surgery, sport facilities, an array of local bespoke shops, a post office, a number of popular local pubs, restaurants and takeaways as well as very well thought of local schools.

Only a short drive away, Bewdley is conveniently placed and has been described as the most perfect small Georgian town in Worcestershire with the beautiful river Severn running through and equally well equipped local facilities.

Ludlow is a thriving market town - bustling with events and festivals throughout the year. Perched on a cliff above the River Teme, Ludlow is surrounded by the unspoilt and beautiful hilly countryside of south Shropshire and the Welsh border country, known as the Welsh Marches. Excellent walking and cycling opportunities are right on our doorstep.

DESCRIPTION

Formally two cottages dating back to the mid-19th Century, 1 Castle Hill now offers a unique opportunity to purchase a well proportioned 4 bedroom detached cottage set in this quiet and central location within the heart of the popular village of Cleobury Mortimer.

The cottage is particularly light and spacious with three well proportioned individual reception rooms lined to the front of the property with a LIVING ROOM with fire place with slate hearth, mantle over and UPVC double glazed window to front aspect overlooking the low maintenance fore garden.



Each of the three reception rooms are connected via solid wooden panel doors with the central DINING ROOM having UPVC double glazed window and solid wooden entrance door to the front, a serving hatch through to the kitchen and a turning staircase to the first floor.



Access from the dining room leads to a SITTING ROOM with UPVC double glazed window and a wooden panel door giving access to a rear lobby

The rear lobby has a tiled floor and accesses the fitted kitchen and the ground floor shower room.

The SHOWER ROOM has a continuation of the tiled flooring with a matching suite of low level close coupled WC, pedestal wash hand basin and large raised fully tiled shower cubicle with non-slip tray, wall mounted 'Triton' shower unit and glazed shower door.

From the shower room is a useful walk in storage/boiler room with wall mounted oil fired central heating 'Worcester' boiler and wall mounted shelving providing additional useful storage.

The KITCHEN offers a range of rolled top work surfaces with matching base and eye level timber units to include one and a half stainless steel sink unit with single drainer and mixer tap with extensively tiled surround. There is an integral 'Zanussi' double electric eye level oven and integral 'Bosch' four ring halogen hob with extractor hood over.



The useful cellar and utility room are both accessed from the kitchen.

The UTILITY ROOM offers a stainless steel sink unit with single drainer with cupboards beneath with matching wall mounted cupboards. There is space and plumbing for automatic washing machine, tumble dryer and refrigerator and/or freezer. There is a fitted cupboard providing further useful storage.



To the rear of the property is a spacious CONSERVATORY with fully tiled flooring and a range of UPVC double glazed windows to the rear overlooking a small low maintenance block paved rear yard.

To the first floor the cottage is equally spacious with a split level landing with original exposed beams with access to all bedrooms and bathroom accommodation.

There are THREE BEDROOMS situated to the front of the property accessed from an inner landing with wooden panel doors and UPVC double glazed windows to the front aspect with attractive outlook across the low maintenance fore gardens, through the Cleobury Mortimer roof scape and attractive rural views beyond that.



A FOURTH BEDROOM is situated to the rear.



The FAMILY BATHROOM is also situated to the rear having been extended to create a particularly well presented fitted bathroom with low level WC, vanity wash hand basin with encased and tiled units.

There is a wooden panelled bath with 'Triton T80i' shower over with glazed bi fold shower screen and a useful airing cupboard with slated shelving providing additional storage.

OUTSIDE

The property is approached on Castle Hill over a tarmac lane leading to a driveway providing off road parking for 2/3 vehicles with a covered carport. The fore gardens are low maintenance and laid mainly to gravel with patio terraces and a stepped pathway leading to the main original entrance door. There are attractive mature shrub beds and borders.

To the rear of the property is a small block paved yard with access into the conservatory at the rear of the property. The yard itself has a brick wall border and houses a bin store and oil tank.



The gardens are well presented and low maintenance and the fore gardens offer a good degree of privacy.

SERVICES

Mains water, electricity, drainage and oil fired are understood to be connected. The area benefits from a fast broadband connection. None of these services have been tested.

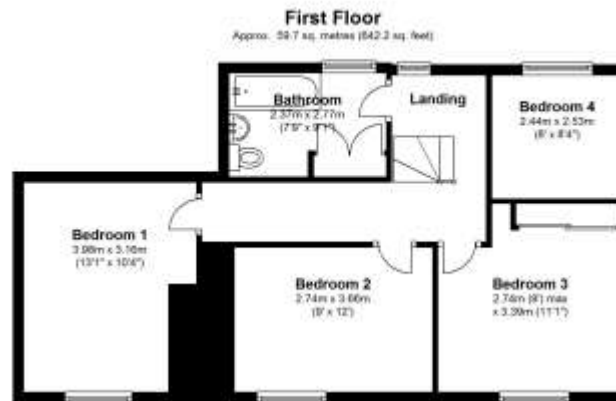
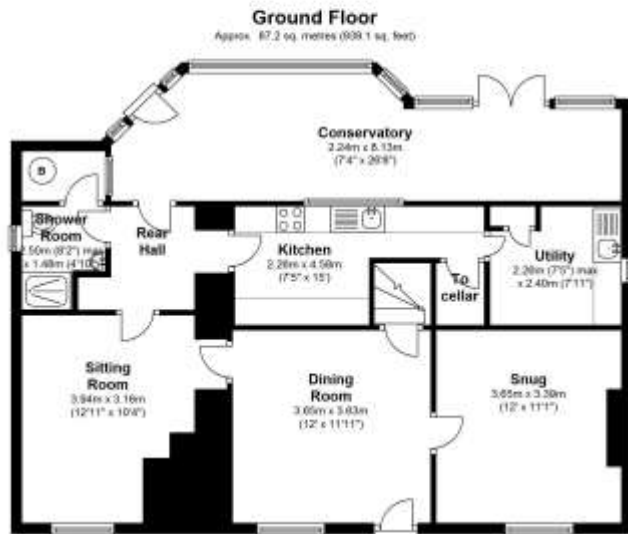
FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

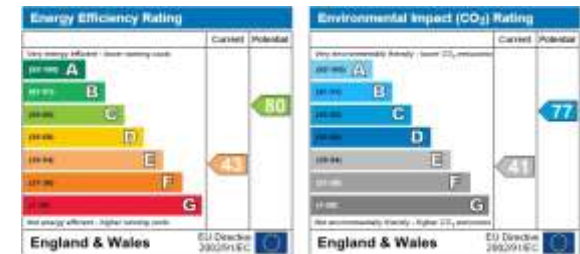
COUNCIL TAX BAND 'E'



Total area: approx. 146.9 sq. metres (1581.3 sq. feet)
This floorplan is not drawn to scale and is for guidance only; its accuracy is not guaranteed.
Plan produced using PlanUp.

1 Castle Hill

Energy Performance Ratings



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