



The Mount, Castle Hill, Cleobury Mortimer, Kidderminster, DY14 8DA

01562 820880

Offers in the region of £435,000



3 reception
rooms



4 bedrooms



3 Bath/Shower
rooms



Beautiful
gardens

Mileage (all distances approximate)

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

- Detached Family Home
- Living & Dining Rooms
- Conservatory
- Modern Fitted Kitchen
- Utility Room
- 4 Bedrooms
- 3 Bathrooms
- Off Road Parking
- Detached Double Garage
- Enclosed Gardens
- Popular Village Location

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 immediately right onto Castle Hill where The Mount will be found after a short distance on the left hand side as indicated by the agents 'For Sale' board

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 Doctors Surgery, sports 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 unspoilt and beautiful hilly countryside of South Shropshire and Welsh border country, known as Welsh Marches. Excellent walking and cycling opportunists are right on your doorstep.

DESCRIPTION

A wonderful opportunity to purchase a detached family home quietly and conveniently situated within the rural village of Cleobury Mortimer. The Mount is well presented, spacious and offers accommodation over two floors comprising four double bedrooms, three bathrooms, three reception rooms, modern fitted kitchen and utility. Outside there is a detached double garage, parking and generous private gardens.

A five bar timber gate gives access to The Mount over a tarmac driveway leading to the detached double and front entrance with slabbed area to a part panelled, part glazed front entrance door into the spacious reception hall.



The RECEPTION HALL with two radiators, four ceiling light fittings, telephone point, parquet flooring and solid wooden panel doors leading to all ground floor accommodation.

Access from the reception hall leads to the generous LIVING ROOM with wooden flooring, feature fire place with surround, wooden mantle over and multi fuel stove on quarry tiled hearth.



Triple aspect double glazed windows, power points, feature ladder style radiator, spot lights to ceiling, power points and TV aerial point.

An archway leads through to the separate DINING ROOM with continuation of wooden flooring, feature ladder style radiator, light and spot lights to ceiling, power points and double glazed patio doors leading to the garden room/conservatory.



The GARDEN ROOM is of part brick construction, part glazed with glazed roof and having two radiators, ceiling and wall mounted light fittings, power points and dual part glazed, part wooden doors.



From the dining room a solid wooden door gives access to the fitted KITCHEN with tiled floor, base and eye level units with 'Corian' work surface with single drainer and mixer tap.

There is a 'Leisure Rangemaster' cooker with extractor fan over, built in dishwasher and fridge, space for table and chairs, radiator, power points, spot lights to ceiling and dual aspect double glazed windows.

The tiled floor continues through an archway to the UTILITY with base and eye level units with laminate work surface and single drainer with mixer tap. There is plumbing for automatic washing machine, space for larder style fridge freezer, ladder style radiator, panel radiator and solid wooden panel door back through to the side hall.

The hall continues to give access to a study, linen cupboard with shelving, master bedroom and bedroom two.

The MASTER BEDROOM benefits from floor to ceiling mirror fronted wardrobes with hanging rail and shelving, power points, modern strip lighting, TV aerial point, radiator, double glazed window and power points. There is access to the EN-SUITE SHOWER ROOM with recessed shower cubicle with 'Mira Vie' shower unit and glazed shower door. There is a contemporary wash hand basin with shelf beneath, low level WC, spot lights to ceiling, extractor fan, ladder style radiator, built in cupboard with shelving, shaver point, laminate flooring, Mermaid Board walling and obscure double glazed window.

BEDROOM TWO with radiator, TV aerial point, radiator, ceiling light fitting power points and double glazed window.

The FAMILY BATHROOM being fully tiled with vanity wash hand basin with mixer tap and drawers beneath, large panelled bath with mixer tap and hand shower, low level WC, two towel rails, shaver point, radiator, spot lights to ceiling, laminate flooring and obscure double glazed window.

From the STUDY a turning staircase leads to the spacious first floor landing with double glazed window, two storage cupboards with hanging rails, radiator, fitted shelving, ceiling light fitting, double glazed window and access to two further bedrooms.

BEDROOM THREE with 'Creda Automatic' night storage heater, radiator, TV aerial point, storage cupboard, ceiling light fitting, fitted wardrobe with hanging rail and shelving and double glazed window. Access into the EN-SUITE shower room with recessed shower cubicle, 'Triton T80' shower and glazed shower door. There is a pedestal wash hand basin, low level WC, shaving point, radiator, walls part tiled and window.

BEDROOM FOUR being exceptionally spacious with radiator, power points, 2 light fittings, TV aerial point, telephone point, power points, double glazed window and two accesses into roof space.

OUTSIDE

The tarmac driveway leads to the DETACHED DOUBLE GARAGE with dual roller shutter electric doors, shelving, power points, strip lighting and door to the rear garden. The gardens are beautifully presented and well tended with pathway which surrounds the property beginning with the front garden which is laid to lawn with mature borders, fruit trees, flower beds and shrub borders. A foliage archway leads to the 'secret garden' with a lawned area enclosed by mature hedging with shrubs and mature trees. The gardens continue to the rear of the property with a lawned area with surrounding herbaceous plants and shrub borders, pergola and gate to front parking area. There is security lighting and external water tap. From the rear garden steps lead up to a balcony terrace with gravelled walkway, fencing, walled backdrop and attractive views over towards the church steeple and over Clebury Mortimer.



