



The Old Barn, Off The Hurst, Cleobury Mortimer, DY14 8EG

01562 820880

FOR SALE

Offers in the region of £255,000



1 Reception
Room



2 Bedrooms



1 Bath/Shower
Room



Garden

Mileage (all distances approximate)

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

- **Stone Barn Conversion**
- **2 Double Bedrooms**
- **2 Separate Staircases**
- **En-Suite WC**
- **Ground Floor Bathroom**
- **Fitted Kitchen**
- **Living Room**
- **Off Road Parking**
- **Enclosed Garden**
- **Attractive Rural Views**
- **Vacant Possession**
- **No Onward Chain**

DIRECTIONS

On entering the village of Cleobury Mortimer on the A4117 turn off Lower Street, just past the Old Lion Public house, right onto The Hurst and after a short distance turn right at Halls pointer board down a narrow lane where The Old barn will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

Cleobury Mortimer is a wonderful village and a popular rural area to live set within the beautiful north eastern Worcestershire countryside offering an array of local amenities and facilities.

Bewdley has been described as the most perfect small Georgian town in Worcestershire. With the beautiful River Severn running through. With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops, and a doctor's surgery, Bewdley has something for everyone.

Birmingham is approximately 24 miles and the cathedral city of Worcester approximately 15 miles distant which provides direct rail connections to London, Paddington and Birmingham.

There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

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

A character detached barn set in a peaceful location in the popular village of Cleobury Mortimer with rural views. The accommodation comprises 2 double bedrooms, En-Suite WC, ground floor bathroom, fitted kitchen and generous living room. The property has enclosed low maintenance gardens with off road parking and an internal viewing essential.

The property is approached off a private track off The Hurst conveniently located within the popular town of Cleobury Mortimer with a solid wooden panel front door giving access into a generous reception hall with fully tiled floor, radiator, power points, ceiling mounted

light fitting and exposed timbers with two separate turning staircases to the first floor accommodation.

From the RECEPTION HALL is the ground floor BATHROOM with matching fitted suite of panelled bath, extensively tiled surround, low level close coupled WC, pedestal wash hand basin, tiled splash back and separate one and a half shower cubicle being fully tiled with wall mounted shower and glazed sliding door.



The FITTED KITCHEN has a range of rolled top work surfaces with inset one and a half stainless steel sink unit with single drainer and mixer tap with a range of matching base and eye level solid timber units, being well fitted with an integral refrigerator and freezer, 'Belling' multi function Range style cooker with electric oven and five ring gas hob, extensively tiled surround with stainless steel 'Stoves' extractor hood above.

The kitchen has an attractive vaulted and timber ceiling and a wall mounted boiler, double glazed window to the side aspect.



The LIVING ROOM is spacious with double glazed windows overlooking the rear garden with a solid timber rear door giving access to the private gardens. Within the living room is an attractive solid fuel burning stove on a flagstone hearth with exposed timbers, dual ceiling mounted light fitting and a further double glazed window to the front aspect. There is useful understairs storage and a turning staircase leading to the master bedroom.



The MASTER BEDROOM accessed from the living room via a turning staircase is a well proportioned room with a host of exposed wall and ceiling mounted timbers within the vaulted ceiling with double glazed Velux style windows to both front and rear aspects with some fitted storage and access to an En-suite WC.



The EN-SUITE WC also has some original exposed timbers with a low level close coupled WC, pedestal wash hand basin and wall mounted radiator with ceiling mounted light fitting and extractor fan.

The SECOND BEDROOM is accessed by an independent staircase from the reception hall to a small landing with ceiling mounted light fitting and exposed timbers. The second bedroom also benefits from a vaulted ceiling with a host of attractive original wall and ceiling, mounted timbers with Velux style windows to both front and rear allowing for an attractive rural outlook.



OUTSIDE

Accessed off The Hurst along a private 'No Through' road there is parking for 2-3 vehicles whilst the low maintenance gardens to the rear are accessed from the driveway via a gated and stepped access down to a level lawn with a paved pathway diagonally to an additional corner gate. The gardens are enclosed via wooden panel fencing with an attractive rural outlook.



SERVICES

Mains water, electricity and LPG gas are understood to be connected. Drainage by septic tank. None of these services have been tested.

FIXTURES & FITTINGS

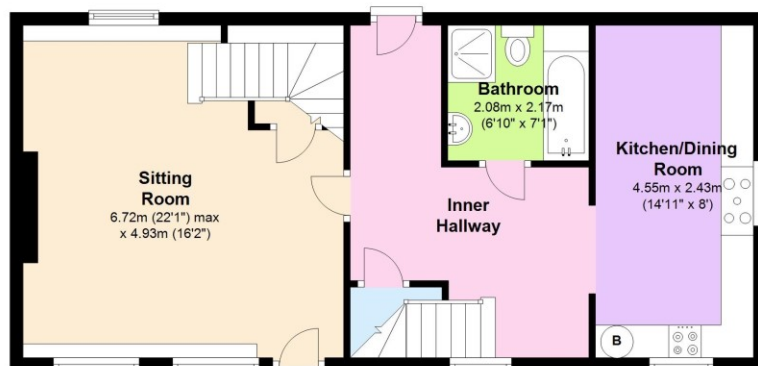
Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)

**First Floor**

Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 106.5 sq. metres (1146.6 sq. feet)

The Old Barn, Cleobury Mortimer

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Mortgage/Financial Advice. We are able to recommend a completely independent financial advisor, who is authorized and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

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