Foxhollow 15 Crumps Brook

Hopton Wafers, DY14 0HP

Andrew Grant

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3 Bedrooms **2 Receptions** **2 Bathrooms**

Freehold
Guide Price £625,000

KEY FEATURES:

- Rural location
- Over 2 acres
- Three double bedrooms
- Garage
- Outbuilding

A fantastic rural retreat set in over two acres of wonderful mature grounds.

Foxhollow is situated in a wonderful rural setting bordering the Clee Hills and with a babbling brook on the edge of the grounds. This location is classed as an outstanding area of natural beauty, with miles of amazing countryside to enjoy right on the doorstep. From here the resident has direct access to miles of walks and bridleways which head off in all directions across the Clee Hills and down to Catherton common, with Cleobury Mortimer beyond. This will no doubt ideal to those who love walking, cycling or horse riding as there are few locations any better. There are several amenities within reasonable proximity despite the rural nature of the location, with Clee Hill village around 3.6 miles distant, Cleobury town 5 miles away and the beautiful riverside town of Ludlow less than 10 miles away. Clee Hill village has a local stores and public house, whilst Cleobury offers a much larger array of shops and eateries including a large Co-op store in addition to well-respected schooling too. Ludlow is a mecca for visitors to the Shropshire area with a number of interesting shops and historical buildings including the superb castle which sits in a commanding position on the banks of the river.

Foxhollow is a fantastic rural smallholding nicely set back from a country road on the edge of Clee Hills. The property stands beautifully within delightful grounds in excess of two acres which are made up of superbly planted formal gardens plus pony paddock bordered by a babbling brook.

The house itself started life as a stone-built cottage and has been since extended substantially so that it provides an excellent footprint of accommodation with spacious rooms throughout. There is also a good range of outbuildings which include a double garage, wood store plus timber studio or office ideal for home working, arts and crafts or as guest accommodation.

The property is approached from the road via an impressive sweeping driveway which culminates in a large parking area providing space for multiple vehicles. The double attached garage features two electrically operated roller shutter doors, power, lighting and houses the controls for the rooftop solar panels. The vendor informs us that the solar panels provide a payment of around £2,000 per annum which has been consistent since their installation.

Once through the front door of the property one is greeted by a large reception hall with stairs rising to the first floor and doors leading to the living room, kitchen and downstairs cloakroom/WC. The L-shaped living room is very spacious and light and features a stone Inglenook fireplace housing a wood burning stove, wood flooring, two radiators and multi-aspect windows overlooking the grounds. The kitchen has a quality finish and features matching bespoke wooden units, granite worktops, oven and hob, pull-out table, radiator, double glazed window to rear aspect and door to the adjoining utility.

The utility room has wall and base units, space and plumbing for a washing machine and door leading to the conservatory. The latter is a spacious double-glazed addition with French doors leading to the garden. There is also a useful boot room with doors leading to a boiler room and the garaging.

The first-floor accommodation is similarly spacious and light with good room sizes throughout. The excellent study landing is generous in size and offers scope for home working and could even be reconfigured to make a fourth bedroom. The landing has a radiator, double storage cupboard, loft hatch and double-glazed window to front aspect providing pleasant views. The master bedroom features lovely bespoke Oriental style wardrobes to one wall, radiator, double glazed window to front aspect and door leading to the sizeable en suite bathroom. The latter has a panelled bath, shower cubicle, vanity unit, down lighters and double-glazed window. The two remaining bedrooms are both good sized double bedrooms and enjoy pleasing views over the grounds and surrounding area. The family shower room has pedestal wash basin, low level WC, shower cubicle radiator and double-glazed window.

Outside

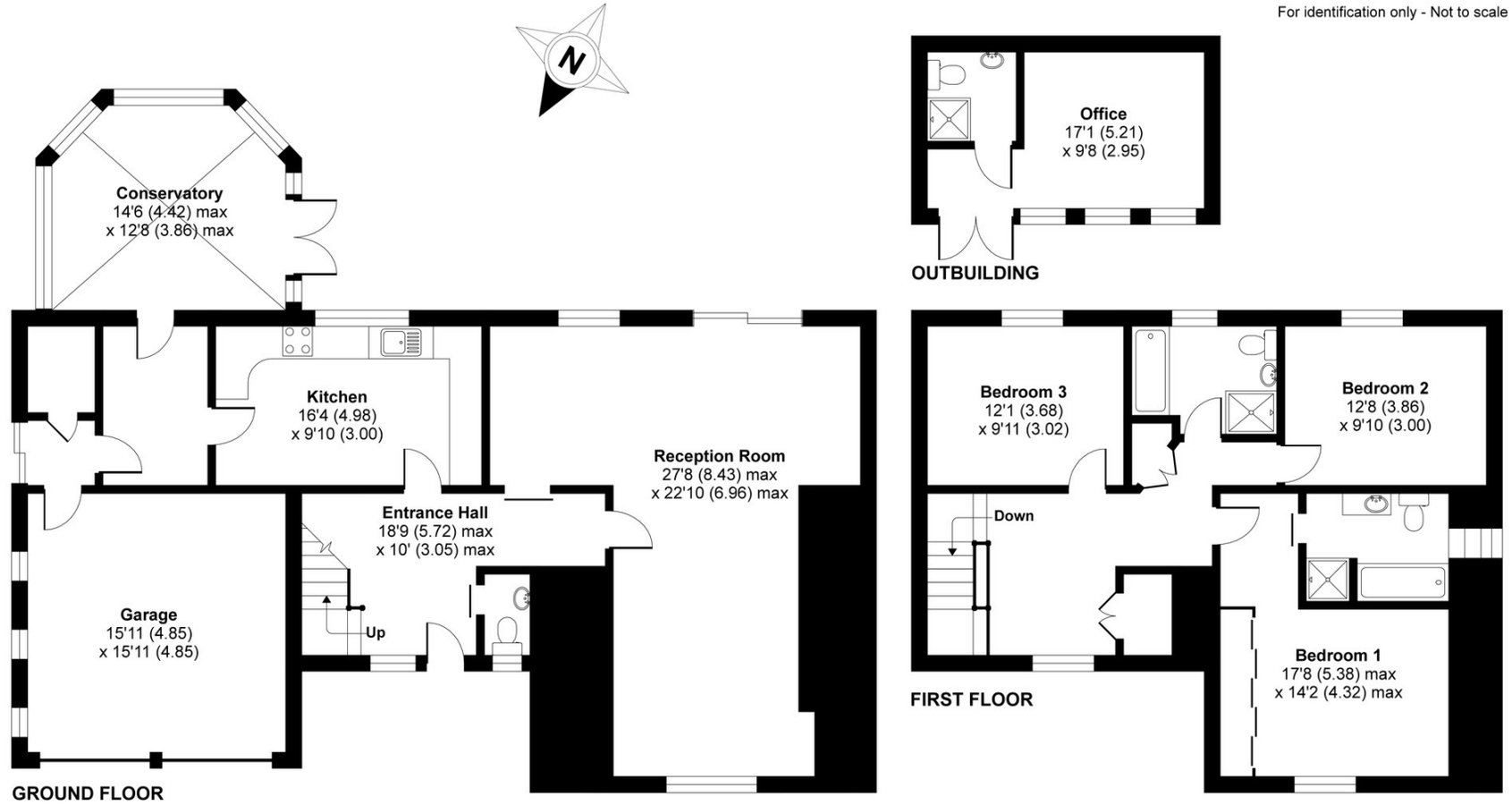
The property sits beautifully within grounds of circa 2.2 acres which enjoy a tranquil rural backdrop and utmost privacy. This aspect of the property will no doubt appeal to those with animals and to anybody with a keen interest in nature as there are some rare species of plants growing on site.

To the front of the cottage is an extensive lawn/paddock which flows nicely into the rear garden. At the rear is a raised stone terrace with inset pond, a walled Japanese style area packed with Oriental plants such as mature Acer trees plus a topiary garden with box hedging. Beyond are extensive lawns packed with many specimen plants and trees including Montana Clematis, Camelia, Tree Peony and fruit trees. There is a beautiful flower meadow which is home to rare flora and fauna in the spring and early summer including Cowslips, Bluebells, Wood Anemone and wild Orchids. At the far end of the grounds is a sizeable paddock ideal for ponies and other livestock, bordered by Crumps Brook stream with a bridge across to the other side. The seller informs us that the owner of this property also has the right to graze a small number of animals on the nearby common land.

A useful timber outbuilding sits in the grounds and would be ideal for guests to stay or as a home office, having double glazed windows, a living area with down lighters, power points and electric heater plus an adjoining shower room.

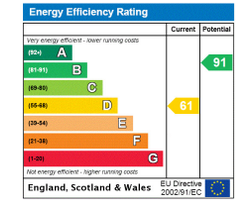
Crumps Brook, Hopton Wafers, Kidderminster, DY14

Approximate Area = 1893 sq ft / 175.8 sq m
Garage = 256 sq ft / 23.7 sq m
Outbuilding = 165 sq ft / 15.3 sq m
Total = 2314 sq ft / 214.9 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 730182



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