



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

BRICKYARD COTTAGE MILSON, KIDDERMINSTER, DY14 0AT

GUIDE PRICE
£450,000



**A DETACHED COUNTRY COTTAGE IN A SECLUDED RURAL SETTING
WITH LARGE GARDENS AND A PONY PADDOCK – IN ALL ABOUT 1.5 ACRES (TBV).**

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM WITH WOODBURNER
- THREE DOUBLE BEDROOMS
- BATHROOM
- GROUND FLOOR SHOWER ROOM
- STABLE BLOCK & WORKSHOP
- LARGE GARDENS & PARKING
- PONY PADDOCK

NICK CHAMPION LTD

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APPROXIMATE DISTANCES

Cleobury Mortimer – 3.5 miles, Tenbury Wells – 4.5 miles, Ludlow – 10.5 miles, Kidderminster – 14.5 miles, Worcester - 22 miles, M5 Junction 6 – 23 miles, Hereford – 30 miles, Birmingham – 35 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 signed Leominster/Shrewsbury. Proceed for 0.2 mile before turning right onto Boraston Lane signed Milson/Cleobury Mortimer. After 0.5 mile at the next T Junction turn left to stay on Boraston Bank. Proceed for 3.8 miles and on passing Milson Church turn right signed Neen Sollars/Mamble. Proceed along the lane for 0.1 mile before turning left onto the stoned track which leads to the property.

SITUATION & DESCRIPTION

Brickyard Cottage is situated on the edge of the sought after village of Milson nestled between rolling farmland and woodland. The community in Milson and the adjacent village of Neen Sollars is quite active and a range of events are regularly held at the nearby Victory Hall. The Live and Let Live Inn at Neen Sollars is a popular public house serving food and drinks. Brickyard Cottage is just a short drive from Cleobury Mortimer and Tenbury Wells and both towns offer many facilities including a variety of shops and services, libraries, doctors' surgeries, primary and secondary schools, and a range of clubs and societies. The market town of Tenbury Wells also offers a cottage hospital, a cinema and a swimming pool. Brickyard Cottage is in the catchment area for Cleobury Mortimer Primary School and Lacon Childe School.

Brickyard Cottage is a Victorian country cottage constructed of brick elevations under a clay tiled roof with a 1970s brick and flat roof extension. The property is approached along its own stoned track and is set in a very secluded location. The cottage has attractive gardens and the adjacent woodland area is available to purchase by separate negotiation. The property benefits from a useful pony paddock, a stable block and a timber workshop. In all the property extends to about 1.5 acres (tbv).

ACCOMMODATION

A glazed door opens into the entrance porch which in turn opens into the sitting room with woodburning stove, fitted cupboards and an understairs store cupboard. The adjacent dining room has an open fire with a brick surround. The kitchen/breakfast room has a range of painted wooden base and wall units with wooden worktops incorporating a stainless steel sink/drain, plumbing for a washing machine, space for a cooker and fridge/freezer, and housing the Worcester Greenstar Heatslave II oil fired central heating boiler. The back hall has a part glazed door opening into a covered porch area, and there is a shower room with a Triton Forte shower in a large cubicle, a hand basin and wc.

From the dining room stairs rise up to the first floor landing with a cupboard with shelving. There are three double bedrooms, of which two have built-in wardrobes/cupboards. The bathroom has a roll top bath, pedestal basin and wc.

OUTSIDE

The stoned track leads on down past the 0.9 acre (TBV) pony paddock to the gated parking and turning area with a range of timber outbuildings including a workshop (30'4" x 26'4" MAX) and a stable block comprising of two loose boxes (11'6" x 11'4" and 11'7" x 9'7") and a tack room (11'3" x 7'7"). The gardens extend to the east of the property and

are mostly laid to lawn with shrub and flower borders and a disused vegetable patch which could be reinstated.

N.B. The adjacent area of woodland belongs to the Vendors and is available by separate negotiation.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Private drainage.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

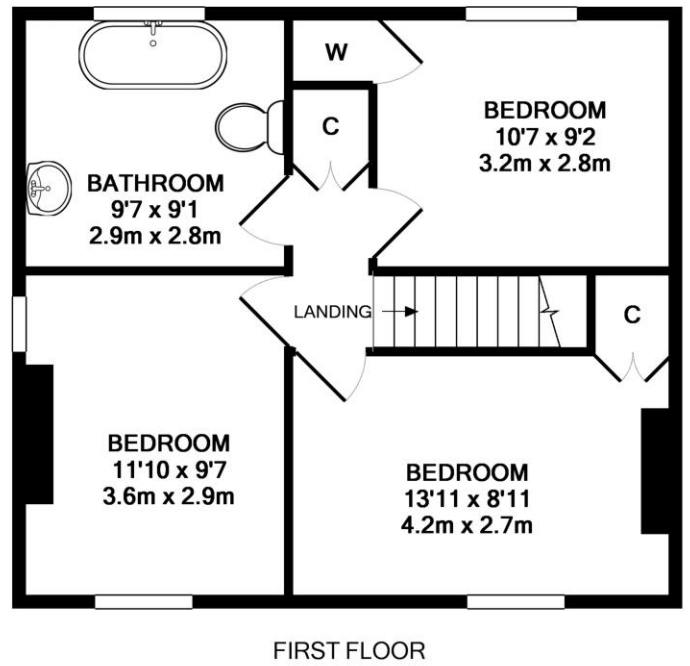
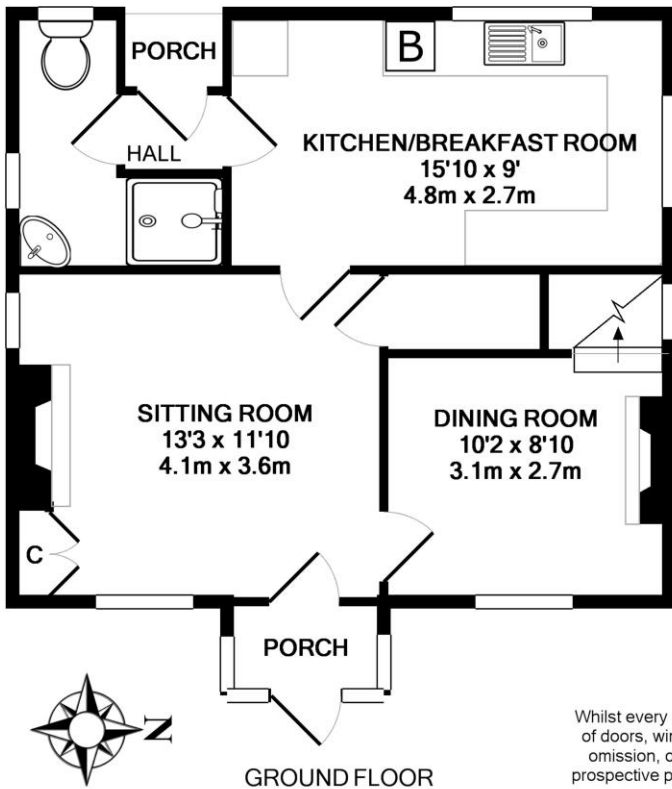
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 2nd September 2019.
Particulars prepared September 2019.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.