

AP MORGAN



Morton under Hill, Astwood Bank, Redditch
Offers in excess of £700,000

Features:

- Stunning Edwardian cottage in semi-rural setting
- Equestrian facilities, stables & paddock of approx. 2 acres
- Extensive gated driveway & variety of outbuildings
- Lounge and kitchen with feature wood burners
- Dining room & separate utility room
- Heated cellar and additional wine cellar
- Three double bedrooms & two shower rooms
- Envious panoramic views of open farmland

Description:

Situated within the desirable rural location of Morton Under Hill—a quaint hamlet comprising a handful of houses and farms—is this characterful, three double bedroom, semi-detached cottage. Occupying a sizable plot, the property boasts extensive outbuildings, equestrian facilities, generous parking, and a paddock extending approximately 2 acres with a coppice.

The imposing property sits proudly in an elevated position, set back from the lane by a walled fore-garden and manicured hedgerows. A large gate to the right-hand side adds privacy and security to the plot and leads to a substantial gravelled driveway offering comfortable parking for multiple vehicles.

Once inside, the charming and welcoming cottage briefly comprises: an entrance hallway, a lounge with a feature log burner and bay window to the front aspect offering enviable views of open farmland, a country-style kitchen with an additional wood burner leading through to a dining room, a separate utility room, and a ground floor shower room. Additionally, steps from the entrance hall lead down to a wine cellar.

Rising upstairs, the first-floor landing has doors radiating off to: a large double bedroom one with built-in wardrobes, a feature cast iron fireplace, and elevated views of the surrounding countryside; double bedrooms two and three; and a stylish family shower room to complete the floor.

The highlight feature of this property is the sizable outdoor space, which includes a terraced seating area with views across a lawn and vegetable patch, and a brick-built stable with a tack room, kennel, and sizable storage area, offering excellent potential for a variety of other uses. A gate to the rear of the garden leads to a variety of outbuildings (some with fitted power sockets and lighting) with an additional gate through to the large paddock, amounting to approximately 2 acres with a field shelter and a coppice to the rear.



Located approximately one mile north of the sought-after village of Inkberrow, the property sits on a quiet country lane with no through traffic. Immediately opposite the house is access to a network of footpaths and bridleways, making it absolutely ideal and safe for horse riders and walkers. Inkberrow itself offers a church, village school, village hall, sports field, shop, two pubs, a post office, and a GP surgery, in addition to local bus services to Worcester and Redditch.

Details:

Entrance Hall

Lounge 13'9" x 12'4" (4.2m x 3.76m) Max into bay

Kitchen 12'4" x 11'9" (3.76m x 3.58m)

Dining Room 10' x 9'1" (3.05m x 2.77m)

Utility Room 4'10" x 6'9" (1.47m x 2.06m)

Ground Floor Shower Room 3'4" x 6'2" (1.02m x 1.88m)

Cellar One 6'5" x 4'6" (1.96m x 1.37m)

Cellar Two 13'1" x 15' (4m x 4.57m)

First Floor Landing

Bedroom One 12' x 15'8" (3.66m x 4.78m) Max incl wardrobes

Bedroom Two 12'5" x 8'8" (3.78m x 2.64m)

Bedroom Three 10' x 9'1" (3.05m x 2.77m)

Shower Room 9' x 6'8" (2.74m x 2.03m)

Stable 15' x 17'2" (4.57m x 5.23m)

Kennel 15' x 7'1" (4.57m x 2.16m)

Store 15' x 24'3" (4.57m x 7.4m)



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