



The Old Coach House,
Hopton Wafers, DY14 0ND

Offers In Excess Of
£1,350,000

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The Old Coach House

Hopton Wafers

A stunning property set in approx. 10 acres located close to Hopton Wafers with far reaching views over open countryside and beyond. Alongside this magnificent home is a stable block and a large Dutch barn, both of which have current planning permission to create a 6 bedroom detached family home and a further independent 2 bedroom annexe.

- 6 Bedroom detached family home
- 5 Reception rooms
- 3 Bathrooms
- Set in 10 acres
- Planning permission for further detached 6 bedroom property
- Planning permissions for 2 bedroom annexe

Directions

From Ludlow take the A49 towards Shrewsbury. At the roundabout take the 2nd exit towards Kidderminster on the A4117 continue to follow this road, when you arrive at Hopton Wafers, your Sat Nav will say you have reached your destination, at this point look right and there is a lodge house on the road with a private driveway running to the side, take this drive way through the fields and bear right at the top of the drive into the entrance to The Old Coach House.

The Old Coach House, Hopton Wafers, Kidderminster

Approximate Gross Internal Area

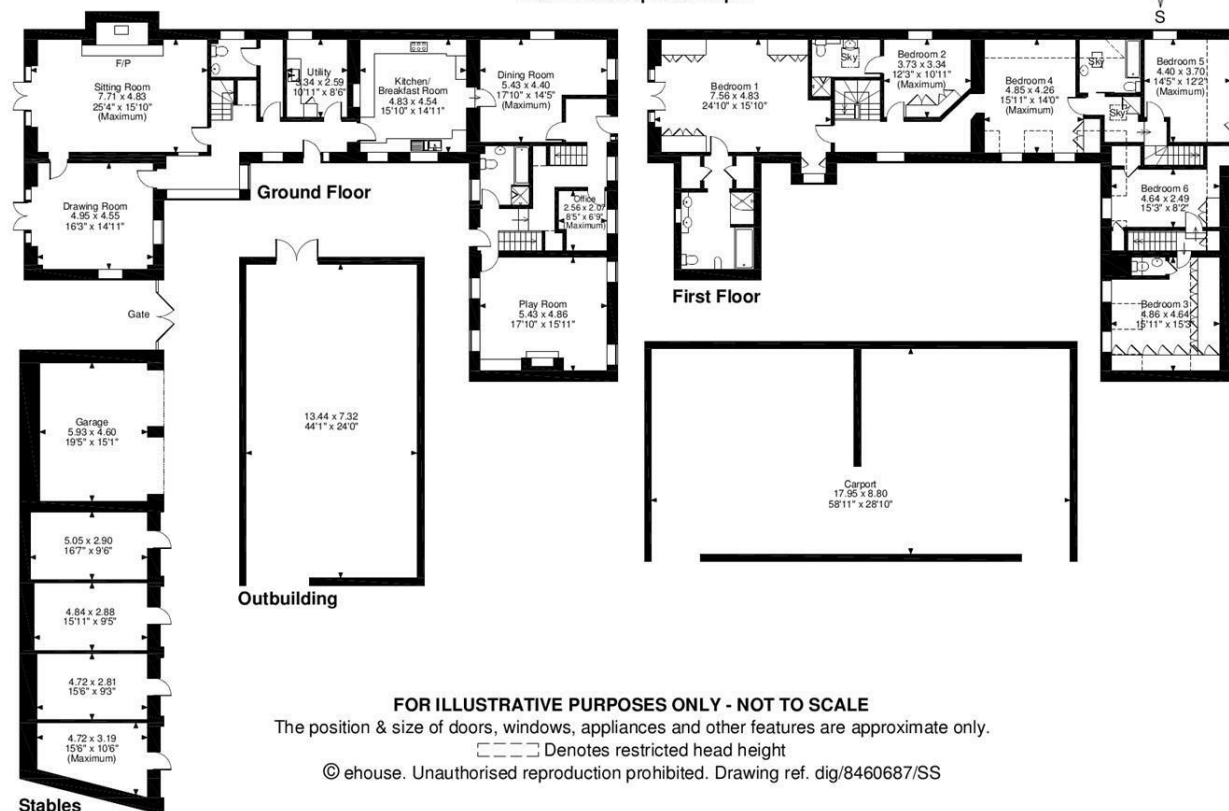
Main House = 3708 Sq Ft/344 Sq M

Garage & Carport = 1994 Sq Ft/185 Sq M

Outbuilding = 1059 Sq Ft/98 Sq M

Stables = 604 Sq Ft/56 Sq M

Total = 7365 Sq Ft/684 Sq M



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

To live in such a wonderful and peaceful setting would be amazing, to look out with views stretching into the vista which absorb miles and miles of stunning countryside would be pure divine and add to that, to live in a large coach house with current planning permission for two other separate dwellings, all within your 10 acre grounds is just the icing on the cake. The main house has 6 bedrooms and the potential to create an annexe within the current property.

Description

You approach the property via long field lined private driveway, and through the five bar gate and around the cottage into a large courtyard, with stables in front of you with current planning permission to turn into a further annexe. The front door leads into a bright hallway with rooms to both left and right , if you turn right there is a family kitchen with a range of bespoke floor and wall units in pale beech with tiled splash back and range cooker, there is enough space for an 8 seat table and chairs , beamed ceiling and inset lighting, there is a large window overlooking the courtyard. A door leads to the dining room with double aspect views. From the dining room is a further door to the cottage front door and hallway, this could become part of an annexe providing two bedrooms, large lounge (currently a playroom, and the current homework room theres a bathroom whilst using the current dining room to house a new back to back kitchen, ideal for elderly relatives or to be run as an Air B and B). There is a staircase rising to the first floor and two double bedrooms, the master bedroom having a range of wardrobes and Edwardian night bathroom consisting of WC and wash hand basin. Go back to the main hallway and turn left directly in-front of you is a large utility room ideal for coats wet wellies, whilst next door is the entrance to a guest cloakroom which is also large enough the take hats scarves, shoes, and winter coats, as well as leading to a cloakroom and WC.

Gardens

There are almost 10 acres with the property and the current owners have laid an orchard with a wide variety of fruit trees and nut trees as well as native deciduous trees to England and over 200 maiden xmas trees surround the far fence line, there are private patios and suntraps, and in the evening climb the night lit, decked stairs to your very own sauna pod and when very hot, then drop into your own hot tub and sip on a very large glass of chilled wine. And the south lawn has a multi level tree house complete with climbing wall, whilst country flowers and grass surrounds the house giving the privacy your dream of, whilst living in this home.

Outbuildings

There is a very large steel framed barn, located on the property which can be accessed via its own driveway and has current planning permission to change it into six bed residential family home, plans are available on the planning website or in our office. The stable block and garage that form part of the main house also carries consent to turn into a two-bedroom annexe or holiday let. The property sits in delightful gardens which are mainly laid to lawn interspersed with mature trees, flowering borders. There is a large, paved patio ideal for alfresco dining.

Services

Main's water and electricity. Private drainage (septic tank). Oil fired central heating.

Location

The Old Coach House enjoys a fabulous rural position situated in the village of Hopton Wafers which benefits from a public house and nearby petrol station. The property is just a few miles from the attractive town of Cleobury Mortimer where a range of good services and amenities can be found. The surrounding countryside is beautiful with wonderful walks on the doorstep as well as other interests for outdoor pursuits enthusiasts. The popular market town of Ludlow lies to the west and is famed for its festivals, restaurants and fascinating architecture with more extensive facilities for commerce, leisure, shopping and education available at Kidderminster and Worcester. Communications in the area are excellent. The A4117 can be picked up nearby, linking to Kidderminster and the West Midlands conurbation beyond. Trains from Kidderminster regularly depart to Birmingham and beyond and Ludlow has a mainline railway station on the Manchester to Cardiff line.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



