

Notchcut, Cross Bank, Bewdley, Worcestershire DY12 2XF

01562 820880

FOR SALE

Price  
£695,000



2 Reception Rooms



3 Bedrooms



2 Bath/Shower Rooms



8.8 Acres



#### MILEAGE (all distances approximate)

Bewdley 3 miles Kidderminster 6 miles Cleobury Mortimer 6 miles Worcester 17 miles Birmingham 25 miles

#### DIRECTIONS

From Bewdley head in a Westerly direction onto Long Bank, A456 and after a short distance, turn left onto Lye Head Road. Take the first right hand turn onto Cross Bank where Notchcut will be found on the right hand side as indicated by the agents For Sale board with a sign for 'Notchcut'. Turn onto the private drive and the property is on the left with parking opposite in the paddock with the detached barn.



- A Fabulous Traditional Detached Farmhouse
- Beautiful Raised Rural Position with Views
- Private Gardens & Land circa 8.8 Acres
- 3 Bedrooms & First Floor Bathroom
- 2 Reception Rooms & Cellar
- Kitchen Diner & Ground Floor Shower Room
- Detached Red Brick Barns, Stables/Stores
- Ancillary Outbuildings & Dutch Barn
- In Need of Modernisation with Development Potential
- No Onward Chain. Viewing Essential

#### LOCATION

Notchcut is beautifully set in this most attractive rural location in the north west Worcestershire countryside in a raised position with wonderful views. Local amenities can be found in the nearby village of Far Forest to include the local Primary School, Post Office and General Store and popular village pub and access to dozens of rural and woodland walks. The historic Georgian riverside town of Bewdley is less than 4 miles distant providing a comprehensive range of local amenities including both junior and senior schools. Birmingham is about 22 miles. The Cathedral city of Worcester is approximately 16 miles distant which provides direct rail connections to both London Paddington and Birmingham. There is M5 Motorway Junction access via 5 at Wychbold and 6 & 7 to the north and south of Worcester.

#### DESCRIPTION

Notchcut is an attractive, traditional red brick farm house in this highly sought after rural location sitting within private gardens with additional land circa 8.8 acres and an array of useful outbuildings to include red brick barn, stores, sheds and workshops and offers a wonderful opportunity to purchase, modernise and potentially develop this lovely home into a high-quality country property.

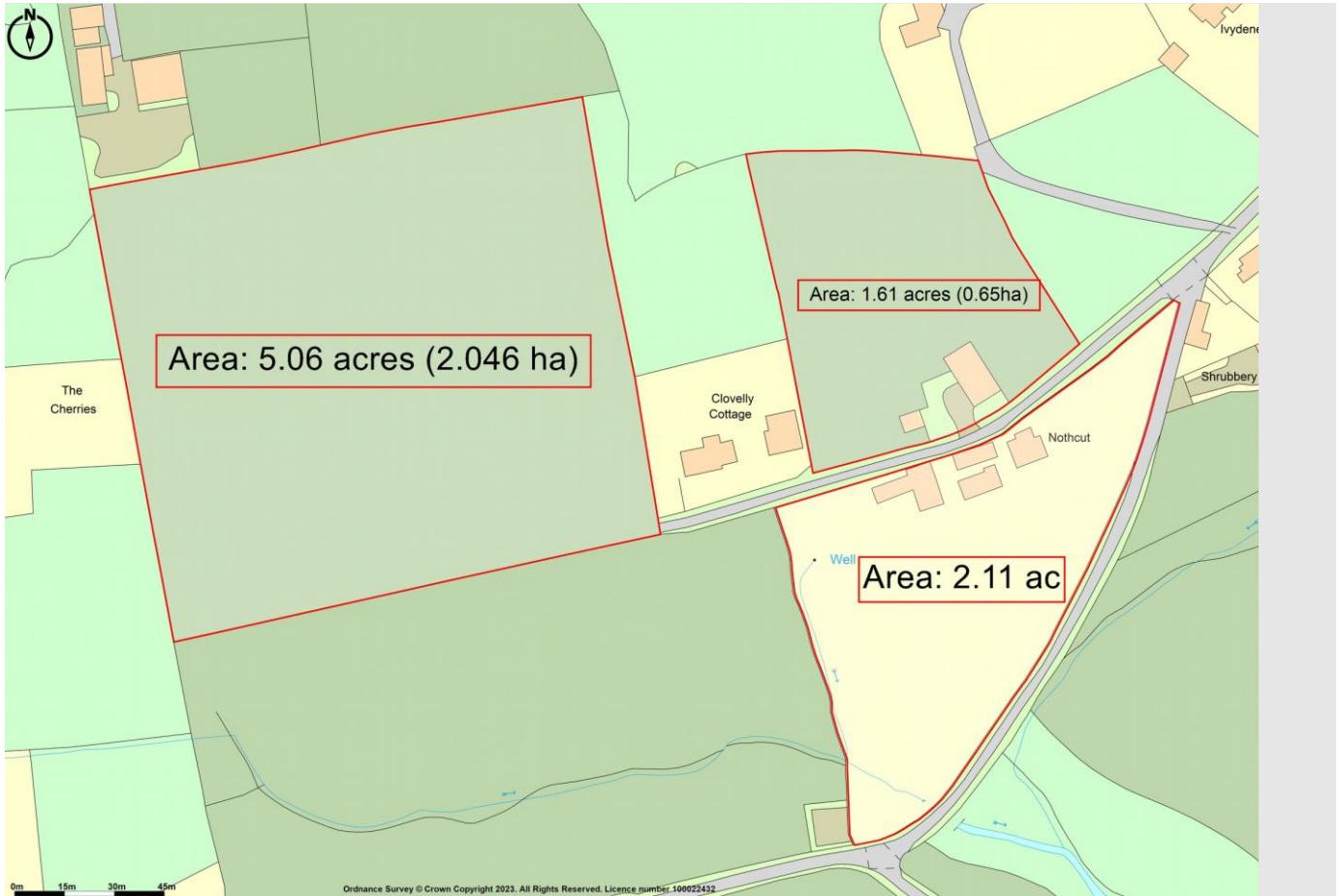
The property, a former fruit farm, dates back circa 1879 with plenty of original features offering an abundance of character with potential to extend/develop, having previously been granted planning permission (now lapsed) for the conversion and extension of the nearby red brick barn to create independent, attached annex accommodation.

The property has well-proportioned accommodation over two floors comprising three first floor bedrooms, a bathroom and a spacious landing. The ground floor has two attractive reception rooms, fitted kitchen diner with pantry and a ground floor shower room with WC.

Outside there are a number of useful stores, barns, workshops, an initial red brick barn with pitched roof stabling, a large store/workshop, timber sheds and a generous Dutch barn all sat within the 8.8 acres of land.

The land is split into three significant parcels with two areas of land over the private driveway, all enclosed and gated. Notchcut would benefit from some modernisation but has been well loved and cared for however there is further potential to extend and develop, subject to relevant consents and permissions.

The property is available with no onward chain and an internal inspection is thoroughly recommended.



Notchcut is approached over a private lane with a right of access leading to the property itself and one other neighbouring home. The lane splits the acreage with each area of land/paddock having independent gated access with an area of parking, leading to the detached barn and pedestrian access to a concrete hardstanding leading to the main entrance.

#### RECEPTION HALL

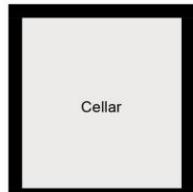
The main entrance leads to an initial reception hall with access to the ground floor accommodation.

#### KITCHEN DINER

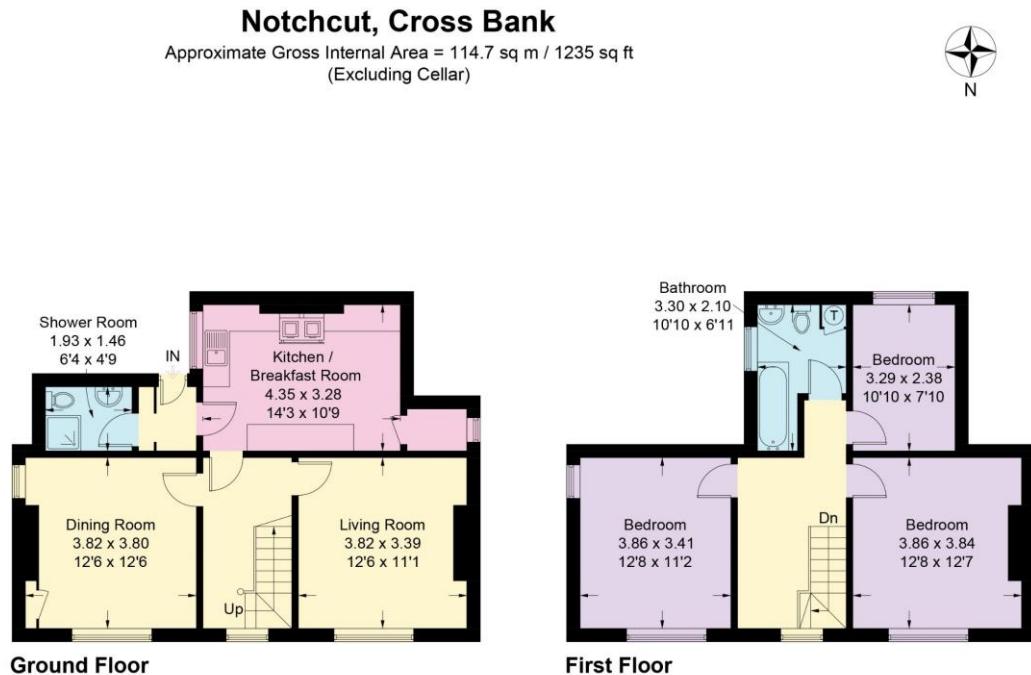
The generous kitchen diner has original quarry tiled floor, rolled top work surfaces with solid wooden base and eye level units and an oil-fired Aga. There are power points, light fittings, dual aspect UPVC double glazed windows and access to a useful walk-in pantry with shelving, obscure glazed window and lighting.

#### GROUND FLOOR SHOWER ROOM

With matching white suite of low level close coupled WC, pedestal wash hand basin, glazed shower screen, wall mounted shower, ceiling mounted light fitting, extractor fan and UPVC double glazed window.



Cellar



This plan is for guidance only and must not be relied upon as a statement of fact.

#### INNER HALLWAY

Some of the beautiful, solid original doors on the ground floor gives access to a generous inner hallway with turning staircase to the first floor, radiator, ceiling mounted light fitting and feature glazed window with fabulous views across the front of the property and beyond.

#### LIVING ROOM

Offering an attractive space with a coal effect LPG gas fire with marble surround, hearth and mantle over. There is a radiator, power points and TV aerial point, ceiling mounted light fitting and UPVC double glazed windows offering fabulous views.

#### DINING ROOM

Equally well proportioned with a feature fire place with marble surround, hearth and mantle with built in original cupboard to the alcove, ceiling mounted light fitting, radiator and dual aspect UPVC double glazed windows.

**FIRST FLOOR LANDING**

Is an attractive feature returning to the front of the property with a UPVC double glazed window offering wonderful long distance rural views. There is access to the roof space, power points and ceiling mounted light fitting with original wooden doors to all first-floor accommodation.

**THREE BEDROOMS**

Two bedrooms are to the front of the property directly over the two reception rooms, being well proportioned with attractive ornamental fire places, ceiling mounted light fitting, power points, one having a double panel radiator with stripped wooden floors, the other with a wall mounted electric night storage heater both with UPVC double glazed windows allowing fabulous views. The third bedroom is situated to the rear of the property with stripped wooden floor, double panel radiator, power points, ceiling mounted light fitting, UPVC double glazed window with views to the rear over the paddock across the single-track lane with the detached barn.

**BATHROOM**

Being fully fitted with a coloured suite, extensively tiled, panel bath, pedestal wash hand basin, low level close coupled WC, heated towel rail, airing cupboard with factory lagged hot water tank, ceiling mounted light fitting and obscure UPVC double glazed window.

**OUTSIDE**

The property has a right of way over a private driveway shared with just one neighbouring property, with land surrounding Notchcut, either side of the drive. The property sits well within its land with an initial paved concrete hardstanding area with external courtesy lighting and water supply with further paved hardstanding to the side and an attractive lawned area, all fenced and gated and leading directly to a generous grass paddock with various fruit trees, all bordered via mature hedging.

There are a number of useful outbuildings to include a red brick barn, stables, stores and workshops as well as the detached steel frame Dutch Barn set within the land opposite the farm house, along with a timber store/field shelter.

There are three separate grass paddocks with vehicular gated access to all of the land and each of the paddocks individually. The drive continues past Notchcut Farmhouse allowing vehicular access to all and continues towards the neighbouring property at the end of the drive, where there is further vehicular gated access directly into the gently sloping grass paddock bordered to all sides with a mixture of fencing and mature hedging.

**SERVICES**

Mains water, electricity and drainage are understood to be connected with Oil Fired Central Heating and LPG Gas. 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.

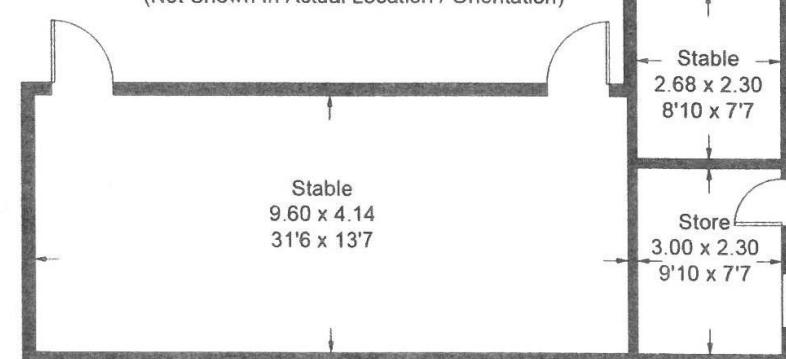
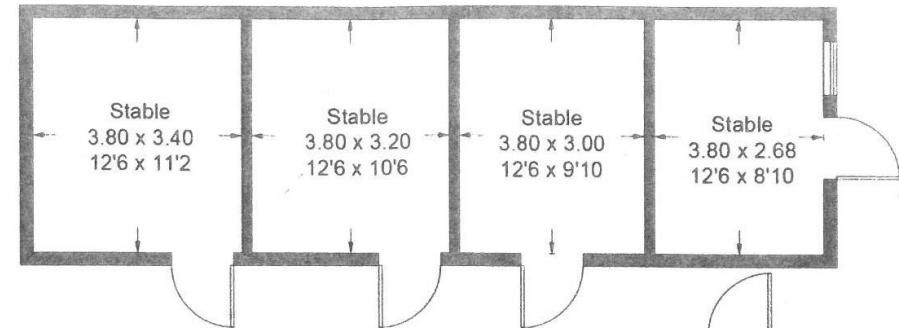
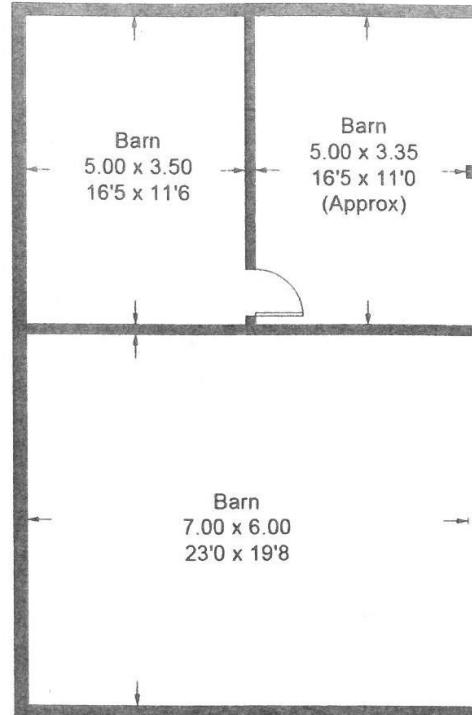
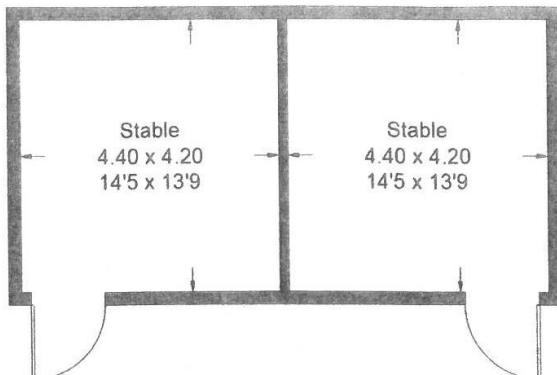
**COUNCIL TAX**

Band E

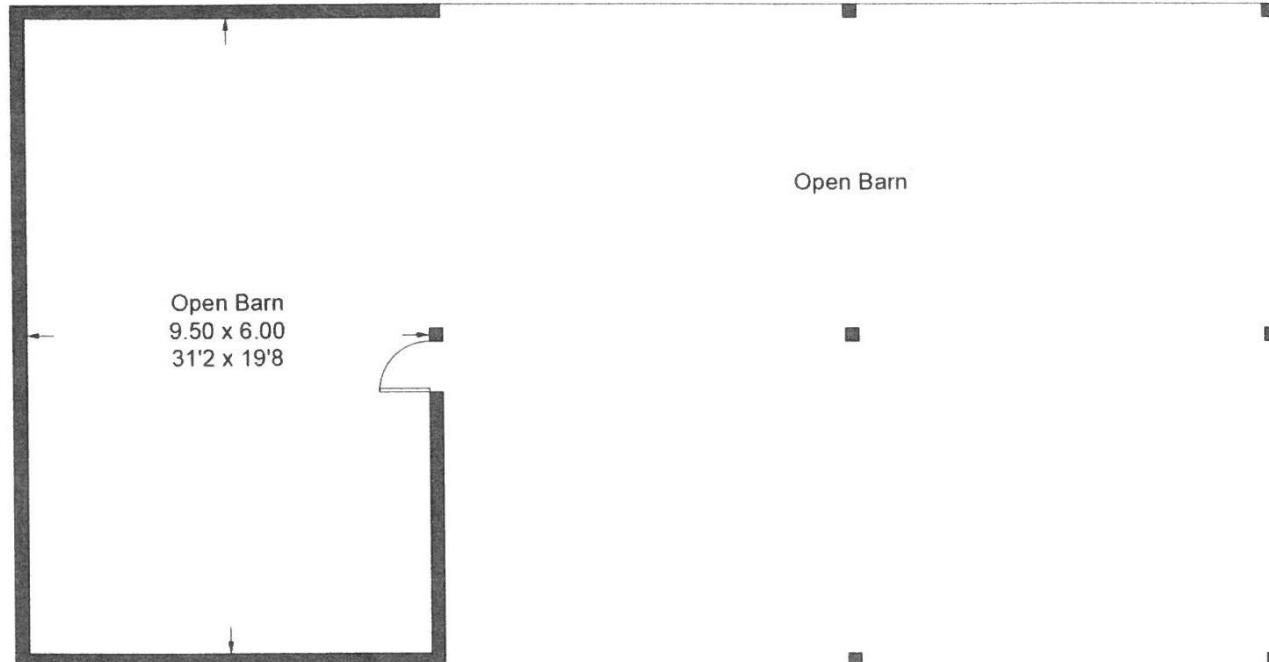
**VIEWING**

Strictly by appointment with the Agents

**Notchcut, Cross Bank – Outbuildings**  
Approximate Gross Total Area = 275.0 sq m / 2960 sq ft



## ENERGY PERFORMANCE CERTIFICATE



Current	Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	7
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	81

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