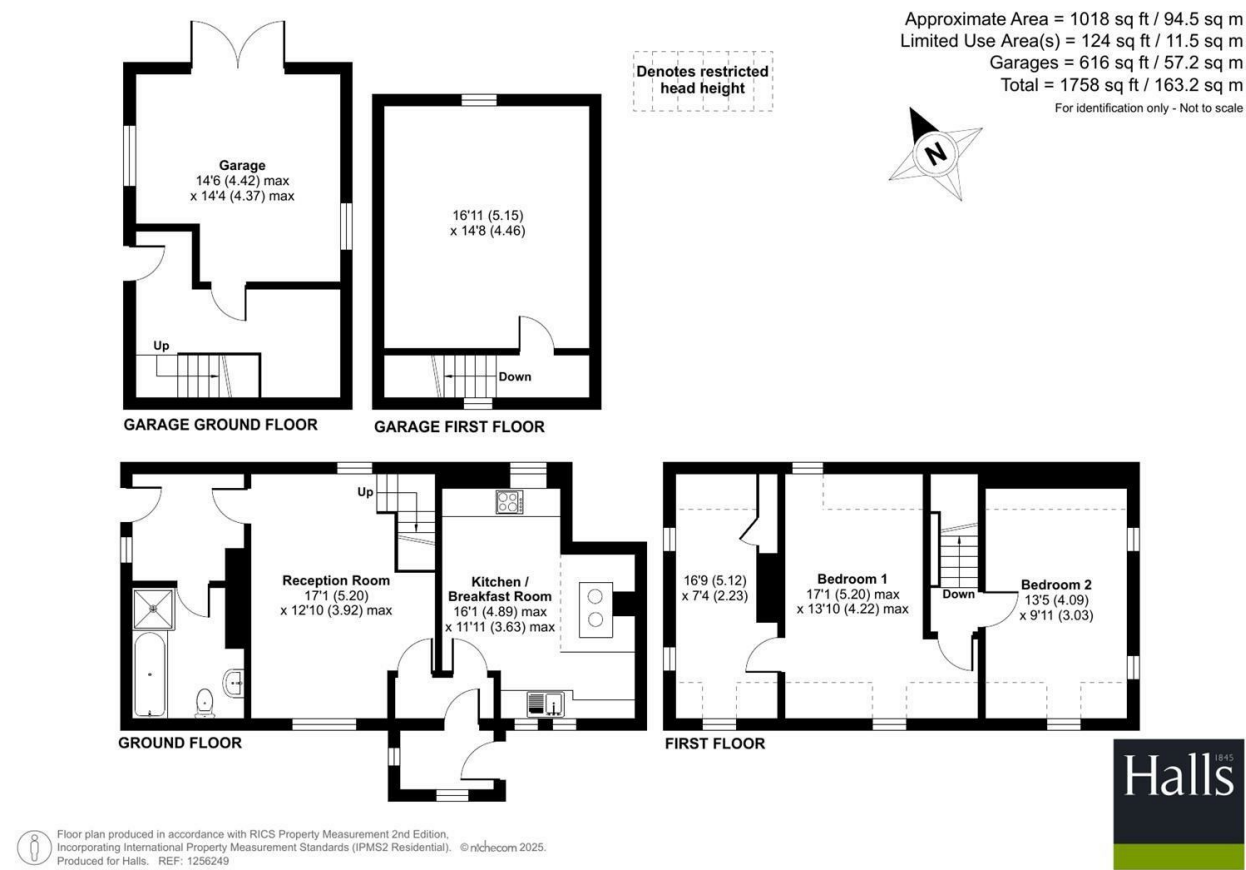


FOR SALE

Woodfield Cottage Northampton Lane, Ombersley, Droitwich, WR9 0LJ



Auction Guide Price £350,000

Woodfield Cottage Northampton Lane, Ombersley, Droitwich, WR9 0LJ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820 880

**Kidderminster Sales**  
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



hallsgb.com

01562 820 880

hallsgb.com Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Mileage (all distances approximate)  
Ombersley Village 2 miles Droitwich 6 miles Worcester 7 miles Kidderminster 10 miles  
Bromsgrove 12 miles Birmingham 24 miles



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- **A Wonderful Detached Country Cottage (Grade II Listed)**
- **Full of Character & Charm with Rural Views**
- **2-3 Bedrooms & Bathroom**
- **Generous Living Room with Open Fire**
- **Fitted Kitchen Diner**
- **Private Gardens Bordering Open Countryside**
- **Attractive Detached Two-Storey Garage & Workshop**
- **Further Potential to Develop & Improve STP**

**DIRECTIONS**  
From Ombersley leave the village in a northerly direction and join the A449 for a short time, take the second left hand turn after less than ½ mile onto Northampton Lane and the cottage will be found on the left hand side after approximately ½ mile as indicated by the agents for sale board.

**LOCATION**  
The cottage is well positioned in one of north Worcestershire’s more sought after rural locations with fabulous views, bordering open countryside. The village of Ombersley is a short distance away and is one of the most sought-after and charming villages in Worcestershire boasting a whole host of amenities including a renowned butchers and deli shop (Checketts), primary school, doctor’s surgery, dentist, parish church and post office, together with many public houses and restaurants. More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Droitwich and Bromsgrove. There are direct train lines to London from Worcester and Birmingham whilst the new Worcestershire Parkway Railway Station is located 12 miles away and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire’s accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children’s needs. The King’s School Worcester and The Royal Grammar School are located in the heart of Worcester city centre. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

**SCHOOLS**  
The local village First School Ombersley is nearby, which holds a “Good” Ofsted. In terms of secondary education, the property is in the catchment for Droitwich Spa’s Middle and High Schools.

In the independent sector, The Royal Grammar School and The King’s School Worcester both offer superb schooling from Kindergarten through to Sixth Form and are both within 8 miles of the property.

**INTRODUCTION**  
Woodfield Cottage is a fabulous timber framed black and white Grade II listed cottage, set in this much sought after rural location on the outskirts of the ever-popular village of Ombersley. The cottage is available with vacant possession with no onward chain and offers accommodation over two floors, full of character and in need of modernisation. The property benefits from a manageable private plot bordered by open farmland and countryside, with an attractive detached red brick garage and work shop over two floors providing further potential for conversion subject to planning permission.

The cottage offers a generous ground floor living room with original quarry tiled floor, attractive open fire and an abundance of exposed wall and ceiling timbers. Dual aspect windows and access into an inner lobby with a side door leading to an external porch.

There is a ground floor bathroom which has a coloured four piece suite with panel bath, WC, pedestal wash hand basin and a separate shower cubicle.

The kitchen is currently fitted but in need of modernising with original quarry tiled floors and a generous exposed brick fire place with original bread oven, currently housing the solid fuel Rayburn stove. The kitchen, with the rest of the property, enjoys an abundance of exposed timbers with dual aspect windows to both front and rear aspects.

The first floor landing accesses the two main double bedrooms, both well proportioned with a wealth of character and exposed timbers, with attractive views to the rear across the private gardens and beyond over the bordering north Worcestershire countryside. Bedroom three is a good-sized single bedroom accessed off the main bedroom, ideal as a nursery or for conversion into a dressing room and/or en-suite bathroom. Each of the bedrooms benefit from ornamental cast iron original fire places with plenty of space and potential to modernise.

**OUTSIDE**  
The cottage sits in its own private plot benefitting from attractive views. There is a gravelled driveway providing off road parking for 2-3 vehicles leading to the detached garage and workshop. The rear garden has an initial paved hardstanding with level lawned areas interspersed with shrub and flower beds, borders and an ornamental garden pond. There are two timber garden sheds, a greenhouse and paved pathway leading to the side of the property where there is a area of fore garden and gated pathway leading back to the driveway. The rear garden benefits from a timber summer house and dovescotes and has outstanding southerly views over the neighbouring countryside and farm land.

**DETACHED GARAGE**  
The two storey detached red brick garage is particularly attractive and useful, with a pitched tiled roof and double timber doors to the front. Tiled porch with side access into the rear of the garage and a useful workshop/store area with solid wooden panel door into the main garage, which has power, lighting and dual aspect leaded glazed windows with attractive views. A turning staircase to the rear leads to the first floor where there is a small landing with glazed window, lighting and door into a generous first floor room with plenty of space, exposed timbers and a glazed window to the front gable end.

This is a fabulous addition allowing plenty of potential for conversion or retaining its current use. There is plenty of space for storage, potential home office, games/family room or garden room or full conversion into a detached annex providing useful ancillary accommodation to the existing cottage, all subject to the necessary consent and permissions. The garage benefits equally with attractive views and is a valuable addition to this rural home.

**WHAT 3 WORDS**  
///down.question.stylists

**SERVICES**  
Mains water, electricity are understood to be connected and drainage is via septic tank. 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.

**METHOD OF SALE**  
The property will be offered for sale by Public Auction (subject to the conditions of sale and/or prior sale) on 25th April 2025 to be held at Halls Auction Centre, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR

**BUYERS PREMIUM**  
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer’s Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. {3%} of the “hammer price”, subject to a minimum fee of £2,500 plus VAT (£3,000).

**GUIDE PRICE/RESERVE**  
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set at no more than 10% above the Guide Price.

**SPECIAL CONDITIONS**  
The property will be sold subject to the Conditions of Sale, which are not to be read at the time of the sale but will be available for inspection for a period of 10 days prior to the time of the sale. The purchaser shall be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof whether he has read the Special Conditions or not.

**MONEY LAUNDERING REGULATIONS**  
Any person buying or bidding at auction must produce documentation to confirm their name and residential address.

WE WILL BE UNABLE TO ACCEPT YOUR BID UNLESS YOU HAVE REGISTERED WITH US AND PROVIDED SUITABLE ID

**SOLICITOR**  
MFG Solicitors LLP,  
Adam House,  
Birmingham Road,  
Kidderminster  
DY10 2SH

Tel: 01562 820181 Contact Sophie Mason  
E: sophie.mason@mfgsolicitors.com

**LOCAL AUTHORITY**  
Wychavon District Council - Tel: 01386 565000

**COUNCIL TAX BAND - G**

**CURRENT EPC RATING**  
Grade II listed - EPC not applicable.

**AGENTS NOTE**  
Please review the sale particulars and contract pack/special conditions for full information. Any legal queries must be directed to the sellers solicitor.