

MIDDLETON COTTAGE

COPCUT LANE • SALWARPE • WORCESTERSHIRE





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A deceptive country home with coach house, garaging and orchard

The Main House

Entrance hall • Reception hall • Drawing room • Dining room
Sitting room • Study • Kitchen • Breakfast room • Pantry • Utility room
Boiler room • Store • Cellar • Seven bedrooms • Two bathrooms
Dressing room • Attic room

The Coach House

Coach/garage • Double stable • Store room • Two first floor rooms

The Garage

Large garage with inspection pit • Store room

Outbuildings

Rear courtyard • Kitchen garden • Formal gardens
Grass tennis court/croquet lawn
Summer house • Wendy house • Formal lawns • Orchard

In all about 0.75 hectares (1.86 acres)

M5 (J5 and J6) 3 miles • Droitwich Spa 3 miles • Worcester 7 miles
Birmingham 24 miles • Cheltenham 29 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Situation

- Middleton Cottage is situated on Copcut Lane on the edge of the extremely desirable village of Salwarpe. This pretty village is a no-through village with only a church at its centre and a scattering of period rural homes.
- Salwarpe is superbly positioned, allowing access to Worcester City and the M5 corridor. It is beautifully rural and extremely convenient.
- Droitwich Spa has a Waitrose, doctor's surgery and local schools. The train station has regular connections to Birmingham, Cheltenham and London.
- Worcester has all that would be expected of a city with the addition of county cricket, premiership rugby and horse racing. There are excellent schools within the city and county with Abberley Hall Prep School, Bromsgrove School and Malvern Colleges nearby.
- The nearby River Salwarpe and canal have footpaths that provide access to some of North Worcestershire's finest countryside.

For sale freehold

- Middleton Cottage is a most interesting country home with part timber framed elevations and part painted brick. The roof is part thatched and part tiled.
- The field gate opens and leads off the lane down the gravel drive with orchard and gardens to the side. There is a thatched loggia and porch.
- The entrance hall has a quarry tiled floor with shutters to the window.
- The reception hall has a quarry tiled floor running through, with an original door to the other side of the house leading out onto the gardens. There is a cupboard, cloakroom, and door through to the central courtyard.
- The drawing room is a large room with a bay window that looks out over the formal gardens. Windows to the side look over the small wall, which has white railings to its top, and over the hedge to the other side of the lane, with fields and the Malvern Hills in





the distance. There is an open fire with a flagstone hearth with a timber surround and built-in wine rack within the mantelpiece. There is another fireplace with a Clearview log burner on a flagstone hearth with a bressumer beam above. The attractive staircase from here leads to the first floor.

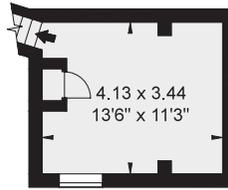
- The dining room has a fireplace, a side cupboard with decorative slate surround and an exposed wooden floor.
- The sitting room has fitted shelving with a corner window overlooking the main lawn. There is a fireplace with an arch. A door from here leads through to the study which was once a gun room. It has shelving and woodblock flooring with a separate door to the garden.
- The kitchen has a quarry tiled floor and wall and floor mounted units. A door that leads through to the pantry. It is open plan to the breakfast room which in turn has a stable door to the courtyard. A covered path leads through to the utility which has a stainless steel sink and drainer. Separate boiler room.
- The central courtyard has an impressive rose climbing at its centre and planted camellias.
- The first floor has a landing with a cupboard.
- In total there are seven bedrooms, two bathrooms and a separate WC. Many of the rooms have exposed floor boards and some have fireplaces.
- The master bedroom has a corner window and enjoys an outlook across the formal gardens. There is a dressing room with a walk-in wardrobe and a door leads through to one of the family bathrooms.
- The guest bedroom enjoys an outlook to the other side of the house over the orchard and down towards the fields that lead to the village.
- There is an attic room which leads off the fourth bedroom.
- The cellar leads down from the main hallway and has wine shelving.



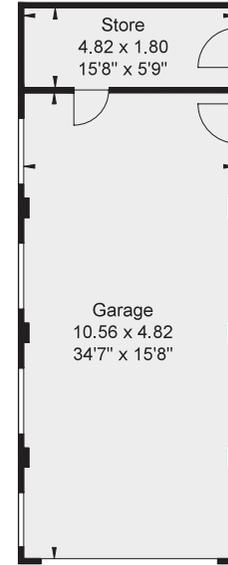
Ground Floor

Approximate Gross Internal Floor Area
 House: 400 sq m (4,306 sq ft)
 Coach House & Garaging: 166 sq m (1,788 sq ft)
 Total: 566 sq m (6,094 sq ft)

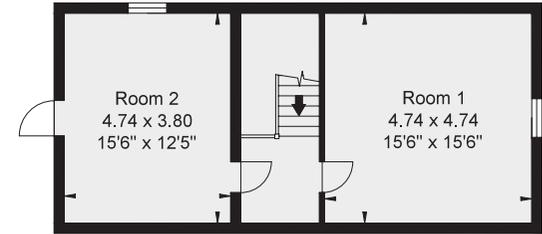
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



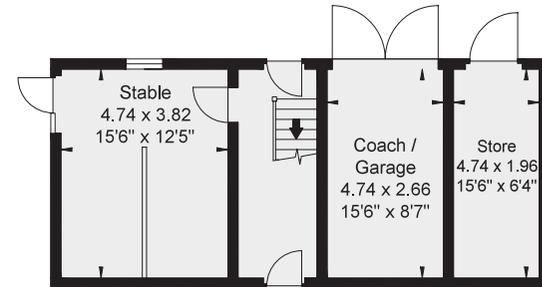
Cellar



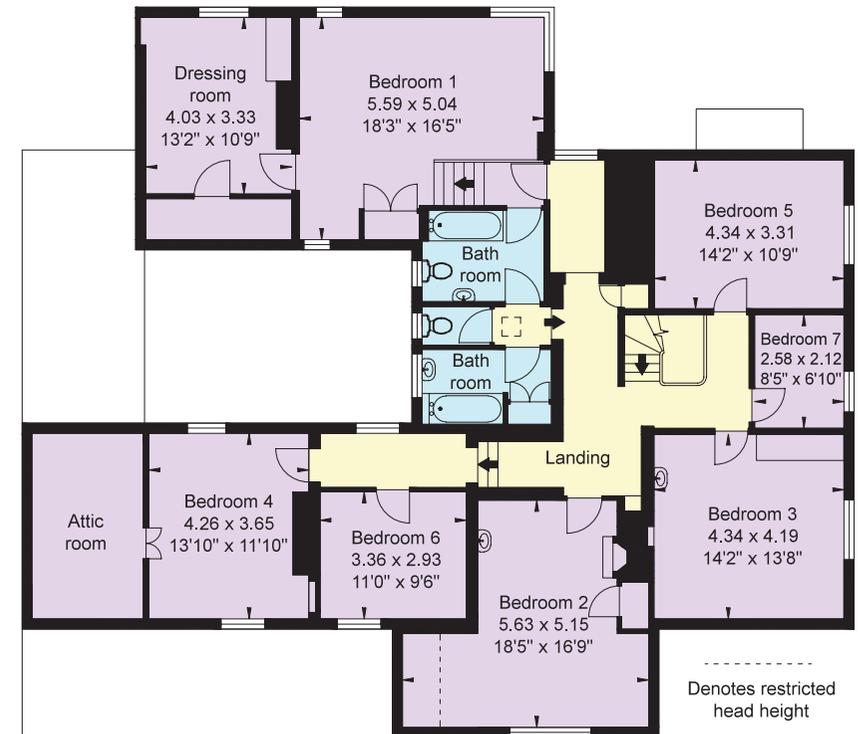
Garaging



Coach House First Floor



Coach House Ground Floor



First Floor

The Coach House

- This is a brick built traditional Coach House with a large coach/garage at its centre with wood panelling and blue brick flooring.
- To the side is a hallway with stairs that lead to the two first floor rooms.
- There is a double stable with panelling and to the far end a tack/store room.

The Garaging

- A large garage, just under 35' long, has an inspection pit to the far end. There is a store room at the rear and a room over. There are other outbuildings.

Outside

- The gardens to the east are laid to lawn and are private from the lane side with a thick holly hedge that provides shelter and privacy.
- There are wonderful planted borders and a white gate with railings on the blue brick wall to the front of the property.
- Climbing the side of the house is a magnificent wisteria and vine with several roses.

- Beside the formal lawn there is a grass tennis court or croquet lawn with a summer house to the far end.
- Between the house and the Coach House is a kitchen garden with two greenhouses and a small pond.
- Leading away from the house to the west is another area of lawn with some mature specimen trees which lead on to the orchard. There is a swing here and a Wendy house with thatched roof.
- There are a variety of mature trees and shrubs and a large wildlife pond provides a beautiful setting.

Agent's Note

William Davis Limited have planning permission approved to build houses on the farm land to the north and west of Middleton Cottage. Further information can be obtained from Knight Frank.

Middleton Cottage is in need of modernisation and improvement.

The above has been carefully considered in the setting of the guide price.

Services

Mains water and electricity. Private drainage. Central and water heating.

Fixtures & Fittings

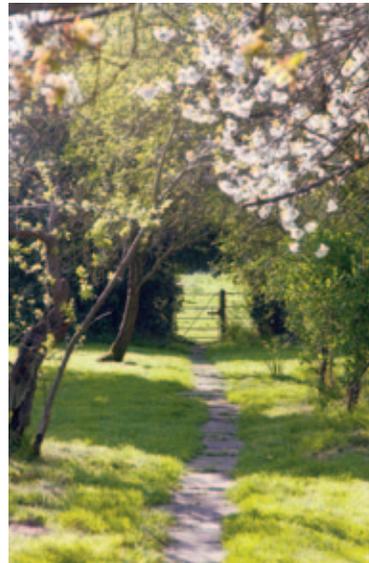
All items mentioned in these sales particulars are included in the sale. All others are specifically excluded but some may be available by way of separate negotiation.

Local Authority

Wychavon District Council, tel 01386 565000. Council Tax Band G.

Directions (WR9 7JB)

From Worcester take the A38 northwards to Droitwich Spa. Pass through the village of Martin Hussingtree and at the top of the hill, before the Droitwich roundabout, turn left signposted to Salwarpe, down Copcut Lane. Continue on this lane and after approximately 400 yards Middleton Cottage will be found on your right hand side marked by our agent's board.





01905 723438
5 College Street,
Worcester WR1 2LU
 worcs@knightfrank.com
KnightFrank.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			