



Caunsall Road | Caunsall | Kidderminster | DY11 5YB

£320,000

A Rare Gem, steeped in history and overflowing with charm, 35 Blueall Cottages represents a truly unique opportunity to live the life of your dreams. Built in the late 1870s these delightful cottages rarely come up for sale in the pretty hamlet of Caunsall with the current owners living here for over 50 years. Only three miles from the historic market town of Kidderminster, this three bedroom home is spilling over with character and original features to fall in love with. The accommodation, set over 3 floors offers two reception rooms, kitchen, three bedrooms, the attic bedroom with ensuite shower room, family bathroom, cellar, large garden and workshop. With lovingly planted cottage gardens, number 35 is as appealing outdoors as it is within.

- QUIET HAMLET COTTAGE
- TWO RECEPTION ROOMS
- LARGE GARDEN
- ORIGINAL FEATURES
- THREE STORY



Property Description

WELCOME HOME

This south facing home full of delights welcomes you in with an elegance and flare rarely found.

Arrive through the gated pathway where steps lead to the formal front garden, traditionally planted with mature shrubs, box hedging and complimented with brick edging. The central herb wheel is planted with colourful blooms that circle the three graces stone statue.

STEP INSIDE

Visit number 35 and you will want to stay awhile. stepping into the elegant porch gives you a glimpse through the double doors and into the cosy living room beyond.

LIVING ROOM

11' 9" x 10' 11" (3.6m x 3.35m) Make your way through the front porch, into the warmth and welcome of the living room. The walls are part wood paneled with matching built in bookcases flanking the hand carved oak leaf fireplace with inset gas fire infusing quiet, country calm and charm evocative of the home's hundred year-old heritage.

FINE DINING

14' 7" x 11' 9" (4.47m x 3.6m) From the living room, a glazed door leads through to the dining room, where Laura Ashley "Josette" wallpaper and painted wood paneling add a sense of occasion to this stunning room. An electric stove sits handsomely beneath a wooden mantel in the brick chimney breast.
(the chimney is lined where a woodburner can easily be refitted)

A FEAST FOR THE EYES

16' 4" x 8' 6" (5m x 2.6m) HAND MADE KITCHEN

Bespoke cabinetry topped in beech effect worktops provides a profusion of storage, replete with a utility cupboard, plate racks and even a cosy bed for the dog.

Beams adorn the ceiling in this well-equipped and stylish kitchen, which features appliances including a fridge, dishwasher, washing machine, oven and hob.

Dual aspect windows make this a foodie's dream for light bright cooking.

ONLY IN YOUR DREAMS

11' 10" x 11' 2" (3.61m x 3.42m) BEDROOM TWO

Original pine floorboards underfoot and finished in country floral paper, this gorgeous double bedroom offers space, comfort and sanctuary.

Its quaint original cast iron fireplace is a central feature with alcoves beside.

Open aspect views stretch out towards the Village in the southwest.

UP IN THE CLOUDS

13' 6" x 11' 8" (4.13m x 3.58m) THE ATTIC BEDROOM

A spacious double, tucked away at the top of the house, accessed via a wooden spiral staircase, this luxury hideaway has hand made built in wardrobes with access to eave storage.

The views extend over the beautifully planted rear garden to the countryside beyond.

Wake up and refresh in the ensuite shower room.

PEACE & PRIVACY

13' 1" x 6' 10" (4m x 2.10m) BEDROOM THREE

The third bedroom is currently used as a garden room with French doors leading to the roof garden. (currently removed for maintenance)

Soft magnolia and oak effect laminate create a tranquil space for you to enjoy.

Scents from the garden drift in on lazy afternoons spent here with a good book.

SOAK IT UP

FAMILY BATHROOM

Seaside meets spa in this wonderful family bathroom where the Dulux Tuscan Treasures adorns the wooden paneling and Arthouse Curlew Bay Birds & Boats Wallpaper in Blue starts your day with a trip to the beach!

Concealed cistern with low level WC, Savoy pedestal wash hand basin with chrome wing nut taps.

Ease away the cares of the day with a dip in the free standing roll top bath complete with mixer shower over plus shower attachment.





GARDEN

Take a turn in the mature gardens where established planting offers all-season colour and interest, starting near the large pond with bridge and fountain, flanked with ferns, willows and grasses, alive with lily pads and home to several large carp, Settle into the pink pergoda to feed the fish or continue to the main lawned area with classical cottage borders bursting with rudbeckia, phlox, Sedums and old roses, then pass beneath the rose arch to rest in the graveled seating area at the top of the lawn to sit back and admire the splendors of each season.

There is a large greenhouse with staging, compost bin, water but and a potting shed for the keen gardener.

At the end of the garden there is a vegetable patch, most lately used as a flower garden stocked with delphiniums, Dahlia's, Irises and wild poppies, beyond the herb garden and strawberry bed.

tucked away at the very end of the garden is the large woodworking workshop.

WORKSHOP

Large workshop with power and lighting, set up as a wood working workshop but this would make an ideal spot for a home office or summer house.

CELLAR

Brick steps lead down to a cellar used for storage.

FIXTURES AND FITTINGS

All carpets and light fittings will remain at the property along with the dishwasher, washing machine, cooker and hob.

VIEWINGS

By appointment only, please contact us on 01562746767

TENURE

The property is freehold - this will be verified by your solicitor

OUT AND ABOUT

Although rural, Caunsall is set equidistant to Worcester and Birmingham. Worcester to the south and Birmingham to the north east.

If its nature that you seek then don your walking boots and you can walk to Kinver Edge with sweeping views, and a haven of wildlife within the heath.

Just a 10-minute drive away is the market town of Kiddeminster, with shops, supermarkets and coffee shops.

Within walking distance is the village of Cookley where there are several small shops, primary school and Church.

SERVICES

ALL MAINS SERVICES ARE CONNECTED TO THE PROPERTY.

FINER DETAILS

- ~ SEMI RURAL END TERRACE OF FIVE COTTAGES
- ~ ELEVATED POSITION WITH OPEN VIEWS
- ~ BUILT IN THE 1870s
- ~ NOT LISTED
- ~ FREEHOLD
- ~ THREE BEDROOMS
- ~ TWO RECEPTIONS
- ~ MAINS ELECTRICITY
- ~ MAINS GAS
- ~ MAINS WATER AND DRAINAGE



Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

6 Carlton House
Worcester Street
Kidderminster
Worcestershire
DY10 1EL

www.tonerestates.com
info@tonerestates.com
01562 746767



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