



AN ATTRACTIVE OLD VICARAGE SET IN A CHARMING VILLAGE SETTING

THE OLD VICARAGE, STOTTESDON, KIDDERMINSTER, DY14 8UH

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KIDDERMINSTER, DY14 8UH

Reception hall ♦ drawing room ♦ dining room ♦ conservatory
♦ kitchen ♦ 7 bedrooms ♦ 2 bathrooms in the principal portion

Integrated annexe: hall ♦ open plan living area ♦ 6 further
bedrooms ♦ 4 further shower/bathrooms ♦ biomass boiler

Outbuildings

In all about 2 acres

Bridgnorth 9 miles, Kidderminster 12 miles, Telford 21 miles,
Shrewsbury 27 miles, Wolverhampton 23 miles, Birmingham 31 miles
(All mileages are approximate)

Directions (DY14 8UH)

From Bridgnorth take the B4363 to the Cleobury Mortimer road.
Follow the road, passing through Oldbury, Glazeley and Duxhill.
After approximately 6 miles take a right turn signposted Stottesdon /
Chorley. Continue to follow the road into the village of Stottesdon.
As you approach the junction turn right towards the church, where
the drive to The Old Vicarage can be found on the left-hand side.

Description

The Old Vicarage, Stottesdon, was built in the 1840s and continued to
be run as a vicarage until 1964. The house is set in a private situation
within its own 2 acres of gardens and grounds in a lovely village setting
adjacent to the church.

It is approached by a sweeping drive which curves round the front of
the house to a large car parking area. It should be noted that there is
a secondary entrance to the rear of the property.

The Vendors, who live in the property, also run an outdoor activity
centre in the property, which will be relocated.

The Old Vicarage offers great flexibility either as a wonderful family
home or part to be used for business purposes or the creation of
a second dwelling within the annexe.

A state of the art biomass heating system has been installed with
2 biomass boilers. This heats the main house and also generates
an RHI tariff of £1,900 a quarter, which runs until June 2022.





It should be noted that a number of the timber buildings currently used by the outdoor activity centre will be relocated prior to completion.

The Old Vicarage is a classic Victorian old vicarage with lovely high ceilings and wonderfully light rooms. However, some buyers may wish to carry out some updating.

Situation

Stottesdon is a quiet village within Shropshire but close to the Worcestershire border, with a village pub, church, doctor's surgery, primary school with current "Outstanding" Ofsted report, and an array of country sports, particularly equestrian facilities, all within easy walking distance. Further amenities can be found in the locality, particularly so the historic towns of Bridgnorth and Cleobury Mortimer. Set in beautiful countryside, the village is conveniently close to Ludlow, the Clee Hills, Church Stretton and Malvern.

The area is well serviced for both state and independent schools such as Abberley Hall, Shrewsbury School, Malvern College and Wolverhampton Grammar School.

Accommodation

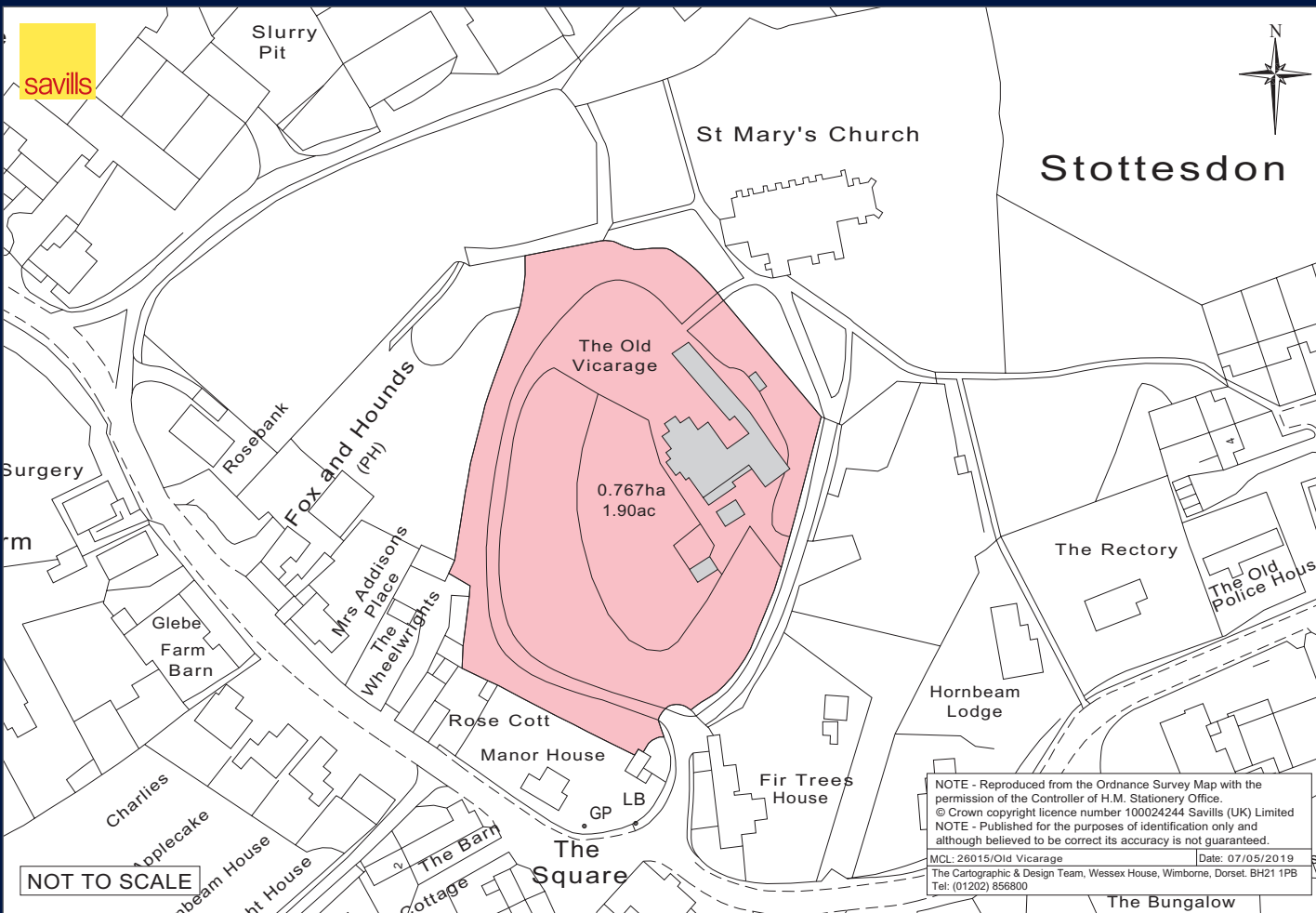
Large double doors lead into a formal reception room, currently used as an office, with a handsome turned oak staircase with a fine tall window leading to a galleried landing. The handsome drawing room is approached through double doors, with a large bay window and decorative plasterwork and a log burner in the fireplace. The well proportioned dining room overlooks the main garden.

To the rear is the kitchen, cloakroom, secondary staircase and conservatory with adjacent laundry area.

The first floor is approached via the grand staircase from the entrance hall, with 4 bedrooms and 2 bathrooms on the first floor together with a further 3 bedrooms on the second floor.



Annexe



The annexe can either be incorporated into the main body of the house or used separately either as guest accommodation or an office. This area includes a large hallway/porch, open living area, a bedroom with en suite facilities, and 3 further bedrooms above. On the ground floor is a shower block, currently used by the activity centre.

To the rear is a series of timber buildings providing mower and general storage. There is a bespoke biomass building containing the 2 boilers and a 10-tonne storage bin.

Gardens and grounds

The house is set in just under 2 acres (1.8 acres) of gardens and grounds mainly down to grass flanked by mature trees, providing privacy and interest.

Photographs taken: March 2018

Particulars prepared: April 2019

Services

Mains water and electricity are connected. Private drainage by way of a septic tank.

Biomass heating system for the main house. LPG gas for the annexe.

Tenure

Freehold with vacant possession on completion.

Local Authority

Shropshire Council.

Council Tax

Currently under review.

Method of sale

The property is to be offered for sale by private treaty.

Fixtures and fittings

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The hot tub is specifically excluded, although may be made available by separate negotiation.

Wayleaves, easements and rights of way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing

Strictly by appointment with Savills: 01952 239500.

Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





FLOORPLANS

Gross internal area (approx):
House = 712.6 sq m / 7670 sq ft (Excluding Void)
Outbuildings = 67.7 sq m / 729 sq ft



For identification only. Not to scale.



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