



Parkfield Cottage Inn Lane, Hartlebury, Kidderminster, DY11 7TA







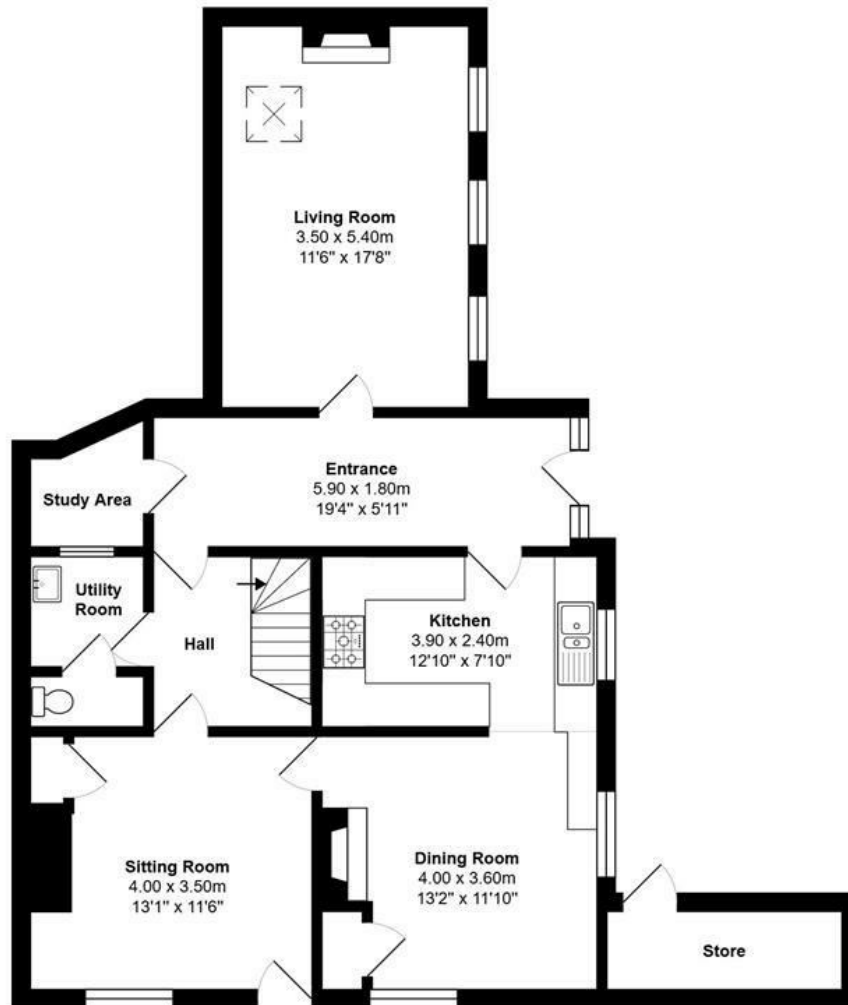


## **Parkfield Cottage Inn Lane, Hartlebury, Kidderminster, DY11 7TA**

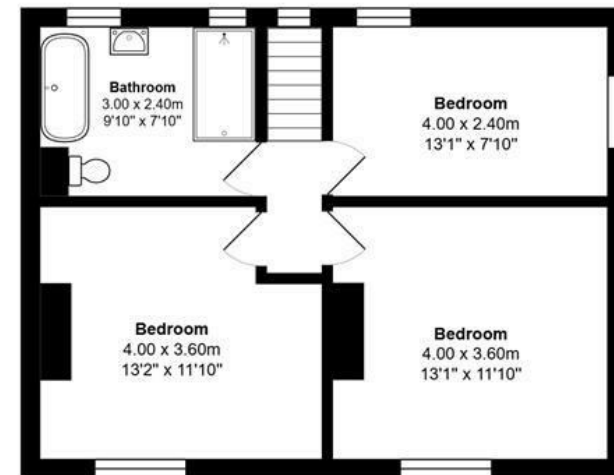
Charming period cottage with a wealth of period features in the heart of this delightful village.



**Parkfield Cottage, Inn Lane, Hartlebury, DY11 7TA**



**Ground Floor**



**First Floor**

**Total Approx Area: 131.0 m<sup>2</sup> ... 1410 ft<sup>2</sup> (excluding store)**

**All measurements of doors, windows, rooms are approximate and for display purposes only.**

**No responsibility is taken for any error, omission or mis-statement.**

**This plan is for illustrative purposes only and should be used as such by any prospective purchaser.**

**The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.**



## LOCATION

The village offers a post office and general store, a public house, village hall, primary school and a train station with trains to Worcester and Birmingham and onward connections to London. It is also home to Hartlebury Castle, which was the home of the Bishops of Worcester from 855 to 2007 and was purchased by Hartlebury Castle Preservation Trust in 2014, who have opened it up to the public. Nearby is Hartlebury Common, which is the largest and most important area of heathland remaining in Worcestershire. Nearby Droitwich Spa is an attractive town with everyday amenities, including a Waitrose and a mainline station, whilst Worcester to the south has all that would be expected of a city including Premiership rugby at Sixways, county cricket in the setting of the cathedral and horseracing on the banks of the River Severn.

Hartlebury is fortunate to benefit from a well-regarded primary school which was rated as Good in its most recent Ofsted inspection. There is a selection of private schools in the county, including Winterfold near Chaddesley Corbett, Bromsgrove School, King's School and RGS in Worcester, Abberley Hall School and the Malvern Colleges.

The M5 motorway network is highly accessible at Junction 5 and Birmingham is only 21 miles to the north, with an international airport and several train terminals.

## DESCRIPTION

Nestled in the heart of the village, Parkfield Cottage is a charming home believed to date back to 1850. Originally part of a Public House the property was modernised and converted in the 1990's. The cottage has been lovingly maintained, and great care has been taken to preserve many of the original features which you will see throughout the cottage. Exposed floorboards, stripped doors, fire surrounds and of particular note the old bake house all add to the charm and character, whilst the addition of a beautiful glass covered walkway as a hallway seamlessly blends the traditional character with a contemporary look.

The cottage enjoys a village setting surrounded by countryside with scenic walks right on the doorstep yet has easy access to the motorway for the commuter.

## ACCOMMODATION

Stepping inside the beautiful glass covered hallway, to the right you will find a charming sitting room with a vaulted ceiling featuring some original beams, a sandstone wall and the original oven which now houses a log burning stove. Overlooking the garden this former bakehouse is a stunning feature and has created a wonderful and quirky living space.

There is another reception room to the front of the cottage which the current owners use as a relaxing snug area, again featuring a handsome fire surround with original built-in cupboard to the recess.

The open plan kitchen/dining room is thoughtfully designed and offers a generous space for entertaining. The kitchen has been fitted with a range of grey shaker style cabinets with solid wood worktops. There is a built-in range style cooker with induction hob and butlers sink together with a built in dishwasher. Tiled flooring continues from the glass walkway and the wood tiled splashback is a striking feature. The kitchen enjoys views across the garden and opens into the dining area. Here original panelling, to the wall and wood floor complement the exposed brick wall which together with the log burning stove create another charming area within this lovely cottage.

The ground floor is further complemented by a laundry room, guest cloakroom and large walk in storage room.

Period features continue onto the first floor where the ceiling heights create a feeling of space. The bedrooms are all very well proportioned and the family bathroom was refitted in 2022 keeping with the style of the cottage it features a luxurious freestanding bath, large walk-in shower, metro tiling to the walls and a period style heated towel rail.

## OUTSIDE

There is a shared driveway to the side of the cottage with parking for two cars. A side gate opens into the gardens which are East facing and are mainly laid to lawn with a slate patio area ideal for al fresco dining. There are three sheds which are included in the sale.

Agents note. The property at the rear of Parkfield Cottage "The Smial" has a pedestrian right of way across the drive as access to the gate onto their property.

## SERVICES

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wychavon  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast available

Mobile – Ofcom checker shows there is limited to no coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Asking Price £410,000

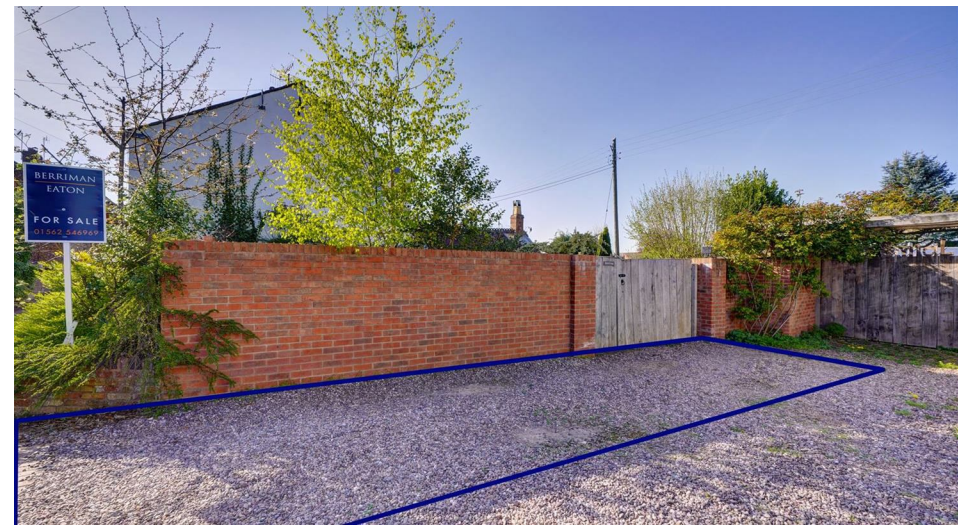
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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