



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## AVALON

NINEVEH, CLEOBURY MORTIMER, WORCESTERSHIRE, DY14 9AL

GUIDE PRICE

**£275,000**



**A CHARMING DETACHED COUNTRY COTTAGE SET ON A GENEROUS 0.217 ACRE (TBV) PLOT  
AMIDST BEAUTIFUL COUNTRYSIDE.**

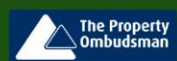
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM
- TWO BEDROOMS
- GROUND FLOOR BATHROOM
- SEPARATE WC
- DETACHED GARAGE
- AMPLE PARKING SPACE
- LARGE ESTABLISHED GARDENS

### NICK CHAMPION LTD

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## APPROXIMATE DISTANCES

Cleobury Mortimer - 2, Bewdley - 8, Tenbury Wells - 9.5, Bewdley - 11, Kidderminster - 12, Ludlow - 14, Bridgnorth - 15.5, Worcester - 20, M5 Junction 6 - 20, Birmingham - 31.

## DIRECTIONS

From High Street, Cleobury Mortimer head north on the A4117 and on passing the King's Arms take the first right hand turn onto Lion Lane and follow the lane around a sharp left hand bend before turning right onto an unmarked council lane. Proceed for 1.5 miles and on passing through the site of an old railway bridge immediately turn right onto a no through lane and Avalon is the first property on the left hand side.

## SITUATION & DESCRIPTION

Avalon is nestled in a secluded rural setting on the edge of Shakenhurst Hall Estate surrounded by glorious countryside with many walking opportunities on the doorstep. The property is just a short drive away from Cleobury Mortimer which offers a good range of shops and services, and Kidderminster is within easy reach. The property is within the highly regarded Bayton C of E Primary School and The Bewdley School (Secondary School) catchment areas.

Avalon is a Victorian detached cottage of brick elevations under a clay tiled roof with a single storey kitchen and bathroom extension added circa 1970. Avalon benefits from a detached garage, driveway parking and pretty and established cottage gardens – in all the level plot extends to about 0.217 acre (tbv). The property is in need of modernisation and also lends itself to further extension (subject to the necessary consents), and provides the opportunity to create a very lovely family home. The property is offered for sale with no upward chain.

## ACCOMMODATION

A porch with a quarry tiled floor opens into the sitting room which has a parquet wood floor, an open fireplace with a stone surround and a back boiler, a fitted cupboard and an understairs cupboard. The dining room has a quarry tiled floor and French doors opening onto the garden. The kitchen/breakfast room has a quarry tiled floor, a Jotul woodburning stove, fitted units incorporating a stainless steel sink/drain and space for a cooker. The back hall has a quarry tiled floor and leads to the bathroom with a bath with electric shower over, a pedestal basin and wc, a separate wc, and to a lean-to utility room with a range of fitted units, plumbing for a washing machine, space for a fridge and freezer, and a part glazed door to outside.

From the back hall stairs rise up to a first floor double bedroom with exposed floorboards and housing the hot water cylinder. A door leads through to a second bedroom.

## OUTSIDE

A gated stoned driveway with parking space leads to a detached garage and workshop (15'7" x 13'") with power and light. There is also a traditional brick and tile outbuilding (9'2" x 5'8"). The mature gardens envelope the property and are mostly laid to lawn with well-stocked shrub and flower borders, a vegetable plot, two timber garden sheds and a greenhouse.

## SERVICES

Private newly installed borehole water supply.  
Mains electricity.  
Private drainage – septic tank.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band F

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2777-8420-2704-7431>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Sole Agents: –  
Nick Champion - Tel: 01584 810555

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

View all of our properties for sale and to let at:

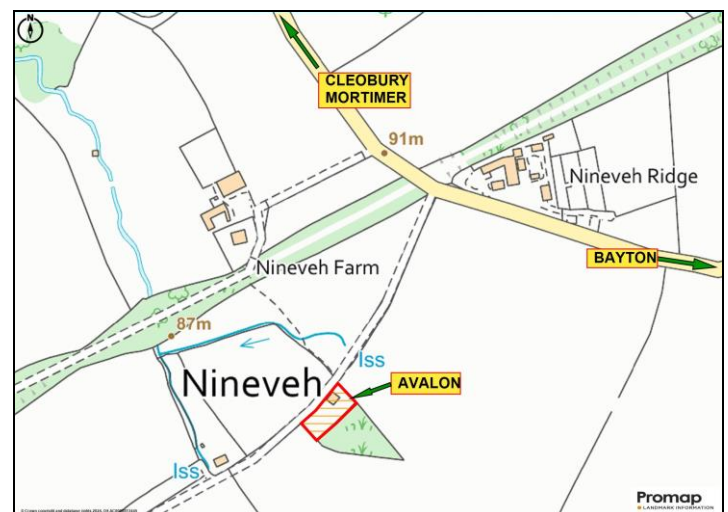
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what3words: ///spinners.resists.runways

Photographs taken: 6<sup>th</sup> December 2024

Particulars prepared: December 2024

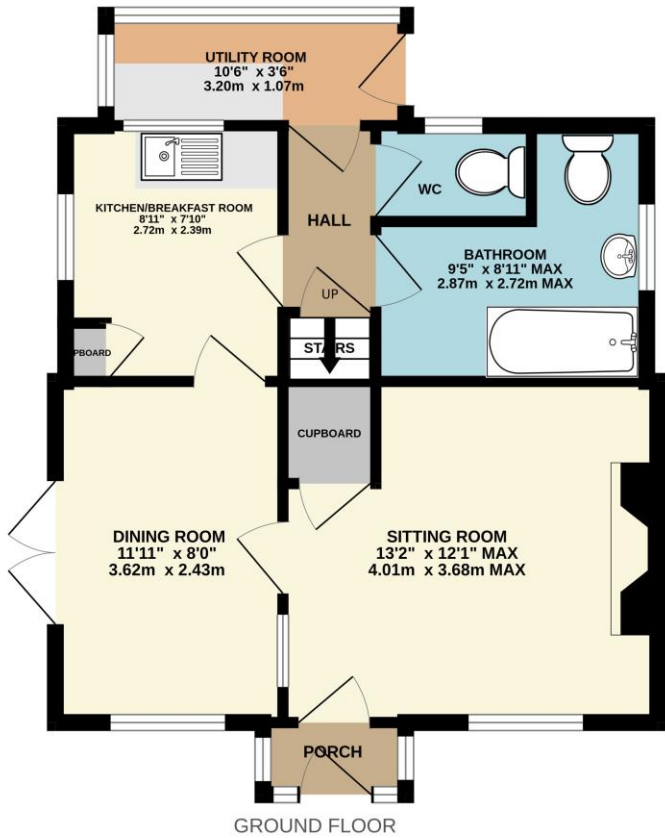
Particulars updated: 17<sup>th</sup> April 2025











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.