



Cherry Cottage
Cleobury Mortimer, Shropshire, DY14 8LG



A wonderful 5-bedroom family home with equestrian facilities, a superb annexe and range of outbuildings, in 4.75 acres

Cleobury Mortimer 2.5 miles, Bridgnorth 11 miles, Kidderminster 12 miles

Entrance hall | Kitchen/breakfast room | Dining room | Sitting room | Hall | Laundry room | Utility room | Family room with 5th bedroom above | Principal bedroom with en-suite bathroom | Three further bedrooms | Family bathroom | Gardens | Paddocks | Superb home office | Menage | One bedroom annexe | Stables | Outbuildings | EPC: D

The Property

Cherry Cottage is a beautiful period property with modern additions sitting in 4.75 acres of idyllic Shropshire countryside. The property comes with the most wonderful annexe, a superb range of outbuildings and equestrian facilities.

Ground Floor

- A new addition is the light-filled entrance hall leading to the main reception rooms.
- A beautiful kitchen/breakfast room with integrated units and appliances including an LPG Rangemaster cooker, an oil-fired traditional AGA, a boiling hot water tap and much more. There are bi-folding doors opening on to the terrace, ideal for seasonal al-fresco dining and entertaining.
- Spacious dining room boasting a wealth of character and charm with exposed beams throughout.
- Charming sitting room with a large stone inglenook fireplace housing a Clearview wood burning stove,
- Laundry room, utility room and cloakroom WC.
- Family room with double bedroom above and shower room. This could act as a further annexe if required.

First Floor

- Spacious principal bedroom with large en-suite bathroom.
- Three further bedrooms.
- Family bathroom.

The Annexe

- The property comes with the most wonderful and light-filled self-contained annexe which offers a tremendous range of uses including multi-generational living, holiday letting and more.
- The annexe accommodation comprises:
 - A beautiful large open plan kitchen/sitting with full height glazing.
 - A spacious double bedroom and an en-suite shower room.







Outside

- The gardens and grounds at Cherry Cottage extend to around 4.75 acres in total.
- The gardens are mainly laid to lawn with some exceptionally well stocked herbaceous borders and shrubbery throughout.
- There is a superb kitchen garden area with raised beds and greenhouses.
- The property has a number of fenced paddocks and is ideal for equestrian purposes with a 20 x 40 Sand Fibre Menage and a grass free track system. There are stables with four loose boxes, a corner box and a tack room with a yard.
- There is a brilliant range of outbuildings including a steel framed shed with a roller shutter door providing exceptional storage.
- There is a superb home office which has air-source heating and air conditioning. There is also fibre broadband.
- EV car charging point.

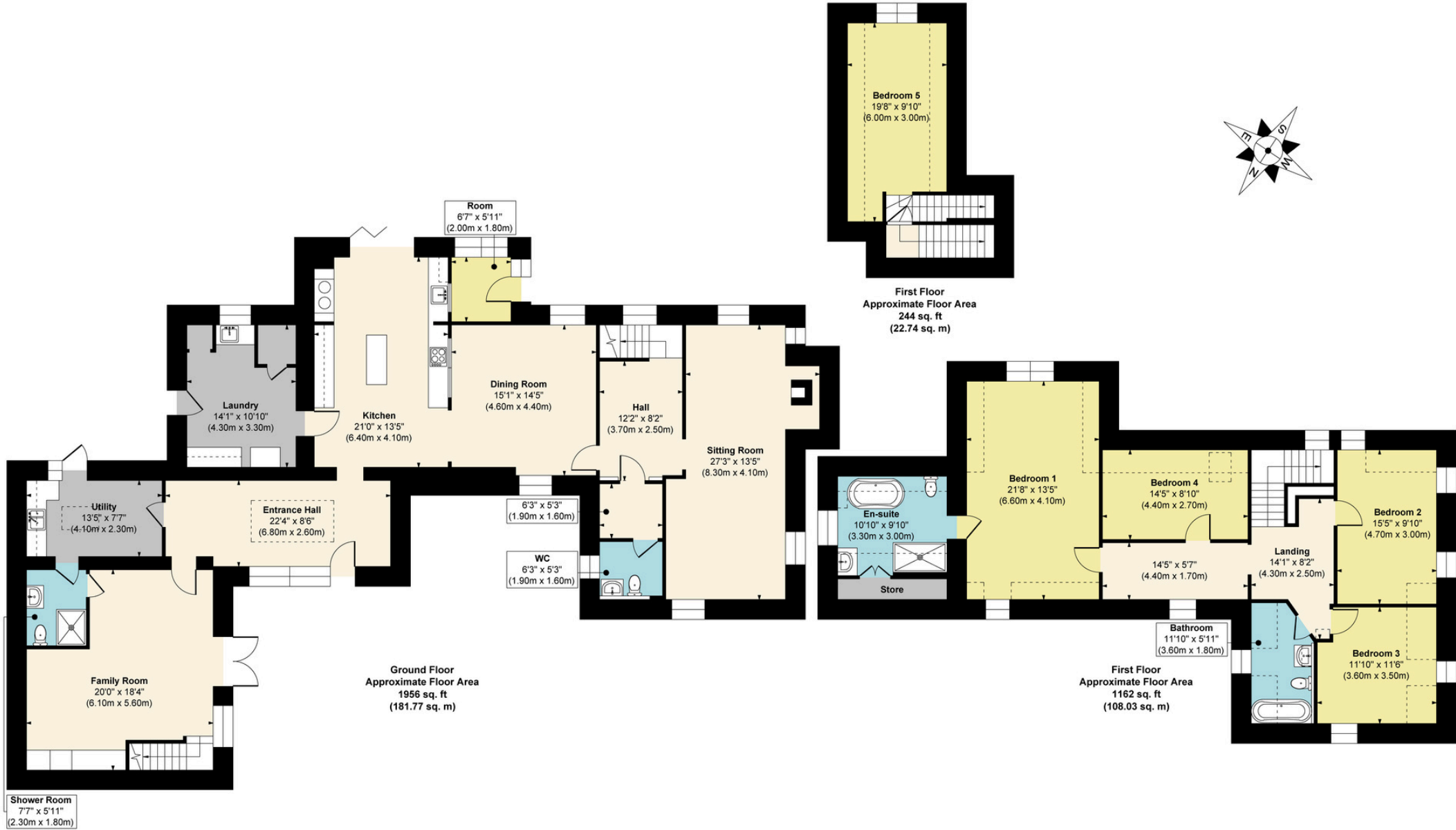
Situation

- The property sits in the rural rolling Shropshire countryside just over 2 miles from the market town of Cleobury Mortimer. Cleobury offers all of the day-to-day amenities required including supermarkets, doctors, pubs, restaurants and much more. There is also primary and secondary schooling.
- For a wider range of facilities and leisure, Bridgnorth and Kidderminster can be easily reached.
- The surrounding countryside offers exceptional opportunities for walks and outriding.





Cherry Cottage, Cleobury Mortimer, DY14 8LG



**Approx. Gross Internal Floor Area
Main House = 3362 sq. ft / 312.54 sq. m**

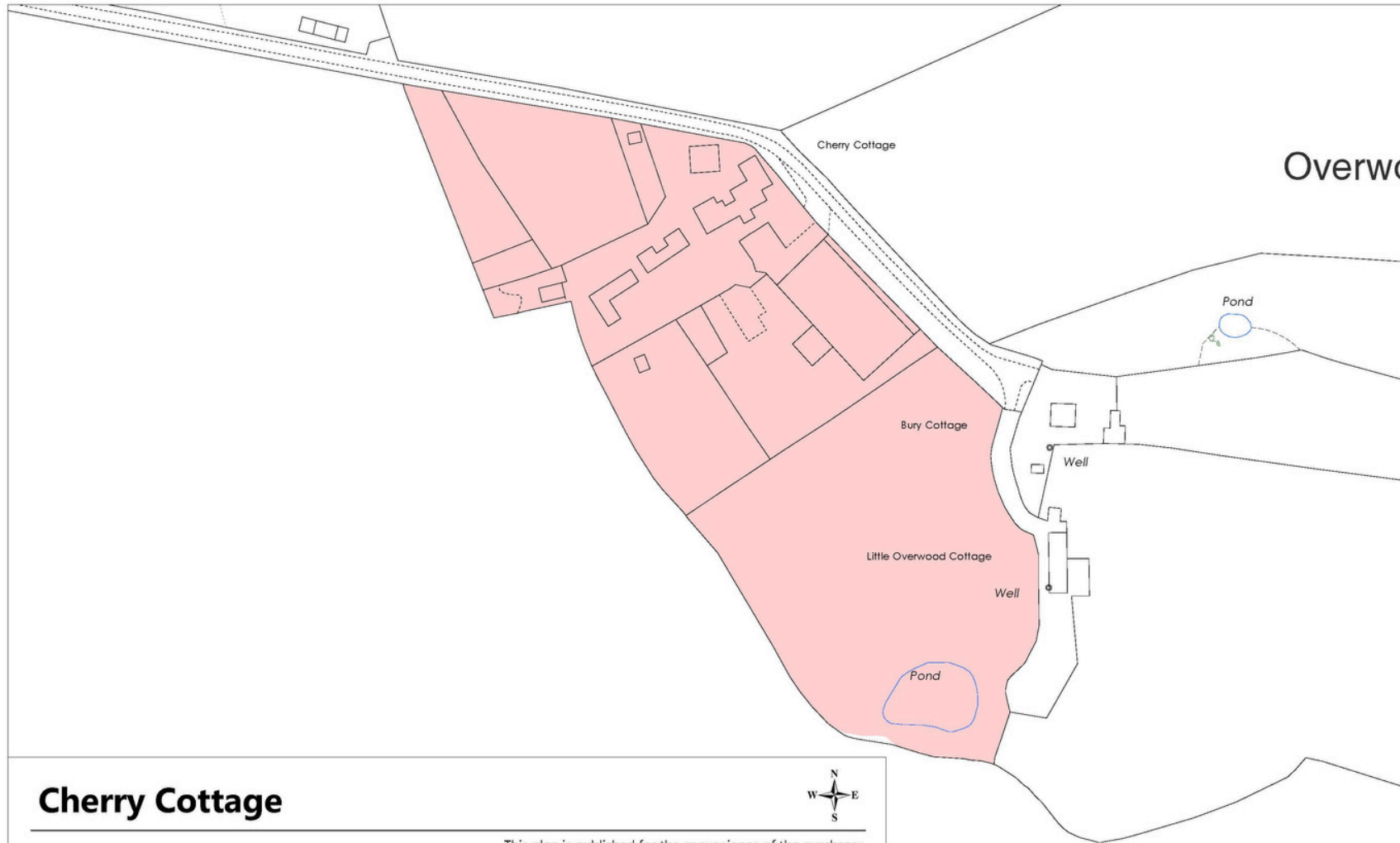
FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

Cherry Cottage, Cleobury Mortimer, DY14 8LG



Approx. Gross Internal Floor Area
Annexe = 603 sq. ft / 56.09 sq. m
Stable = 879 sq. ft / 81.68 sq. m
Outbuilding = 1102 sq. ft / 102.52 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.



Cherry Cottage

Total Area = 1.92 ha / 4.75 ac



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No. VA 100033416

Not to Scale. Drawing No. Z25805-01 | Date 16.07.25

What3words:

///actors.frames.bathtubs

Local Authority: Shropshire Council.

Services: Mains water and electricity. Oil fired central heating. Private drainage. Home office has air source heat pump and air conditioning. The property has full fibre internet. There is electric underfloor heating in the kitchen and laundry.

Council Tax: Band G

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



50 Bull Ring, Ludlow, SY8 1AB
01584 817977

ludlow@markwiggins.co.uk
www.markwiggins.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated July 2025. Photographs dated July 2025. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX