



Holly Cottage

Rock | DY14 9TH



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A delightful and most tastefully refurbished four-bedroom cottage, offering modern country living at its very best. A real gem that must be seen to be appreciated.

Location & Education:

Discretely tucked away on the outskirts of the popular riverside town of Bewdley. Locally, the beautiful surroundings of the Wyre Forest make this a superb location for country walks, cycle routes and bridle paths. The village of Rock has two public houses, a farm shop and two golf courses.

The nearby Georgian riverside town of Bewdley offers individual shops and restaurants with more extensive facilities for shopping, leisure and education available at Kidderminster and the historic cathedral City of Worcester approximately 18 miles away.

Bewdley (4 miles) Kidderminster (7 miles) Worcester (18 miles) Birmingham (30 miles) all distances are approximate.

Direct rail services to Birmingham and London are available from Kidderminster, Droitwich and Worcester railway stations.

There is a superb range of schooling in the local area, including Far Forest Lea Memorial CofE Primary School. Bewdley High school and sixth form centre is within the catchment to the property. Independent schooling includes Winterfold House, RGS Worcester, King's Worcester and Bromsgrove School all offering exceptional education.





Accommodation Comprising Of:

Entrance hall, cloakroom, laundry, W/C, open plan sitting room, dining area, breakfast kitchen, four double bedrooms including one en-suite and main bathroom. Double garage and workshop.

Ground floor accommodation:

The entrance hallway immediately welcomes you into this beautiful cottage with doors leading to the cloakroom, laundry and sitting room.

The sitting room features a delightful inglenook fireplace with log burning stove and oak lintel, finished with karndeen flooring which flows into the kitchen.

A superb modern country kitchen has been appointed featuring a breakfast island. Offering ample storage, a larder and integrated appliances to include a dishwasher, two Miele ovens, induction hob and NEFF rising extractor. There is also space for an American fridge freezer. Finished with quartz worksurfaces and karndeen flooring. This room is ideal for entertaining with family and friends.

First floor accommodation:

The first floor offers four bedrooms with en-suite to the master bedroom and a family bathroom, all newly appointed with modern white sanitary ware.

Outside

The gardens wrap around the property and consist predominantly of patio, lawn and established borders with shrubs.

The cottage is accessed via electric gates onto a gravelled driveway with parking for multiple vehicles.

The double garage has electric doors, with water and electric.





There is a 5m x 5m worksop attached to the garage with potential (subject to planning)

Services:

Mains water, electricity and drainage. Oil fired heating.

Local Authority:

Were Forest District Council

EPC Rating: D

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

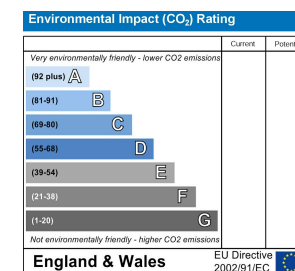
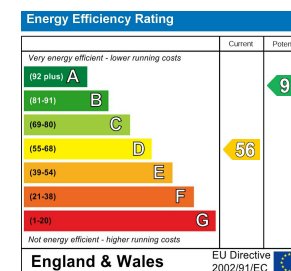






Total area: approx. 196.0 sq. metres (2110.0 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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