



# Bridgewater Cottage

Bewdley | DY12 1AD



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An exquisite four-bedroom attached Grade II Listed timber framed residence circa 2,000 sq ft boasting charm and character throughout located in the quintessential Georgian riverside town of Bewdley.

## Location:

The historic Georgian riverside town of Bewdley is a stone's throw away, offering an abundance of amenities along with a Doctors' Surgery, two churches, a leisure centre, tennis club, Bewdley Museum, rowing club and a large selection of riverside pubs and restaurants. This beautiful location is surrounded by some of Worcestershire's most picturesque countryside and yet offers easy access to the West Midlands conurbation, M5 and national motorway network.

Kidderminster (4 miles) Worcester (15 miles) Birmingham (21 miles). All miles are approximate.

## Education:

Bewdley has an array of high-quality local schooling including Bewdley Primary School and St Anne's CofE Primary School both Ofsted rated Good. Secondary school Bewdley High School and Sixth Form Centre is Ofsted rated Good. Local independent prep and secondary schools include Heathfield Knoll, Winterfold House School, Bromsgrove School, RGS and The King's School Worcester.





### Accommodation Comprising Of:

Reception hall, cloakroom, snug, sitting room, kitchen, main bathroom and four double bedrooms.

### Ground Floor Accommodation:

A most spacious reception hall with original oak flooring and ceiling and wall beams greets you into this riverside residence, with doors serving the snug and cloakroom. To the right of the reception hall is the characterful snug with ceiling and wall beams, front aspect, fitted cabinet and exquisite inglenook fireplace with beam over home to a log burner. Also accessed from the hallway is the spacious cloakroom with ceiling and wall beams. Boasting an impressive inglenook fireplace as well as ceiling and wall beams, the sitting room is a charming space to relax or entertain in. Following through to the kitchen, offering wall and base units finished with solid oak work surfaces and a double Belfast sink. There is room for free-standing appliances including dishwasher, fridge and freezer as well as two eye-level ovens and induction hob.

### First Floor Accommodation:

The well-proportioned landing with ceiling and wall beams has doors serving two double bedrooms, main bathroom and storage cupboard. Boasting extensive storage with a walk-in wardrobe along with characterful ceiling and wall beams, master bedroom is an exquisite space. Bedroom two also boasts ceiling and wall beams with single aspect. Completing the first floor is the full-tile main bathroom comprising of a bath, corner shower, toilet and his'n'her basin with fitted vanity units.

### Second Floor Accommodation:

A most spacious landing with ceiling and wall beams and a Velux window has doors leading to two further double bedrooms both with ceiling and wall beams and single aspect.





**Outside:**

Bridgewater Cottage is accessed by a shared driveway with a private parking space. The front garden consists of a neatly landscaped lawn and patio, ideal for enjoying riverside scenes.

**Services:**

Mains drainage, water and gas.

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

**Administration Deposit:**

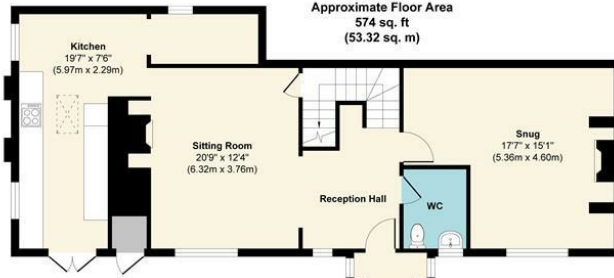
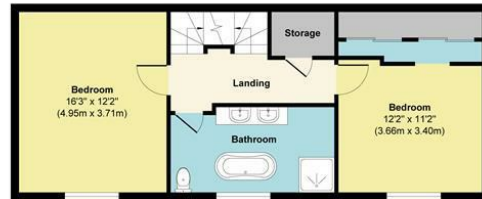
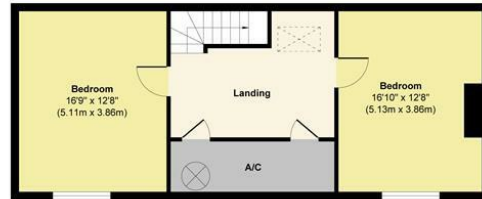
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained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





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Approx. Gross Internal Floor Area 1982 sq. ft / 184.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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