

FOR SALE

2 Home Farm Cottages, Ribbesford, Bewdley, DY12 2TQ



FOR SALE Price £415,000

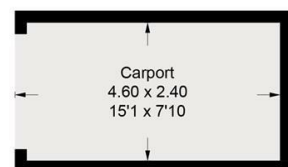
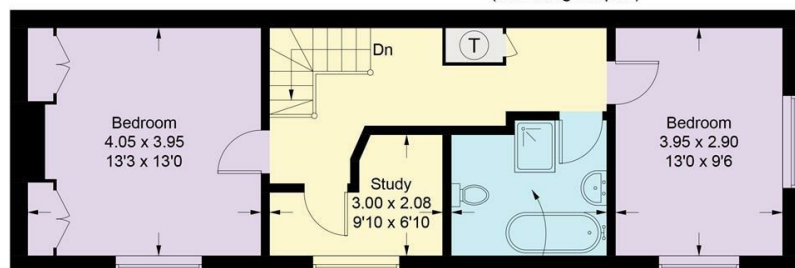
2 Home Farm Cottages, Ribbesford, Bewdley, DY12 2TQ

A rare opportunity to purchase a pretty 2 bedroom attached cottage, full of character and potential, set in this beautiful, quiet rural location near the riverside town of Bewdley. The property is available with no onward chain and a viewing is essential.



**2 Home Farm Cottages**

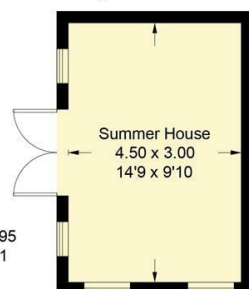
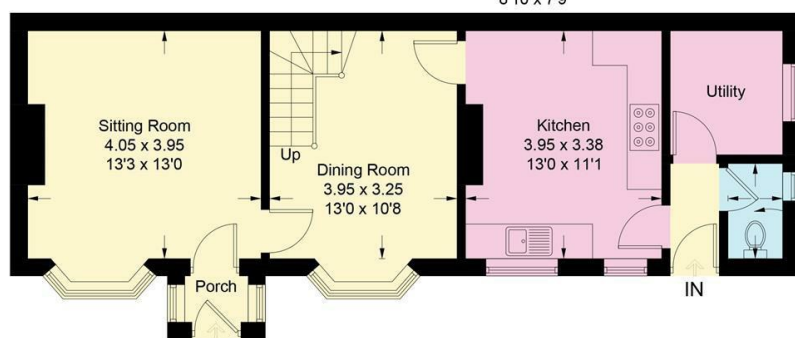
Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft  
 Outbuilding = 13.5 sq m / 145 sq ft  
 Total = 118.3 sq m / 1273 sq ft  
 (Excluding Carport)



(Not Shown In Actual Location / Orientation)

**First Floor**

**Outbuilding**



(Not Shown In Actual Location / Orientation)

**Ground Floor**

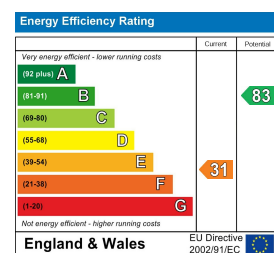
**Outbuilding**

This plan is for guidance only and must not be relied upon as a statement of fact.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Rating**



01562 820 880

**Kidderminster Sales**

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
 E: kidderminster@hallsgb.com



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Mileage (all distances approximate)

Bewdley 1 mile, Heightington 4, Stourport-on-Severn 4, Kidderminster 4.5, Hartlebury 6, Worcester 15, Ludlow 21, Birmingham 23, London 139, M5 Junction 5 14 and M42 Junction 1 17



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A Pretty 'Chocolate Box' Attached Cottage
- Well Proportioned Accommodation
- 2 Bedrooms & First Floor Nursery or Office
- First Floor Family Bathroom
- 2 Reception Rooms & Kitchen Diner
- Attractive, Private & Mature Gardens
- Garage & Parking
- Fabulous Rural Position Near Bewdley

#### DIRECTIONS

From Bewdley proceed out of the town on the B4190 High Street onto Red Hill and continue over the hill and onto B4194 (The Switchback) with the river on your left, take the first right hand turn onto a private drive towards St Leonards Church. Bear right at the top of the track and there is a driveway on the right-hand side leading to 2 Home Farm Cottage. What3words: invisible.stags.voice

#### LOCATION

The property enjoys a peaceful setting within the hamlet of Ribbesford, which lies within a conservation area, close to the historic town of Bewdley. Ribbesford has a lovely and well attended parish church believed to date back in part to around 1100. The surrounding countryside offers endless footpaths (including the Worcestershire Way) and bridleways through the nearby Ribbesford woods, the Wyre Forest and along the River Severn, offering outstanding opportunities for walking, riding and all country pursuits. The pretty riverside town of Bewdley offers excellent individual shopping and leisure facilities whilst regional amenities for commerce and education lie within Worcester, Kidderminster and indeed throughout the West Midlands. Also close by is the West Midlands Safari Park, Severn Valley Railway and Wharton Park Golf Club. The situation offers outstanding rural living, yet with facilities just a short distance away.

#### INTRODUCTION

A rare opportunity to purchase a pretty attached cottage, full of character and potential set in this beautiful & quiet rural location near the riverside town of Bewdley. The property offers two double bedrooms and an office or nursery along with a first-floor bathroom. There are two reception rooms, a fitted kitchen diner and generous utility room and cloakroom. The beautiful gardens are private and fully enclosed, with attractive rural outlook, with a generous timber summer house, open fronted garage and parking. The property is available with no onward chain and a viewing is essential.

#### FULL DETAILS

The property is approached just past St Leonards Church in Ribbesford, over a concrete driveway running to the side of the property, leading to a parking area and timber detached garage. Pedestrian gated access leads to a flagstone pathway to the front of the property where there is an initial part wooden, part glazed entrance door into a pitch tiled roof porch with solid wooden entrance door into the living room. A further pathway leads to an additional solid wood side door into entrance hall.

#### ENTRANCE HALL

Accessing the ground floor cloakroom and utility room and fitted kitchen diner.

#### LIVING ROOM

Being full of character with an attractive solid wooden fire place with tiled surround, flagstone hearth and mantle over. There are two fitted book shelves with storage cupboards into each alcove, attractive exposed ceiling timbers, a sash bay window overlooking the attractive private garden, matching wall mounted light fittings, power points, electric night storage heater and TV aerial lead.

#### DINING ROOM

With ornamental exposed brick fire place with tiled hearth, wooden surround and mantle over. There are power points, understairs storage cupboard, ceiling mounted light fitting, serving hatch through to the kitchen and a sash bay window with fitted window seat overlooking the attractive garden. From the dining room is a turning staircase leading to the first-floor accommodation.

#### FITTED KITCHEN

Having a range of solid wooden work surfaces with matching solid wooden base and eye level cupboards with a double ceramic Belfast style sink with swan neck mixer tap with extensively tiled surround, inset power points, ceiling mounted light fitting, glazed windows overlooking the cottage garden, ceiling mounted light fitting and a wooden door to the side entrance hall, in turn accessing the garden as well as the ground floor cloakroom and utility room.

#### CLOAKROOM

With a matching-coloured suite of low level close coupled WC, wash hand basin, wall mounted light fitting and an obscure double glazed side window.

#### UTILITY ROOM

With space and plumbing for automatic washing machine, space for fridge and tumble dryer, ceiling mounted light fitting, wall mounted shelving and glazed side window and power points.

#### FIRST FLOOR LANDING

From the turning staircase the first-floor landing has two ceiling mounted light fittings, power point, two roof hatches, airing cupboard with factory lagged hot water tank and original wooden doors to all first-floor accommodation.

#### BEDROOM ONE

Is a well-presented double bedroom with two floor to ceiling fitted wardrobes, power points, electric night storage heater, ceiling mounted light fitting and sash window overlooking the attractive garden with rural outlook beyond.

#### BEDROOM TWO

Positioned on the opposite side of the property, a well-proportioned double bedroom with dual aspect glazed windows with attractive outlook across the private garden and beyond. There are power points and ceiling mounted light fitting.

#### STUDY/NURSERY

Being 'L' shaped with, ceiling mounted light fitting, fitted shelving and sash window overlooking the garden with rural views beyond. This room is too small for a genuine bedroom, however, offers potential as a nursery, walk-in wardrobe, study or potential for a bath/shower room.

#### OUTSIDE

This attractive attached cottage sits within beautiful cottage style gardens laid mainly to lawn, interspersed with attractive flowers with further flower and shrub borders. There is a flagstone patio seating area and a pretty detached timber summer house.

#### SUMMER HOUSE

With double timber door, pitched roof and covered veranda. There are glazed windows to both front and side aspects.

#### GARAGE

Of timber construction with open access. (no door)

#### SERVICES

Mains water & electricity, drainage by septic tank. None of these services have been tested.

#### FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

Freehold with Vacant Possession upon Completion.