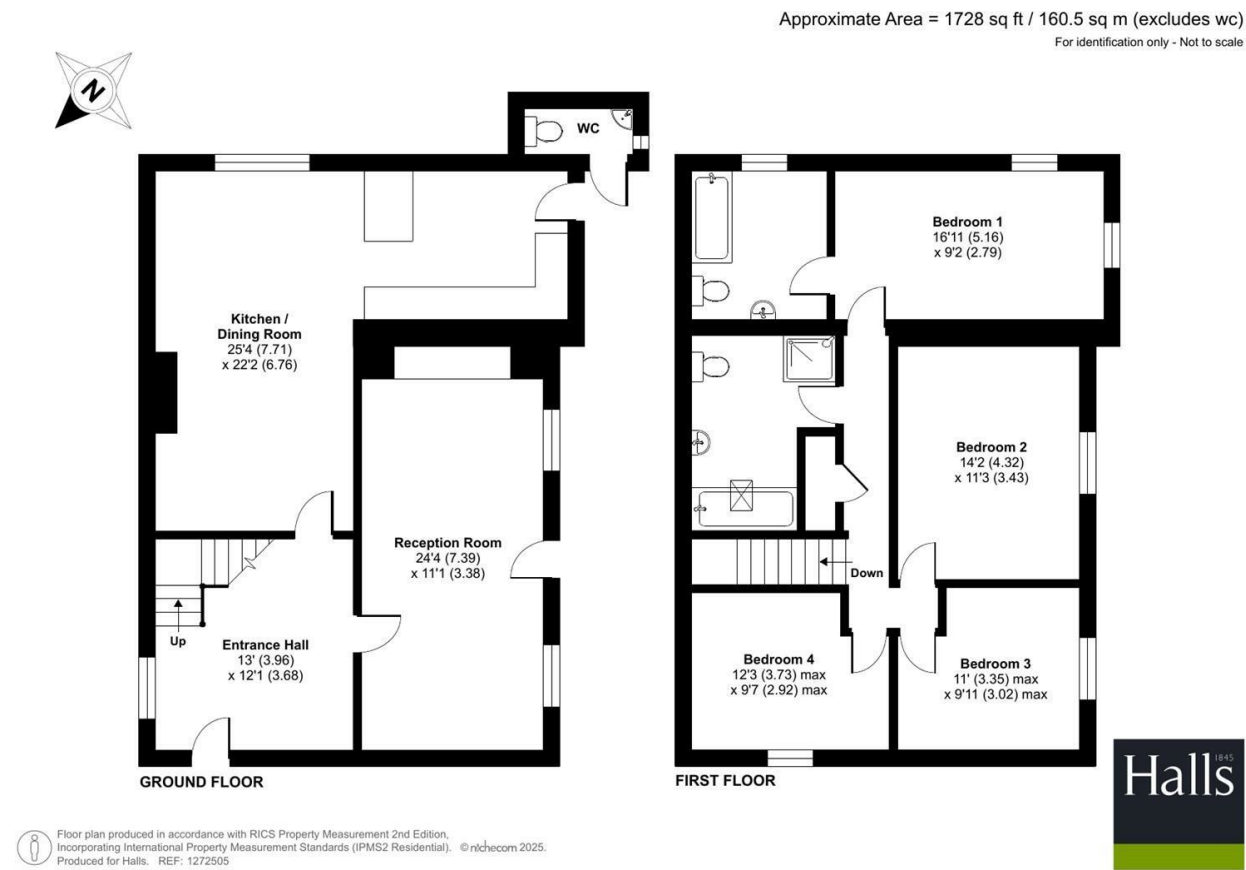


FOR SALE

Barncroft, Callow Hill, Rock, Kidderminster, DY14 9XB



FOR SALE

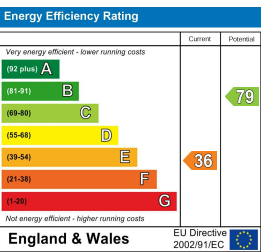
£550,000

Barncroft, Callow Hill, Rock, Kidderminster, DY14 9XB

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



Offered with no onward chain, this charming period cottage presents a rare opportunity to acquire a beautifully maintained and characterful home. Boasting generously proportioned accommodation throughout. A viewing is highly recommended to fully appreciate the space and unique appeal this delightful family home has to offer.



01562 820 880

Kidderminster Sales

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage (All distances approximate)

Kidderminster 6 miles, Bewdley 3 miles, Cleobury Mortimer 5 Miles, Birmingham 25 miles, Worcester 16 miles. Ludlow 16 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Wonderful Detached Country Cottage
- Popular Rural Location
- Beautiful South Facing Cottage Gardens
- Stunning Views Over Abberley
- Open Plan Breakfast Kitchen / Living / Dining Room
- Four Double Bedrooms & Two Bathrooms
- Off Road Parking
- No Onward Chain

DIRECTIONS

From Kidderminster proceed through Bewdley or via the Bewdley Bypass and at the island take the turning onto the A456 signposted Leominster onto Longbank. Continue straight along this road for some distance, past The Royal Forester Country Inn and the property will be found on the left hand side as indicated by the agents For Sale board.

LOCATION

Barncroft is set in a most attractive position in north west Worcestershire countryside bordering the Wyre Forest. The property is within walking distance to the beautiful Wyre Forest and the immediate area provides a range of amenities including The The Royal Forester Gastro Pub, The Colliers Farm Shop & Tea Rooms. Local amenities can be found in the nearby village of Far Forest, Rock which includes a General Store opposite The Plough public house. The historic Georgian riverside town of Bewdley is circa 3 miles distant providing a comprehensive range of local amenities including both junior and senior schools. The Cathedral city of Worcester is approximately 18 miles distant which provides direct rail connections to both London Paddington and Birmingham. There is M5 Motorway Junction access via 5 at Wychbold and 6 & 7 to the north and south of Worcester.

INTRODUCTION

Barncroft is a charming and spacious detached period cottage dating back to around 1836. Remarkably, it has only had two owners in the last 80 years, with the current Vendors having purchased the property in 1977. While the home would benefit from some light modernisation and upgrades, it offers generous accommodation throughout and is set within beautiful gardens, enjoying lovely rear views. Ideally located in a desirable area, the property is well placed for access to the Wyre Forest and the historic town of Bewdley.

FULL DETAILS

Entered through a glazed door into the spacious breakfast kitchen, featuring tiled flooring and exposed beams which adds an abundance of character throughout. There is a range of cottage style cabinets with working surfaces over, spaces for undercounter appliances and a separate bricked unit with worktop and spaces for further undercounter appliances. The Kitchen offers delightful views over the rear patio and garden.

A raised step leads into the generously sized dining area, boasting exposed beams, a striking brick-surround fireplace with a 'Villager' log burner set on a tiled hearth. The dining area is a great entertaining space offering a nice flow to the kitchen.

The large entrance hall which is currently being utilised as an office area is spacious and welcoming, stairs rise to the first floor with useful understairs storage cupboard.

Off the entrance hall is a generously proportioned lounge with dual-aspect windows overlooking the beautiful rear garden. A charming Inglenook fireplace houses a 'Euro Heat' log burner and stable door opens directly onto the rear patio and garden.

The first floor landing splits into two wings, to the right are three double bedrooms and to the left is a useful airing cupboard, spacious family bathroom, the master bedroom with en-suite bathroom off.

Bedrooms two and three enjoy beautiful views towards the rear garden and fields.

The family bathroom is an excellent size with a panelled bath, Velux window, pedestal wash hand basin, WC, and a separate tiled shower cubicle.

Situated in an extended part of the home, the master bedroom has dual aspect windows and exposed beam. The large en-suite bathroom comprises a panelled bath, WC, and wash hand basin. There is also potential to incorporate a separate shower cubicle if desired.

OUTSIDE

The outdoor space is a true highlight of the property and benefitting from being south facing. With an initial paved patio area which is perfect for entertaining, this opens into the mature garden, rich with a variety of trees, bushes, and planting.

Steps descend to a private lawned area surrounded by palm trees and a small decking area. The garden is thoughtfully sectioned, creating an enchanting yet layered landscape.

Small brick outhouse, useful timber shed and gardener's WC which also houses the 'Worcester Bosch' boiler. Outdoor cellar.

Stoned driveway offering parking for circa 3 cars with fencing and gate leading into the rear garden.

SERVICES

Mains water, electricity and drainage are understood to be connected. LPG central heating. 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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.