



TIMBERDYNE HOUSE

PORCHBROOK ROAD | ROCK | KIDDERMINSTER | DY14 9SD





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Kidderminster 9 miles | Bewdley 6 miles | Cleobury Mortimer 7 miles | Birmingham 25 miles | Worcester 17 miles
(all mileages are approximate)

BEAUTIFULLY MAINTAINED CHARACTER DETACHED HOME THAT HAS
BEEN RECENTLY RENOVATED TO A HIGH STANDARD.
SET WITHIN A LARGE MATURE PLOT OF 1.3 ACRES.

Stunning open countryside views
Versatile accommodation throughout
Contemporary breakfast kitchen & utility room
Four reception rooms & six bedrooms
Detached red brick outbuilding with room above



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Beautifully presented detached Victorian family home providing spacious accommodation. This delightful country home is fabulously located in the highly sought after village of Rock offering outstanding rural views. A major selling point being the wonderful mature gardens within a generous plot of 1.3 acres.

SITUATION

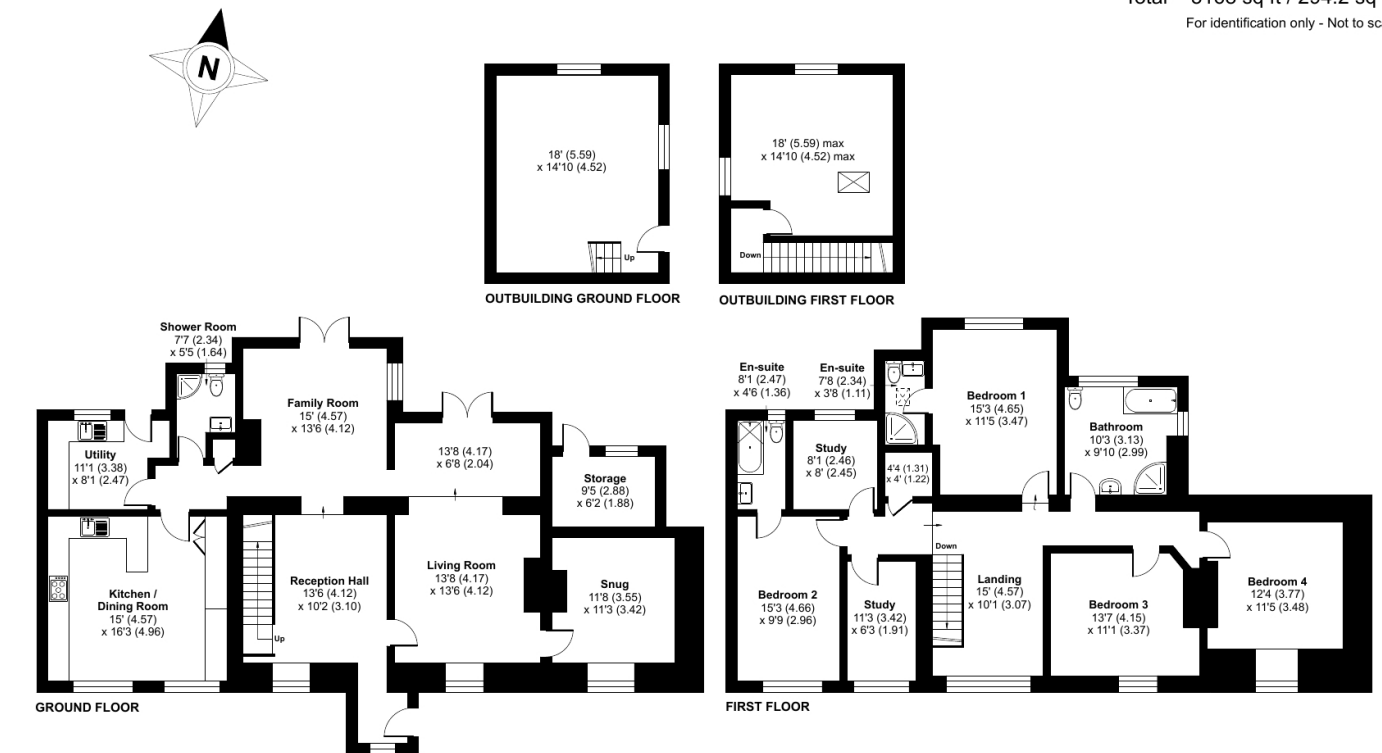
Timberdyne House is set in a most attractive position in north west Worcestershire countryside bordering the Wyre Forest. The property is a short driving distance to the beautiful Wyre Forest and is close to a range of local amenities including The Rock Village Hall, St Peter & St Paul Church, The Rock Cross Inn, The Bell at Pensax and The Colliers Farm Shop & Tea Rooms.

The historic Georgian riverside town of Bewdley is circa 6 miles distant providing a comprehensive range of local amenities including both junior and senior schools. The Cathedral city of Worcester is approximately 17 miles distant which provides direct rail connections to both London Paddington and Birmingham and with easy access to Kidderminster Station, this stunning rural location is convenient for commuters. There is M5 Motorway access via Junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

PROPERTY

Timberdyne House is entered into a spacious and welcoming reception hall with oak staircase. At the heart of the home lies a beautifully designed contemporary breakfast kitchen which serves as a perfect family hub.. With useful utility room providing access to the rear garden, there is also a downstairs shower room.

Offering four versatile reception rooms, providing ample living space. The family room has French Doors that open out to the garden. The living room also features French Doors and log burning stove. Leading off into the cosy snug with exposed stonework.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1287067

The first floor landing is spacious and light offering an area that could easily serve as a home office as stunning views stretch out across the open countryside.

Arranged into two wings, to the right is the master bedroom with en-suite, along with two additional double bedrooms and the well appointed family bathroom.

Bedrooms three and four are both comfortable doubles each benefitting from period fireplaces and picturesque views across the surrounding countryside.

To the left of the the landing are three further bedrooms. Bedroom five is particularly special and stands out as one of the most character rich rooms in the home, featuring striking exposed stone and brickwork.

Approximate Area = 2574 sq ft / 239.1 sq m
Outbuildings = 594 sq ft / 55.1 sq m
Total = 3168 sq ft / 294.2 sq m
For identification only - Not to scale





GARDENS, GROUNDS & OUTBUILDING

The property is set within impressive grounds extending to circa 1.3 acres, beautifully blending formal gardens, a productive orchard and charming wooded area.

A private paved patio provides the perfect spot for outdoor dining and entertaining. Steps lead up to the expansive lawn, thoughtfully bordered by mature hedging and a rich variety of trees, shrubs and carefully selected planting. At the rear of the garden there is useful vehicular access.

The garden is divided into distinct sections, creating an inviting and layered landscape. A delightful orchard features a mix of established fruit trees. Further features include a wildlife pond, raised vegetable garden beds and greenhouses with running water available at several points.

A generous detached two storey outbuilding sits within the plot, complete with power, lighting, mains water and drainage as well as a versatile upper level room.

This space offers fantastic potential for conversion into a self contained annexe, home office or studio space (STPP).

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

FIXTURES & FITTINGS

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

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Wyre Forest District Council

COUNCIL TAX

Council Tax Band – F

EPC

Rating - E

DIRECTIONS

What3Words [///storage.bounded.quitter](#)



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



