

**Andrew Grant**  
PRESTIGE & COUNTRY



# The Grove Farm

Rock DY14 9DH



# The Grove Farm

Buckeridge Bank, Rock DY14 9DH

**4 Bedrooms    3 Bathrooms    3 Receptions    11.8 Acres**

“An idyllic countryside farmhouse, brimming with character...”

Scott Richardson Brown CEO

- Nestled within the scenic countryside surrounding Rock, and extending to over 11 acres, that include expansive mature gardens, a tennis court and three fields, this property is a wonderful country home.
- Characterized by exposed wooden beams, rustic fireplaces and vaulted ceilings, the farmhouse is full of warmth and character.
- Seamlessly blending functionality with style, the spacious and generously sized living accommodation is ideally suited to families with interests in rural pursuits and the country lifestyle.
- Hidden away from the country lane, up a sweeping drive, this secluded property enjoys a high level of privacy whilst maintaining convenient access to nearby amenities and attractions.
- The property is surrounded by rural tranquillity yet less than 15 miles from Worcester City. Here there is access to three mainline railway stations, the motorway network via the M5 and some of the best schools in the region.



2,337 sq ft (217.1 sq m)



## The kitchen

At the heart of the home, the kitchen is brimming with rustic charm. The exposed beams and stonework embody the essence of country living. The generous proportions of this kitchen ensures there is not only ample space for cooking but also for a table and chairs, ideal for family meals and informal entertaining.





The dual aspect nature of the kitchen ensures it is a bright and airy space, whilst built in units with wooden counter tops, provide plenty of storage and workspace, the range cooker adds to the functionality and country charm.

Towards the rear, a convenient area for a washing machine and dryer, along with extra counter top space and cupboard storage, overlooks the gardens and grounds of the property.





## The dining room

The dining room is where rustic elegance meets countryside charm. Windows provide both picturesque views of the garden and ample natural light, whilst the large fireplace ensures the room feels warm, welcoming and comfortable.

There is also a wooden staircase from the dining room to the first floor of the property.







## The living room

This large triple aspect room features glazed doors that open out on to a patio area and ensure the room feels bright and airy for family gatherings in the summer months, whilst the exposed beams and open fireplace create the perfect atmosphere for cosy evenings in the cooler winter months.





## The study

This room features a double-glazed window that overlooks the surrounding gardens and whilst utilised as a study, provides a perfect space for home working, with such a welcoming and inviting ambience, could easily be reconfigured into an additional reception room.





## Utility room

The utility room, currently doubling up as a pantry, provides additional storage space for refrigeration units and built in cupboards. A door that conveniently provides access to the outside further enhances the practicality of this space as a potential boot/dog room.

A comfortable and functional shower room with a walk-in shower cubicle, WC and washbasin completes the ground floor accommodation.





## Bedroom one

Serving as the principle bedroom within the property and enhanced by vaulted ceilings, this generously proportioned and bright double bedroom enjoys expansive views of the gardens and surrounding countryside.





## Bedroom one en suite

The generously sized en-suite shower room that accompanies the principle bedroom includes a WC, wash basin and shower cubicle. A large window ensures this is a bright space with the potential to upgrade and create the perfect shower room to suit the new owners specific requirements.





## Bedroom two

Bedroom two is another generously sized double bedroom with two windows that provide tranquil views of the gardens and the countryside beyond towards Clee Hill.



## Bedroom three

Bedroom three is another generously sized double room, characterized by the vaulted ceiling and abundant natural light the window that overlooks the gardens and grounds.



## Bedroom four

Although the smaller of the four bedrooms, this bedroom is large enough to accommodate a double bed and additional bedroom furniture. A window overlooking the rear garden provides beautiful rural views and plenty of natural light to ensure this room feels bright and airy.



## The family bathroom

The family bathroom is currently equipped with a coordinated bath, basin and WC and a generously sized window that floods the room with natural light.





## Gardens and grounds

Surrounded by picturesque and well thought out gardens that feature many mature trees and shrubs, this countryside home provides a tranquil seclusion enclosed within the privacy and security of the gated driveway.







## The driveway

A large gated entrance leads on to a well maintained tarmac driveway that flows through the grounds to reveal the front of the property with a parking area that can easily accommodate eight cars or more.







## The tennis court

The tennis court, although requiring some cosmetic maintenance, is sheltered by the surrounding mature trees and is a feature that adds a touch of luxury to this rural family estate.





Extending to over 11 acres the gardens and grounds are predominantly laid to grass and feature a significant number of mature trees of various species. Practical outbuildings and storage sheds provide additional storage for lawn care and garden equipment.



## Location

The Grove Farm enjoys a coveted location nestled between Bewdley and Cleobury Mortimer. Set within over 11 acres of secluded grounds, this is tailor-made for those with an interest in rural and equestrian pursuits.

The property benefits from excellent access to numerous riding trails and bridleways including the renowned Wyre Forest Nature Reserve that, as England's largest protected area, has an abundance of bridleways that offer riders many scenic routes to the nearby Bewdley, Arley and Button Oak.

The nearby village of Far Forest has a recently upgraded village store, a vibrant village hall, a popular country pub and a highly regarded primary school.

Just under 5 miles away lies the charming town of Bewdley, renowned for its picturesque riverside setting, rich history and unique attractions such as the Severn Valley Steam Railway and the West Midlands Safari Park. Bewdley School and Bewdley Sixth Form was the 2019 winner 'Secondary School of the Year' at the Worcestershire Educational Awards.

The Grove Farm is in the enviable position of being surrounded by rural tranquillity yet less than 15 miles from Worcester City, where transport links are served by the mainline railway stations and the motorway network via the M5.

## Agent's note

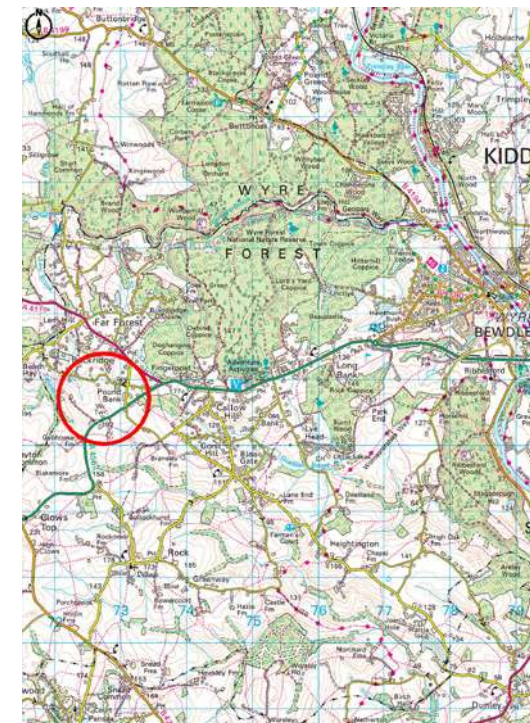
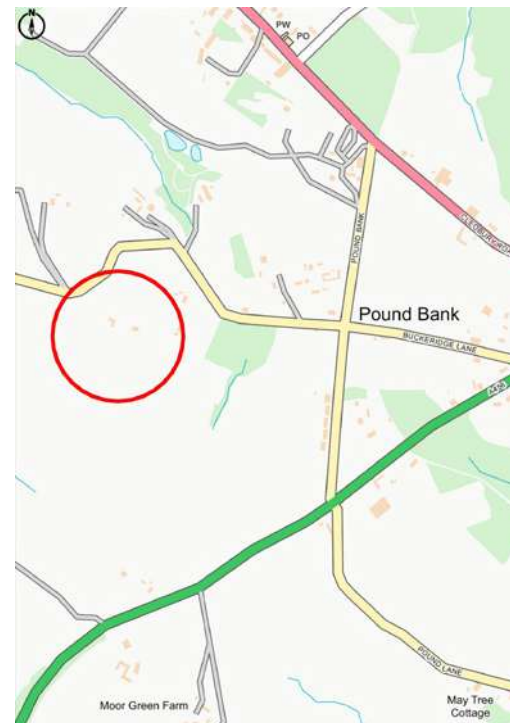
The property has a 20 year overage set at 25%.

## Services

TBC

## Council Tax

Band G



# Buckeridge Bank, Buckeridge, Rock Kidderminster DY14

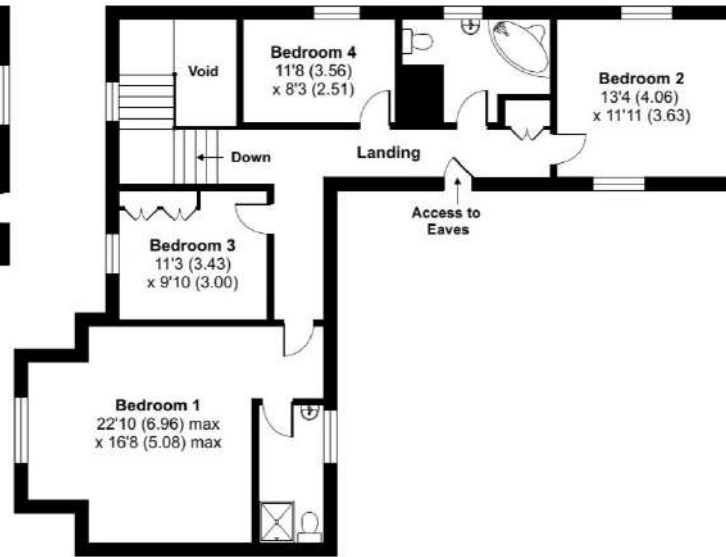
Approximate Gross Internal Area = 2,337 sq ft / 217.1 sq m

Outbuilding = 647 sq ft / 60.1 sq m

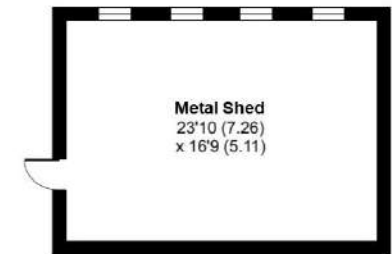
TOTAL = 2,984sq ft / 277.2 sq m



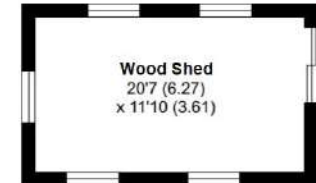
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024. Produced for Andrew Grant. REF: 1122991

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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