



Park Cottage
Bewdley, DY12 2DN

Andrew Grant

Park Cottage

Park Alley, High Street, Bewdley, DY12 2DN

4 Bedrooms 1 Bathroom 2 Reception Rooms

A charming Grade II listed cottage, beautifully refurbished by the current owners, including a parking space on Lax Lane and a serene garden.

- Detached Grade II listed cottage
- Fantastic location off Bewdley High Street
- Approved planning for two-storey extension
- Period charm
- New kitchen
- Two wood-burners
- New bathroom
- Cellar with access door
- Parking space
- Serene cottage garden

Guide Price £479,950
1,751 sq ft (162.6 sq m)





This is a wonderful opportunity to purchase a recently refurbished property right in the heart of Bewdley town, tucked away just a few yards along Park Alley off the High Street. This unique setting and the detached nature of the property set it apart, along with a parking space and lovely cottage garden.

Comprehensive refurbishments by the current owners have enhanced the property's condition and sympathetically upgraded the interior to a contemporary standard while maintaining its period charm. The extensive list of improvements includes a stylish new kitchen and bathroom, the addition of two wood-burning stoves in the living rooms, downlighters in many rooms, a new boiler and consumer unit, new flooring in the main living room and cellar improvements like enhanced lighting, ventilation and an access door.

Now turnkey ready, the property beautifully blends its wonderful period features with contemporary styling and décor. Future development potential is also on offer, with planning permission secured in 2020 for a two-storey extension.



The approach

Approached on foot from High Street, the property is located a few yards along Park Alley on the right-hand side. Its parking space is conveniently placed in a small car park on the corner of Lax Lane, just moments away by foot. The space is perfectly suited for one large vehicle and is easily

accessible in a prime position of this private car park, held on a long 99-year lease that commenced in 1980. Upon entering the front door, guests are welcomed by a quarry-tiled hallway that provides access to the staircase and flows nicely into the living areas.



The living room

Centred around a recently installed 'Heta 45' wood-burning stove, this attractive living room features herringbone flooring. Enhanced with downlighters, the room also includes a sash window to the front aspect, a cellar hatch and a square archway leading to the adjoining garden room.





The garden room

Acting as a versatile addition to the ground floor, this room boasts lovely rustic features including exposed brickwork and retro-style wall lights. It is filled with natural light from multiple windows and a glass roof, includes a radiator and herringbone flooring, and offers access to the garden.



The dining room

Adjacent to the kitchen, the separate dining room offers potential for a completely open-plan layout, if desired. A feature fireplace housing an extra-wide wood-burning stove, with an accompanying woodstore, sets the ambiance.

Other notable features include quarry tiled flooring, built-in storage and a sash window to the front aspect. There is also a doorway that leads to a rear lobby with utility room and a downstairs WC with under stairs storage.



The kitchen

The kitchen, which was redesigned and refitted by the current owners to optimise the space, extends from the front to the back of the property in a partly open-plan layout from the dining room. The result is a stylish, contemporary finish.



Features include matching wall and base units with under-cupboard lighting, space for a breakfast bar, a coffee bar recess, downlighters, exposed beams and dual aspect windows. Fitted appliances include a Range-style oven, large American fridge freezer and dishwasher.



The master bedroom

Character fills the upper floors, providing four spacious bedrooms and a beautifully refitted family bathroom; a split-level bedroom adding to the home's adaptability. Spacious with fitted wardrobes, the main bedroom offers great countryside views.



Bedroom two

A cast-iron fireplace is the focal point of the second spacious bedroom, which also features spacious fitted wardrobes and magnificent views across the grounds of the Old Rectory.



Bedrooms three and four

The remaining bedrooms are accessed via two separate staircases from the first floor. Both are spacious and full of character details, with the third bedroom boasting dual aspect windows, fitted wardrobes and a feature fireplace with a stone hearth.

Bedroom four is uniquely arranged over two levels, ideal as a studio bedroom, featuring exposed beams, brickwork, wood flooring and a Velux window providing lovely leafy views.



The family bathroom

Recently refitted, this light and airy bathroom includes a panelled bath and a separate walk-in shower both with marble-style panelling, a vanity unit, a chrome towel radiator, downlights, and a heated mirror-fronted bathroom cabinet equipped with electric shaver and toothbrush sockets.



The garden

A pleasant cottage garden awaits at the rear, providing this property with quality outside space, which is a rare commodity in a location so close to the centre. The garden benefits from a nice degree of privacy, featuring a raised block-paved seating area, a lawn with walled boundaries and mature borders. A useful side gate provides convenient access from Park Alley.





Location

This detached cottage boasts an enviable and rarely available location within Bewdley, discreetly tucked away a short distance from the High Street along Park Alley, a winding passageway leading to neighbouring countryside at its far end. The property features a parking space conveniently located on the corner of nearby Lax Lane, in addition to a secluded cottage garden at the rear. If you are seeking a tranquil spot removed from the busier streets of Bewdley, there is no better location. Additionally, the upper floors offer a wonderful leafy outlook, overlooking the grand walled gardens of The Vicarage.

A short walk from the property at the end of Lax Lane is the stunning riverside, providing a beautiful spot to sit and enjoy the River Sever as it meanders towards Worcester and beyond. Also, just yards away is the entrance to Jubilee Gardens, a green oasis in the centre of town offering peace and serenity, complete with seating and a beautiful lily pool at its heart. Park Alley itself leads directly to adjoining countryside, with several footpaths at the end of the alley leading to Ribbesford Woods and Tickenhill.

The town centre offers much to the local resident, including a variety of interesting shops and boutiques, an array of pubs and waterfront eateries and many unique local attractions such as the Severn Valley Steam Railway and Bewdley Museum. Residents can also engage in numerous social activities, including joining the local cricket club, bowling green, or tennis club. Education is well catered for here, with well-respected primary and senior schools located within walking distance.

Services

Mains gas, electricity, water and drainage.

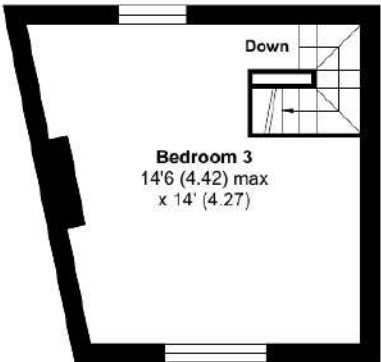
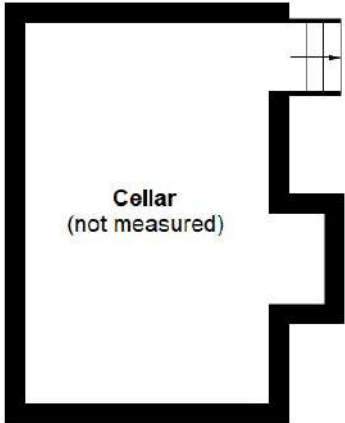
Council Tax

The Council Tax banding for this property is **Band E**

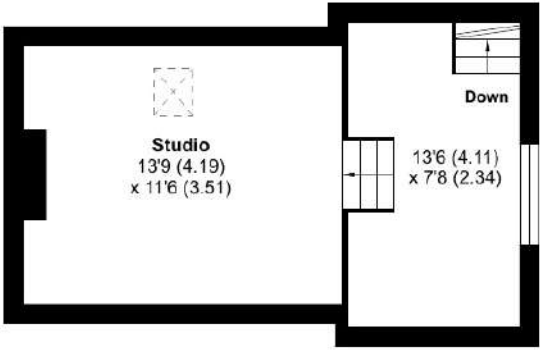
Park Alley, High Street, Bewdley, DY12

Approximate Area = 1751 sq ft / 162.6 sq m

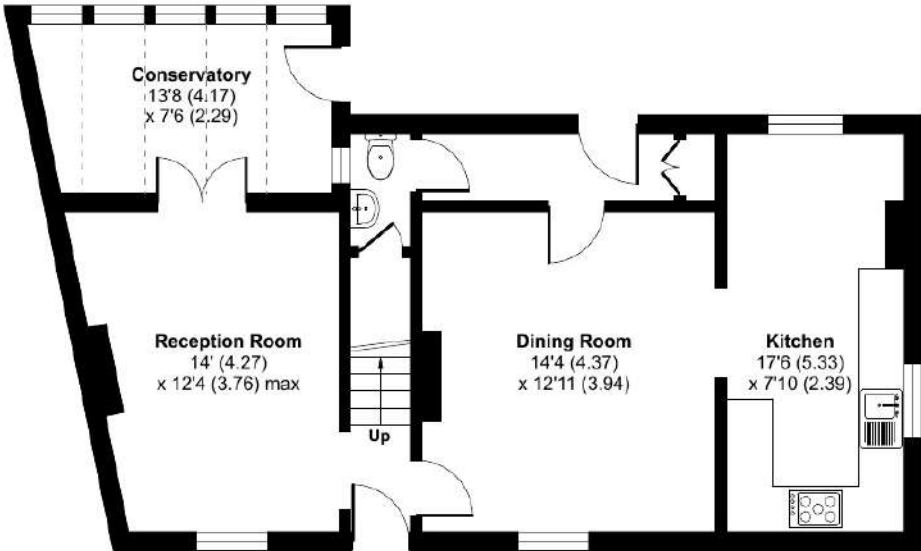
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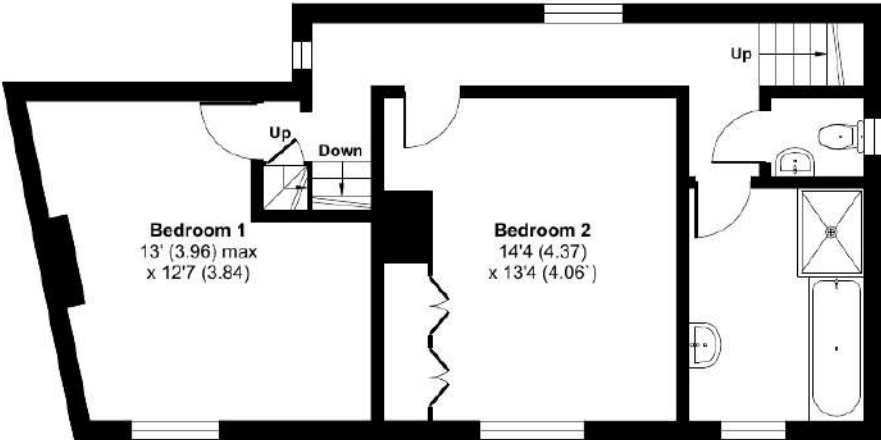
SECOND FLOOR 2



SECOND FLOOR 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1122785



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