

Andrew Grant
PRESTIGE & COUNTRY



The Forge
Bewdley DY12 1XQ



The Forge

Arley, Bewdley DY12 1XQ

4 Bedrooms **2 Bathrooms** **3 Receptions**

“Discover the charm and character of this beautifully modernised period cottage, nestled in the idyllic riverside village of Arley...”

Scott Richardson Brown CEO

- Wonderfully designed and modernised countryside cottage.
- Four spacious double bedrooms, with the potential to become a five bedroom property.
- The primary bedroom further benefits from a luxurious ensuite and bespoke built-in furniture.
- A well-appointed family bathroom equipped with a free standing bath and walk-in shower.
- Beautiful living room and adjoining conservatory creating the perfect space for entertaining guests.
- Private and rural location with an abundance of land and manicured gardens.
- Ample off road parking with room to fit multiple vehicles.



2,521 sq ft / 234.2 sq m



The kitchen

As you enter the property, you are greeted by the completely reconfigured and refitted kitchen. This space, adorned with both modern and period features, serves as the heart of the home. A full-height arched window floods the space with natural light, enhancing its inviting atmosphere.





Opposite the archway, a granite-topped island equipped with a Neff induction hob and extractor fan provides convenient cupboards and ample countertop space. Authentic flagstone flooring, exposed wooden timbers and an exposed brick fireplace with a wood burner exude countryside charm and warmth, creating a perfect blend of functionality and rustic elegance.





Hallway and cloakroom WC

Between the kitchen and main living room, is a convenient cloakroom/WC. The space features wood panelling, a vanity unit with a circular sink and a low-level WC.





The living room

The generously sized living room showcases a large wood burner within an exposed brick fireplace, complete with a quarry-tiled hearth, serving as the room's centrepiece. French doors open to the conservatory and rear garden, creating a seamless flow between reception rooms and floods the space with natural light. The living room also provides access to the study and bedroom five. This inviting space is perfect for entertaining or relaxing while enjoying beautiful garden views.







The conservatory

French doors open from the living room into a spacious conservatory, which doubles as a dining room, offering panoramic views of the garden. This elegant space features underfloor heating and exposed stonework, enhancing its charm. Another set of French doors provides direct access to the garden, creating a seamless blend of indoor and outdoor living. It serves as the perfect room for year-round entertainment.







The study and bedroom four

Positioned between the living room and bedroom four, is an ideal spot for a home office with French windows granting access to the garden, creating an ideal indoor-outdoor retreat for productivity or relaxation.

Adjacent to the study, bedroom four offers a versatile double bedroom ideal for guests, visiting children or multi-generational living. The room is flooded with light from three windows and benefits a large storage area ready plumbed for conversion to an ensuite bathroom or shower room if so desired.



The playroom / bedroom five

The property also features a generous playroom area with the potential to be transformed into a fifth bedroom. This space boasts a vaulted ceiling adorned with exposed beams and French doors open onto the rear garden, enhancing the room's appeal. This versatile room could be utilised as a bedroom, snug or office, offering flexibility to suit your needs.



The landing

Ascending the staircase from the kitchen you are greeted by a corridor-style landing that provides access to bedrooms one, two and three as well as the family bathroom.



The principal bedroom

To the left of the landing, you will find the principal bedroom, a generously sized double bedroom finished to an impeccable standard. This bright and airy room boasts dual-aspect windows that provides the room with an abundance of natural light, along with built-in wardrobes and ample storage space, making it both stylish and functional.







The principal bedroom ensuite

The principal bedroom further benefits from a luxurious ensuite bathroom. The ensuite features a walk-in shower with a waterfall head, a WC and a washbasin, as well as metro-style tiling throughout to create a sleek and sophisticated finish.





Bedroom two

Positioned at the end of the landing, bedroom two is another well-appointed double bedroom. It features dual aspect windows that offers stunning views of the countryside, filling the room with natural light and providing a serene and picturesque backdrop.





Bedroom three

Adjacent to bedroom two, bedroom three is another well-appointed double bedroom overlooking the front of the property. Its convenient proximity to the family bathroom adds to the comfort and accessibility, making it a practical and peaceful retreat.



The family bathroom

Completing the first floor is a stylishly refitted family bathroom, located to the right of the landing. This elegant space features a freestanding bath, a walk-in shower cubicle, a WC and a washbasin, offering both functionality and comfort.







The gardens & grounds

Discover the enchanting gardens of this property, featuring a manicured lawn, a charming wraparound patio and a wonderful sheltered seating area, ideal for alfresco dining. The space is bordered by a period stone wall and includes a versatile brick outbuilding that could easily be converted into an outdoor bar or kitchen.





The grounds also boast mature trees, hedging and several apple trees, enhancing the idyllic setting. Additional amenities include a covered hot tub, a summerhouse tucked into one corner of the garden and a children's play area.





The driveway

At the front of the property a large gravel parking area, accessed via electric security gates, has a timber framed greenhouse and a wooden storage shed and log store.



Location

Arley is a picturesque village nestled on the banks of the River Severn between Kidderminster and Bridgnorth. Properties rarely come up for sale here, as many homes are owned by Arley Estate and cannot be bought, making this a unique opportunity.

Arley offers a tranquil rural retreat surrounded by stunning countryside, while maintaining easy access to Bewdley and Kidderminster, both of which provide an abundance of local amenities, schools and transport links.

The village features a country pub overlooking the river, a post office, a store and a wonderful arboretum just a short walk away. Additionally, a charming primary school is located nearby, making it ideal for families with young children.

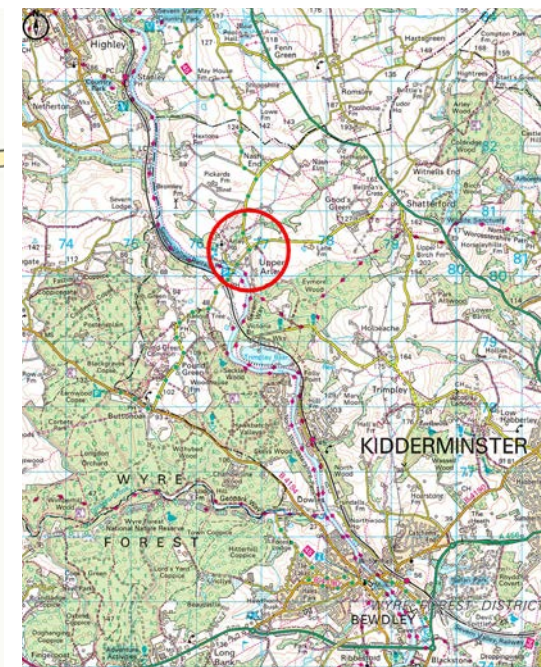
The village is nestled in a picturesque valley, bordered by unspoiled countryside that will delight outdoor enthusiasts. Whether you dream of kayaking down the river or horse riding through miles of mature woodland, this idyllic location offers it all right on your doorstep.

Services

- Mains electricity, water and drainage.
- Oil central heating.
- Security alarm system and CCTV.
- Broadband is available at the property.

Council Tax

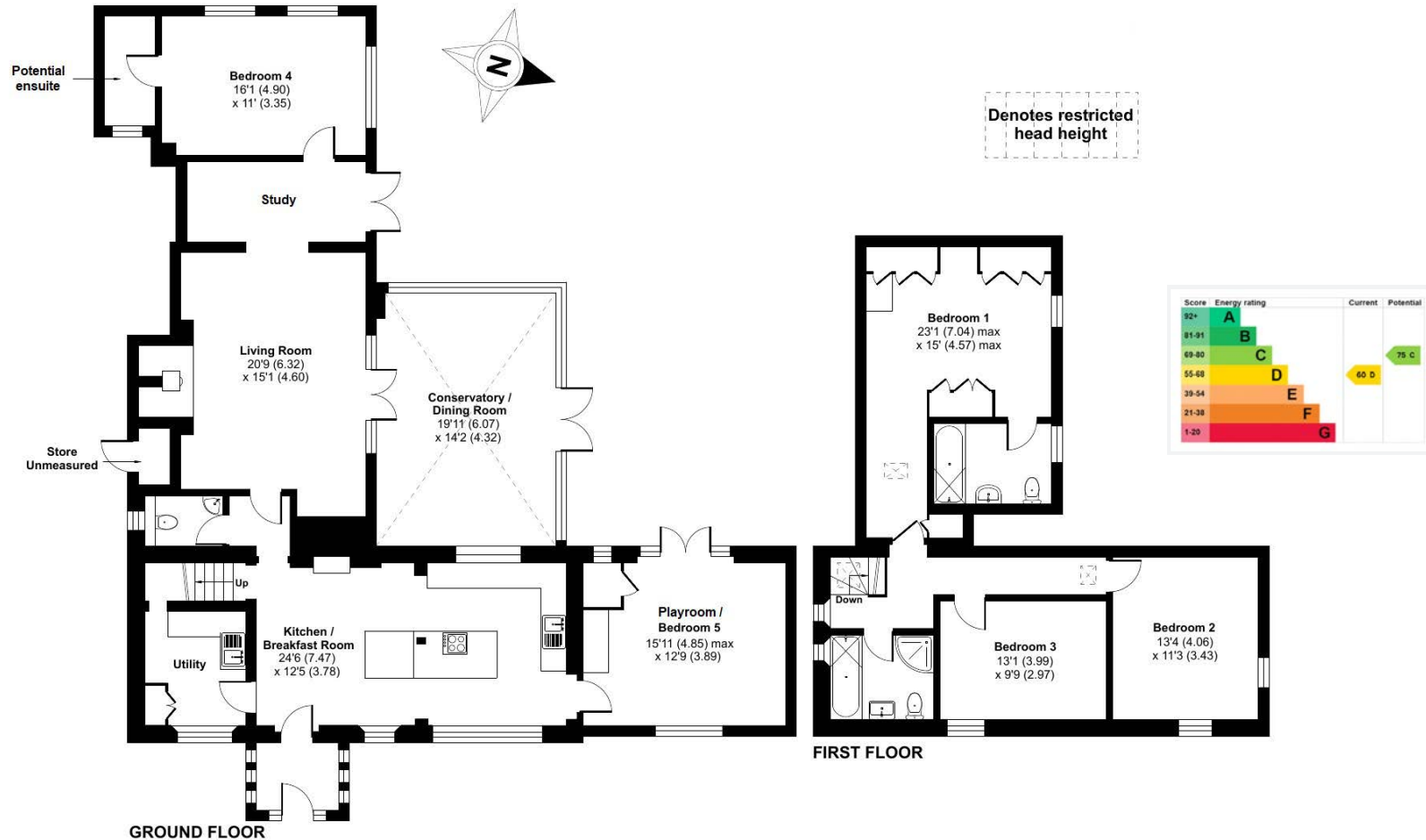
The Council Tax banding for this property is **Band E**





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Approximate Gross Internal Area = 2,521 sq ft / 234.2 sq m (excludes store)



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Andrew Grant. REF: 1160073

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



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