

Andrew Grant
PRESTIGE & COUNTRY



Elford's

Heightington DY12 2XW



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Heightington, Bewdley DY12 2XW

5 Bedrooms 2 Bathrooms 4 Receptions 2 Acres

“This beautiful black and white Grade II listed property is a spacious and inviting family home, rich in charm and character...”

Scott Richardson Brown CEO

- A historic property dating back to 16th century benefits from five generously sized bedrooms, with four including their own built-in wardrobe space.
- The property boasts over 3000 sq ft of living space including two impressive reception rooms and an open-plan kitchen and dining area.
- A versatile conservatory which connects to all the ground floor living areas, as well as providing access to the garden.
- An idyllic garden, featuring a stone pond, several outbuildings and a full-sized tennis court.
- An expansive, shared driveway with private off-road parking and a double garage ensuring plenty of space for multiple vehicles.
- Picturesque countryside setting set within two acres of pastureland, making this a charming and idyllic place to call home.
- Situated between Bewdley and Stourport-on-Severn, offering convenient access to local amenities while being near to Wyre Forest and Worcestershire Way paths blending suburban convenience with rural tranquillity.

3017 sq ft / 280.2 sq m





The entrance

As you approach the property along a country lane, a long, shared driveway welcomes you, with an adjacent area providing access to a detached double garage/barn and ample off-road parking. The driveway continues to the front of the home, where a charming pond adds to the serene atmosphere. A stunning exposed oak-framed porch offers a characterful introduction to this Grade II listed property, setting the perfect tone for the timeless charm that awaits within.





The dining/reception room

Upon entering the property, you are welcomed by a characterful reception room that seamlessly connects to the inner hallway, leading to all living areas and the staircase to the first floor. This warm and inviting space boasts an exposed inglenook fireplace with a Clearview wood-burning stove, beautifully complemented by a rustic wooden mantle. Stone flooring adds to the room's charm, while multiple windows flood the area with natural light, enhancing both its functionality and appeal.





The kitchen

Overlooking the rear garden, this spacious C-shaped kitchen boasts charming wooden cabinets, quartz work surfaces and tiled flooring, offering both style and practicality. The kitchen is equipped with a built-in oven, electric hob with an extractor fan, a Rayburn, and plumbing for a dishwasher. A sink positioned beneath a window provides delightful views of the garden, flooding the space with natural light and making this kitchen a warm and inviting space for cooking and entertaining.





The breakfast room

Adjacent to the kitchen, the generously sized open-plan breakfast room offers ample space for family meals and entertaining guests. This area features dual aspect windows which benefit from the morning sun, as well as a door which provides side access to the garden and patio area, creating an ideal space for alfresco dining.



The sitting room

At the heart of this home lies a characterful and expansive sitting room, offering a warm and inviting atmosphere perfect for entertaining guests or enjoying cosy evenings by the fire. The room's focal point is the exposed inglenook fireplace, currently housing a Clearview wood burning stove, adding charm and comfort. Flanked by built-in shelving, the space is further enhanced by exposed wooden beams on the ceiling, evoking timeless appeal, while a large window floods the room with natural light, creating an airy and welcoming ambiance.





The formal dining area

To the rear of the sitting room, the property boasts an additional formal dining area, perfect for intimate gatherings. The space is enhanced by exposed wooden beams on both the ceiling and walls, adding character and timeless charm. Its open-plan layout makes it ideal for family meals or entertaining guests, creating a welcoming and versatile environment.



The conservatory

Completing the ground floor is a versatile conservatory. With direct access to the rear garden, this adaptable area offers the potential to be used as a utility room or cloakroom, easily tailored to suit the needs of the homeowner.



Bedroom one

Bedroom one is a well-sized double bedroom with triple aspect windows providing endless views of the garden and surrounding countryside. The space benefits from an exposed wooden beamed ceiling and built-in wardrobe and cupboard space for personal belongings, making this a charming and practical principal bedroom.



Bedroom two

Adjacent to the principal bedroom is bedroom two, a well-appointed and spacious double room. Featuring an exposed wooden-beamed ceiling and authentic wooden floors, this room exudes charm and character. It also offers a walk-in wardrobe and a large window that floods the space with natural light, creating a bright and inviting retreat.



The bathroom

Opposite bedrooms one and two is a spacious family bathroom with views over the rear of the property. The room features a built-in wood-panelled bathtub, a separate shower cubicle, a bidet and a washbasin and a large airing cupboard housing hot water tank. The WC is conveniently located in an adjacent room, blending practicality with elegance to create a functional yet sophisticated main bathroom.





Bedroom three

Along the landing is bedroom three another double bedroom, with views to the front of the property. The room also features built-in wardrobe and cupboard space as well as an exposed wooden beamed ceiling adding to the timeless character and charm of this Grade II listed property.



Bedroom four

Completing the first floor accommodation is bedroom four, another spacious double bedroom. The space benefits from an exposed wooden beamed ceiling and wall, built-in cupboard space and dual aspect windows flooding the space with natural light, to create another warm and welcoming bedroom. The bedroom also has access to attic space with pull down ladder & light switch.





The secondary bathroom

Adjacent to bedroom four is the secondary bathroom, offering great potential for transformation. While in need of modernisation, the space includes a built-in bath with a shower head, a WC and a washbasin, making it an ideal space to be converted into an en suite for bedroom four.



The attic room/ bedroom five

Up an additional staircase from the landing, the property boasts a spacious attic room with vaulted ceilings, exposed wooden beams and original wattle and daube, adding historic character. A Velux window floods the area with natural light while offering stunning views over fields towards Ribbesford Woods and beyond. This versatile space provides endless potential and can easily be transformed into a fifth bedroom or home office, adapting to the evolving needs of any homeowner.



The garden

The property benefits from a generously sized large, lawned garden, providing the perfect setting for outdoor entertaining and relaxation. This space includes a variety of outbuildings, a pond area, lush planting, mature trees and a full-sized tennis court, offering privacy and a wealth of space to enjoy year-round. To the rear, several additional stone outbuildings offer versatile use as storage or workshop space, (surrounding pen not included in the sale).





The grounds

The property is set within two acres of picturesque grounds, creating an idyllic countryside retreat. The expansive land includes a charming duck pond at the front of the house and stretches of lush pastureland, ideal for grazing, a small-holding or simply enjoying your own private expanse of unspoilt countryside as well as a barn, which could be applicable for planning consent for use as an annexe. This serene outdoor space offers endless possibilities, providing a tranquil and scenic setting to complement the property.



Location

Heightington is a charming village near Bewdley and Stourport-on-Severn, offering a peaceful rural lifestyle with easy access to modern amenities. Just three miles away, Bewdley provides a range of shops, pubs and restaurants, along with a weekly market for everyday essentials. For those who enjoy the outdoors, Heightington's location is ideal, with numerous rights of way and country lanes leading in all directions. These trails are perfect for keen walkers and horse riders, connecting to nearby beauty spots such as Wyre Forest nature reserve, which spans 6,000 acres and nearby Worcestershire Way paths which are close by.

While Heightington itself does not have a school, the well-respected Far Forest Primary School is nearby and offers excellent education for younger children. For secondary education, The Bewdley School is a popular choice, known for its strong academic performance and extracurricular activities.

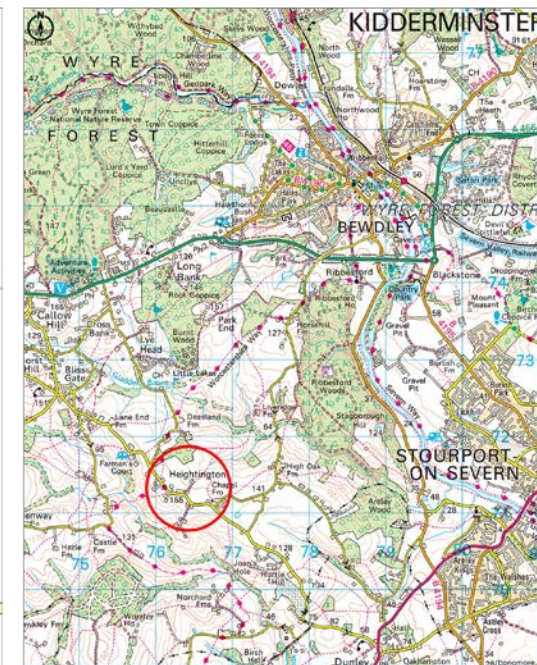
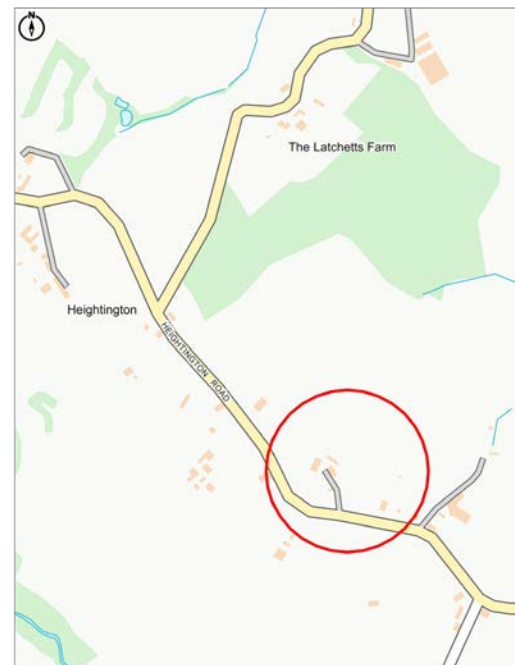
The village enjoys excellent road links via the A456, providing easy routes to Bewdley, Kidderminster and Worcester. The M5 is also easily accessible for longer journeys to Birmingham and Bristol. Although rural, nearby Kidderminster offers regular train services to Birmingham, Worcester and London, making Heightington an attractive option for families and commuters who want the best of both countryside living and convenient access to urban amenities.

Services

The property benefits from mains water and electricity, oil burner and private septic tank.

Council Tax

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



Heightington, Bewdley, DY12

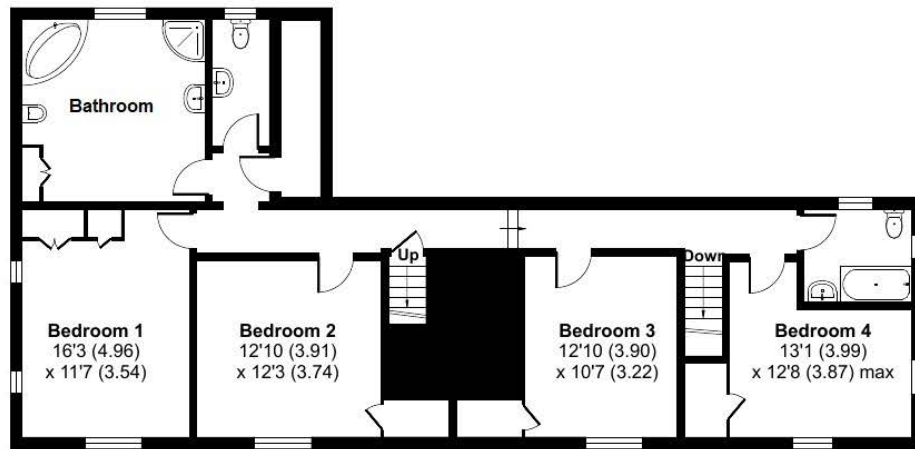
Approximate Area = 3017 sq ft / 280.2 sq m

Garage = 530 sq ft / 49.2 sq m

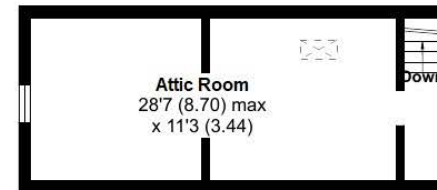
Outbuilding = 710 sq ft / 65.9 sq m

Total = 4257 sq ft / 395.3 sq m

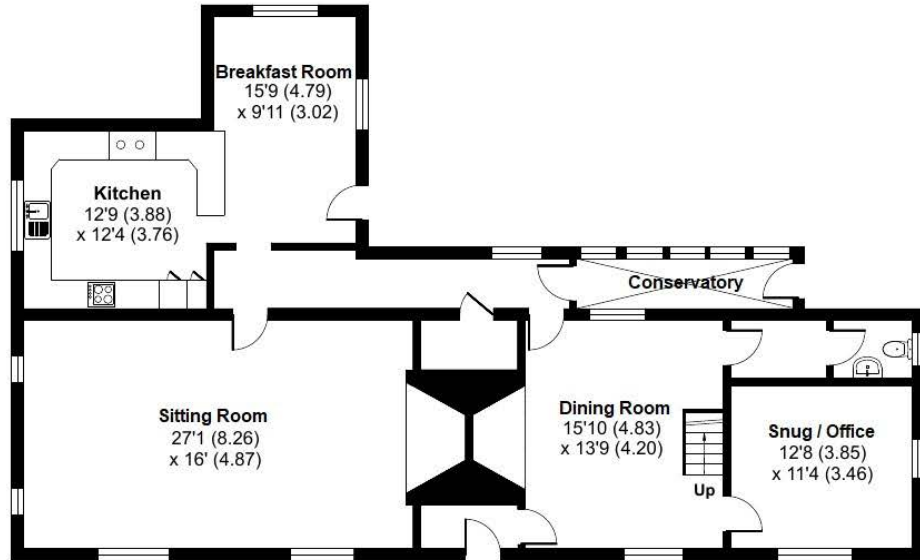
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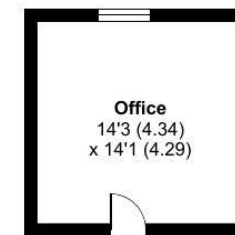
FIRST FLOOR



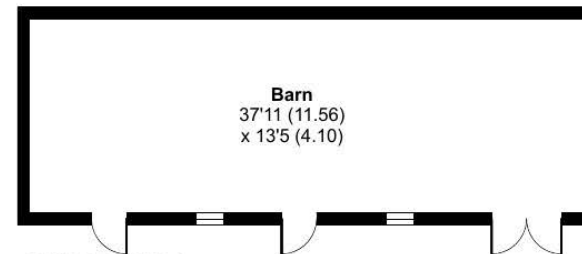
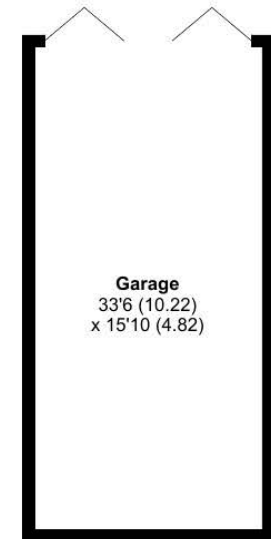
SECOND FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1189077



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