



The Old Stables

Liverige Farm, Ribbesford, DY12 2UA

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A charming barn conversion with breathtaking countryside views, combining rural tranquillity with spacious interiors, located just 2.5 miles from Bewdley.

- A characterful three-bedroom barn conversion boasting exposed timbers and stonework.
- Stunning countryside views over Ribbesford Wood.
- A farmhouse-style kitchen with French doors opening onto the patio.
- Wonderful garden with a generous flat lawned area, alongside raised beds and a sloping orchard.
- Ample graveled parking for several vehicles.
- Peaceful location on the outskirts of Bewdley, within a small exclusive development.

The Old Stables is situated within a small and exclusive rural development adjacent to Liveridge Farm. Accessed via Ribbesford Road, the property is approached along a well-maintained shared gravelled driveway managed by the farm. At the end of the driveway, a charming walled courtyard welcomes you, featuring a select number of barn conversions. The property enjoys a prime position within the courtyard, discreetly tucked into one corner, offering privacy and backing onto stunning open countryside. To the side of the property, there is ample gravelled parking for multiple vehicles, complemented by a convenient side gate providing direct access to the rear garden.

1192 sq ft (110.7 sq m)





The kitchen

This farmhouse-style kitchen is both functional and inviting, featuring light oak units that harmonise with exposed timbers and stone walls. Generously sized, it provides space for family dining and entertaining. French doors lead onto the patio, offering an effortless transition to outdoor gatherings during warmer months.





The living room

A homely living space centred around a brick fireplace with a wood-burning stove. Natural light pours in through dual-aspect windows and French doors, creating a warm and airy atmosphere. The south-facing doors open onto the rear garden, framing magnificent countryside views.





The primary bedroom

The principal bedroom offers ample space and charm, with countryside views that promise serene mornings. Exposed timbers add character to this relaxing retreat.





Bedroom two

A cosy yet generously sized bedroom, perfect for a range of different uses. The room boasts stunning countryside views, creating a serene and inspiring environment. Practical built-in cupboard space adds functionality, while the rustic features preserve the property's barn conversion charm.





Bedroom three

A generously sized double bedroom featuring large windows that flood the space with natural light, creating a bright and airy atmosphere. This versatile room offers tranquil views of the surrounding countryside, making it an ideal space for guests or additional family use.





The bathroom

The family bathroom is well-equipped with modern amenities, complemented by traditional styling. It includes a free-standing bath with a shower attachment, a pedestal sink, shower and WC. A large window fills the room with natural light.





The garden

The rear garden is a true haven of tranquility, seamlessly blending with the rolling countryside beyond. This outdoor space is thoughtfully designed to cater to relaxation and entertainment alike. A generous flat lawned area stretches across the garden, offering ample space for children to play or for simply enjoying the outdoors. A charming decked area provides the perfect vantage point to take in the breathtaking countryside views, making it an idyllic spot for morning coffee or evening drinks. Additionally, a spacious patio area is ideal for al fresco dining and hosting gatherings. For gardening enthusiasts, the garden features well-positioned planters, offering plenty of opportunities to cultivate flowers or grow fresh produce. This picturesque and versatile garden is a true highlight of the property.

Location

Nestled in a tranquil corner of the countryside, this exquisite barn conversion lies on the fringes of the picturesque Georgian town of Bewdley, just 2.5 miles away. Bewdley is known for its charming riverside setting, vibrant high street and abundance of independent shops, cafes and restaurants. It also boasts excellent schools and leisure facilities, making it a desirable location for families and professionals alike.

The property forms part of a small, exclusive rural development adjacent to Liveridge Farm. Accessed via a well-maintained shared gravel driveway, it enjoys a peaceful setting within a delightful walled courtyard. This serene enclave comprises just a handful of barn conversions, ensuring privacy and a sense of community.

Beyond the courtyard, the property benefits from breathtaking views of the surrounding countryside, including the rolling hills leading to Ribbesford Wood. This expansive woodland is perfect for nature lovers, offering opportunities for walking, cycling, and wildlife spotting right on your doorstep.

Despite its idyllic rural location, the property is conveniently connected. The nearby road network provides easy access to Kidderminster, Worcester, and Birmingham, making it ideal for commuters. Furthermore, the proximity to the River Severn and the Severn Valley Railway adds to the area's charm, providing endless opportunities for leisure and exploration.

Services

The property is served by an LPG tank for gas, as well as mains electricity and water connections.

Residents pay an annual service charge of approximately £480.00. This charge covers the maintenance of the private drainage system and access road, both of which are managed by the farm.

Council Tax

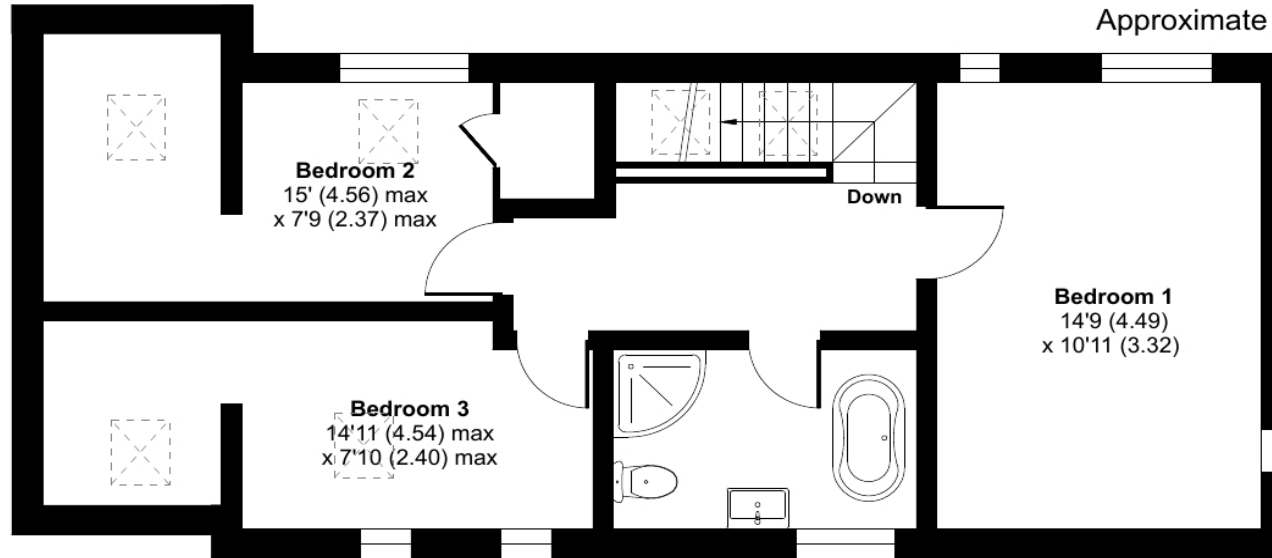
The Council Tax banding for this property is **Band E**



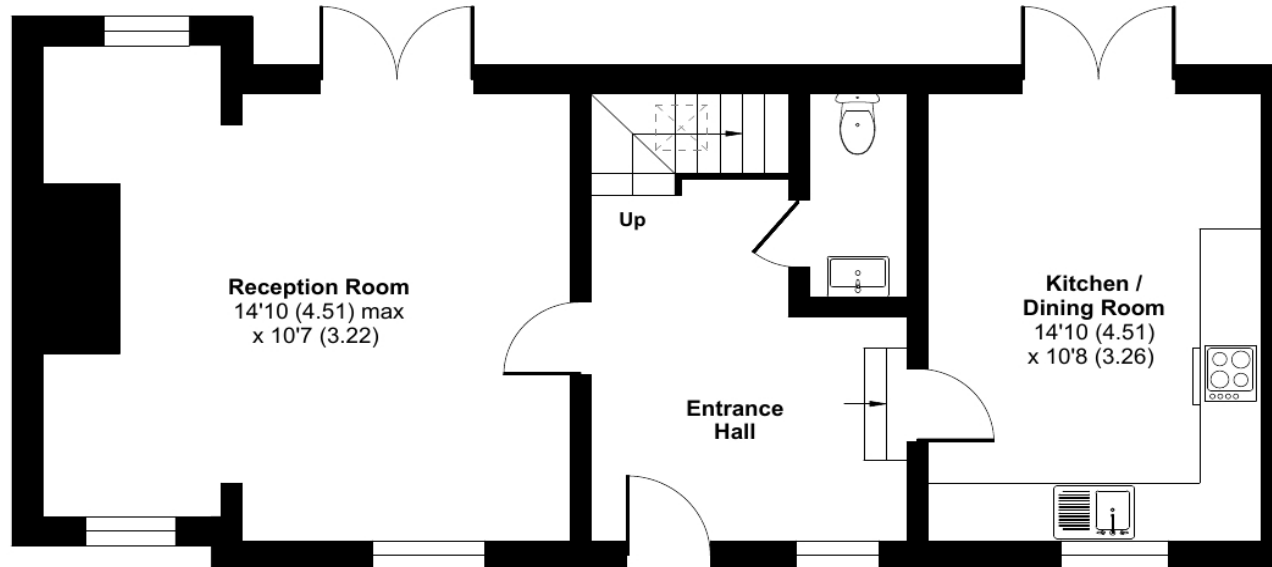
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Approximate Area = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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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