



Treetops

Rock DY14 9DR

Andrew Grant

Treetops

Rock, Kidderminster DY14 9DR

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A charming cottage-style home in a secluded rural setting, offering versatile living space, extensive gardens and a private office, ideally situated between Bewdley and Cleobury Mortimer.

- A well-appointed cottage-style dormer home with versatile accommodation over two floors.
- Expansive open-plan living area combining sitting, dining and cooking spaces with a modern country feel.
- Long driveway providing ample parking and turning space, leading to the property.
- Secluded garden with a private office, perfect for home working or a quiet retreat.
- Situated between Bewdley and Cleobury Mortimer, offering rural tranquillity with easy access to amenities.
- Close to the Wyre Forest Nature Reserve, ideal for outdoor activities including walking, cycling and horse riding.

1648 sq ft (153 sq m)





The kitchen

The kitchen is a tastefully appointed space that captures modern country living. Fitted with Shaker-style units and oak work surfaces, the kitchen exudes charm and practicality. A 'Range' style oven with an extractor fan takes pride of place, while the Belfast sink adds to the traditional feel. The space benefits from an adjoining utility room with ample room for appliances and additional storage, with a stable door leading to the rear garden.





Living/dining area

The expansive L-shaped living area is the heart of the home, combining sitting, dining and cooking spaces into one harmonious setting. A bay-fronted sitting area, centred around a wood-burning stove, provides warmth and character. The dining section, bathed in natural light from French doors, opens onto the secluded rear garden, creating an ideal flow for entertaining.





The snug

Situated on the ground floor, the snug offers a cosy and versatile space that could easily serve as an office or a fifth bedroom. Located at the front of the property, this room enjoys natural light and a peaceful atmosphere, making it an ideal spot for relaxation or work.



The hallway

The welcoming hallway features stairs leading to the first floor, with doors that open to both the living areas and the ground floor bedroom. The layout is thoughtfully designed to keep the living and sleeping quarters nicely separated.



The primary bedroom

Bedroom one is a spacious ground-floor retreat with views overlooking the front terrace. Flooded with natural light, this double room is well-separated from the living areas, providing a peaceful and private space. The room also features a handy storage cupboard, enhancing its functionality.



The primary en suite

The en suite to bedroom one is beautifully appointed, with a blend of traditional and modern elements. It features a panelled bath, a separate shower cubicle, wood panelling and wooden flooring, all of which contribute to a relaxing and luxurious atmosphere.



The second bedroom

Located on the first floor, bedroom two is a spacious double room with a cottage-like feel. The dual-aspect windows flood the room with light, offering tranquil views of the surrounding countryside.



The third bedroom

Bedroom three, also on the first floor, is a generously sized double room that benefits from dual-aspect windows. The room is bright and airy, making it a comfortable space for rest and relaxation.





The fourth bedroom

The fourth bedroom, while slightly smaller, is still a good size and features a charming cottage-style window. Downlighters add a modern touch, making this a versatile room suitable for various uses.



The bathroom

The family bathroom on the first floor is tastefully styled, centring around a freestanding rolltop bath. Traditional elements like a pedestal wash basin and a radiator/towel rail combination complete the room, offering both comfort and elegance.



The garden

The garden at the rear of the property is a private oasis, designed with entertaining in mind. A paved patio extends the full width of the house, bordered by low-level walling, creating a perfect spot for outdoor dining. Beyond the patio is a small lawn, enclosed by mature hedging, offering a secluded space to relax.



The office and driveway

The property is accessed via a long driveway that sweeps up from the lane, providing ample parking and a turning area halfway up. The driveway leads directly to the house and the converted office, ensuring both convenience and privacy. The former double garage has been thoughtfully converted into a self-contained office space. This quiet retreat is ideal for home working, providing a private and peaceful environment away from the main living areas.

Location

Treetops is nestled in the picturesque Worcestershire countryside, positioned between the charming towns of Bewdley and Cleobury Mortimer. The property enjoys a completely private setting, not overlooked by neighbours, making it an ideal country retreat. Despite its rural tranquillity, Treetops is conveniently close to local amenities and services.

The nearby village of Far Forest offers a village store, a vibrant community hall, a popular country pub/restaurant and a well-regarded primary school. Just under 5 miles away, the town of Bewdley is known for its stunning riverside setting, rich history and unique attractions like the Severn Valley Steam Railway and the West Midlands Safari Park. Treetops is also close to the Wyre Forest Nature Reserve, England's largest protected area, offering endless opportunities for outdoor activities.

For those needing to travel further afield, Worcester City is less than 15 miles away, providing excellent transport links via mainline railway stations and the motorway network.

Services

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

Council Tax

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

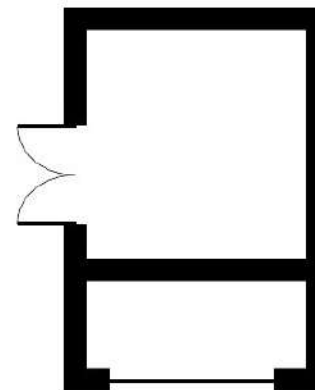
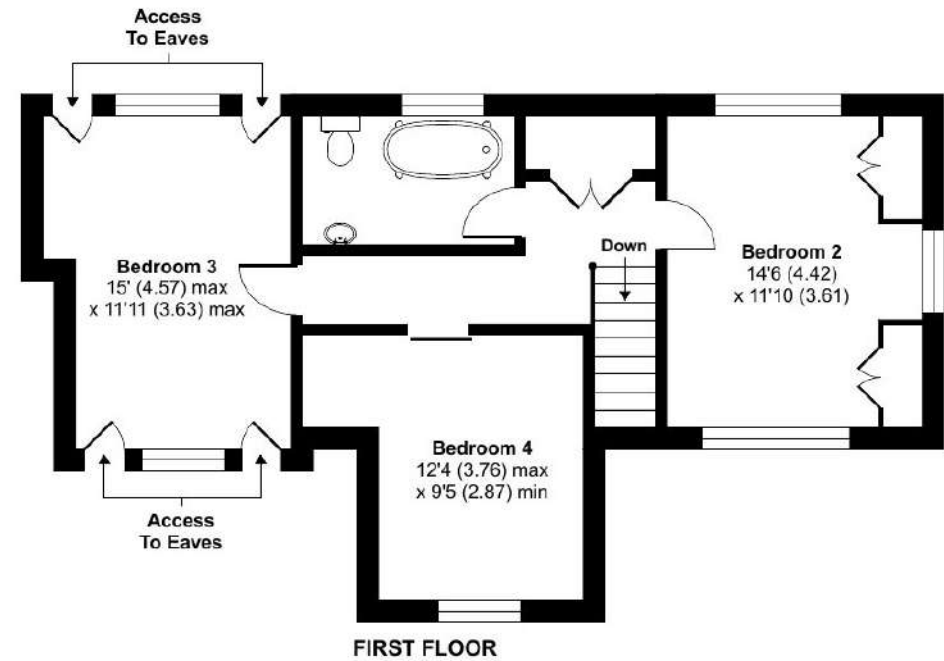
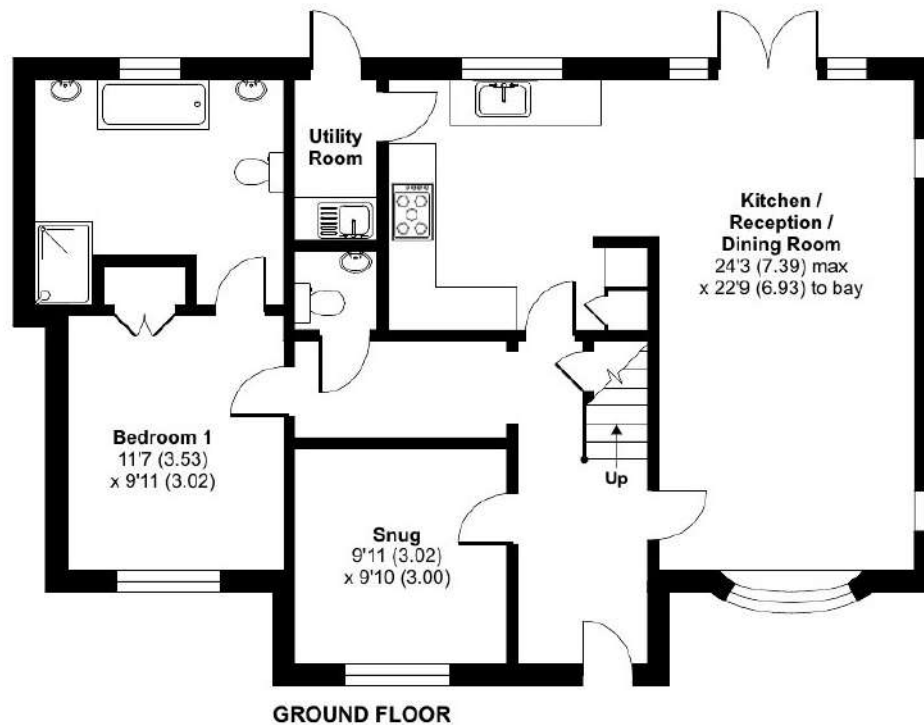




Buckeridge, Rock, Kidderminster, DY14

Approximate Area = 1648 sq ft / 153 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Andrew Grant. REF: 1178303



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