



## Holly Cottage

Astley Burf, DY13 0RZ

Andrew Grant



# Holly Cottage

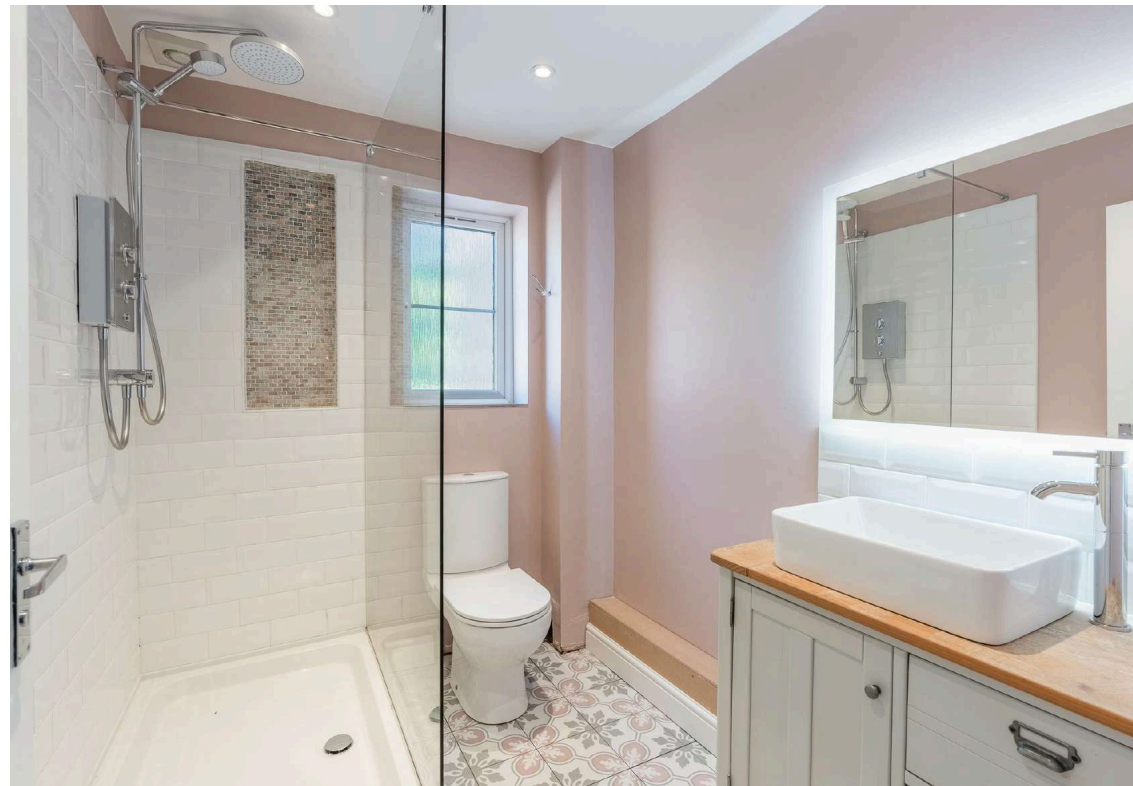
Riverlands, Astley Burf, DY13 0RZ

**5 Bedrooms   3 Bathrooms   2 Reception Rooms**

A unique opportunity to purchase a charming period cottage within the village of Astley Burf. The property has been substantially extended to provide a wealth of flexible accommodation and completely refurbished and renovated throughout. The spacious and characterful accommodation is complimented by large grounds extending to nearly half an acre which wrap around the side and rear of the cottage.

- The property has planning permission for a bungalow/annex and garage with office space above.
- A charming period home that offers spacious, flexible living across multiple levels, blending historic character with modern comfort and functionality.
- Stunning garden with well-maintained outdoor space, perfect for family gatherings, entertaining, or simply relaxing in the tranquil surroundings.
- Off-road parking space for multiple vehicles, providing convenience and peace of mind, with a dedicated driveway that leads directly to the property.
- Highly desirable location with easy access to local amenities, offering everything from schools and shops to cafes and recreational facilities.
- Inviting snug with traditional beams and plenty of space for relaxation, offering a peaceful retreat for quiet evenings or family time.
- Modern utility room with practical storage solutions and space for laundry, offering added convenience while keeping the main living areas organised.

**1950.2 sq ft (181.2 sq m)**





## The kitchen

The heart of the home, this bright and airy kitchen offers a perfect blend of contemporary style and practicality. With an expansive work surface, ample storage, and modern fixtures, cooking and entertaining are made easy. The central island provides additional workspace and a place for casual dining. Large windows allow plenty of natural light, creating a warm and welcoming atmosphere. From here, you can enjoy views of the garden, perfect for relaxing or dining al fresco.







## The living room

This inviting living room combines character and comfort, featuring exposed ceiling beams, a traditional fireplace with wood-burning stove, and soft neutral décor. Generous windows provide plenty of natural light and views over the garden, while the open layout connects seamlessly to an adjoining reception area. A peaceful and spacious setting, ideal for relaxing or entertaining.







## The snug

Tucked away for quiet relaxation, the snug offers a cosy retreat with traditional beams and a homely atmosphere. This room is ideal for unwinding after a busy day, offering a peaceful, intimate setting. Its flexible layout allows for different uses, from a reading room to a space for family movie nights. With plenty of charm, this snug feels like the perfect escape from the rest of the home.





## The utility

This functional utility room is a welcome addition to the property, offering practical space for laundry and additional storage. Fitted with modern appliances, it provides easy access to the rear garden, making outdoor tasks convenient. The room's layout ensures that the main living spaces are kept tidy, and it complements the kitchen area perfectly. A built-in cupboard provides extra storage, making it an excellent space for managing everyday chores.





## The entrance hall

As you enter this delightful property, you are welcomed by a spacious hallway that effortlessly combines the charm of period features with modern functionality. The space offers an inviting first impression, with light flooding in from well-positioned windows. A large storage cupboard and a convenient cloakroom are perfect for keeping the home neat and organised. The hallway leads to the main living areas, with a clear flow of space and an inviting feel.



## The shower room

This beautifully presented shower room combines modern style with rustic charm. Featuring a spacious walk-in shower with a rainfall head, the space is finished with sleek white metro tiles and a mosaic accent. A contemporary white basin sits on a wooden vanity, complemented by a large, illuminated mirror. The soft pink walls and patterned floor tiles create a warm, inviting atmosphere. A frosted window provides natural light while ensuring privacy.





## Bedroom one

A luxurious master bedroom featuring ample space for a king-sized bed and additional furniture. High ceilings with traditional beams create a sense of openness, and large windows flood the room with natural light, enhancing the serene atmosphere. This peaceful retreat offers a calming space with views of the surrounding area, making it the perfect place to unwind after a long day. The room also benefits from well-positioned storage, making it both practical and stylish.

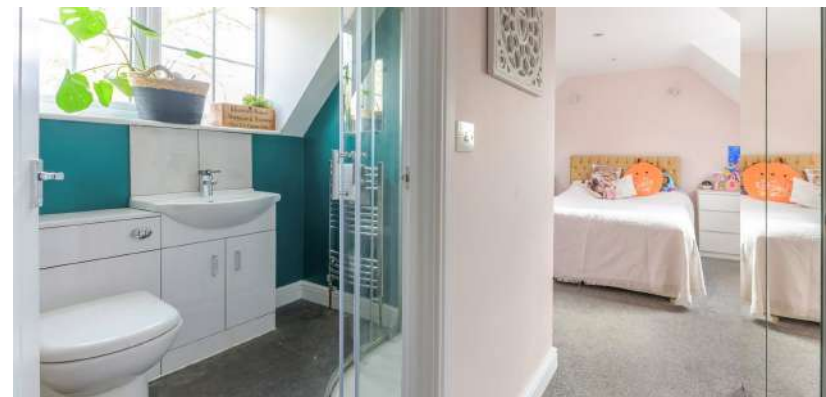






## Bedroom two

This spacious double bedroom is ideal for a comfortable night's sleep, with plenty of room for furniture and personal touches. It benefits from an en suite bathroom, offering privacy and convenience. The well-appointed en suite includes modern fixtures, a shower, and quality finishes, providing a practical space that complements the bedroom's tranquil atmosphere. This room is perfect for guests or a growing family, combining comfort with privacy.







## Bedroom three

A delightful third bedroom with plenty of room for a single or double bed. This versatile room can easily be adapted to suit your needs, whether as a child's bedroom, guest room, or home office. Its peaceful location within the property ensures a quiet environment for rest, with views of the surrounding greenery. The room is bright and airy, thanks to large windows that bring in natural light and offer a relaxing outlook.







## The downstairs bedroom

This bright and versatile bedroom features neutral tones and soft carpeting for a calm, contemporary feel. French doors open directly onto the garden patio, offering lovely views and seamless access to outdoor space. Well-proportioned and filled with natural light, it's an ideal space for use as a bedroom, home office, or guest room.







## The garden

The property benefits from a generous and well-established garden, offering a mix of open lawn, mature trees, and planted borders. A gravelled front area with a charming pathway leads to the main entrance, framed by characterful brickwork and climbing plants. The rear garden provides a peaceful, private space with level areas ideal for outdoor dining or relaxation. Gated access and a spacious driveway add practicality, while the natural surroundings create a tranquil, countryside feel.







## The driveway

The property includes a spacious gravel driveway with ample room for multiple vehicles. Set to the side of the house, it offers convenient access to the entrance and garden areas. Bordered by mature trees and natural greenery, the driveway blends well with the rural setting while providing practical off-road parking.







## Planning permissions

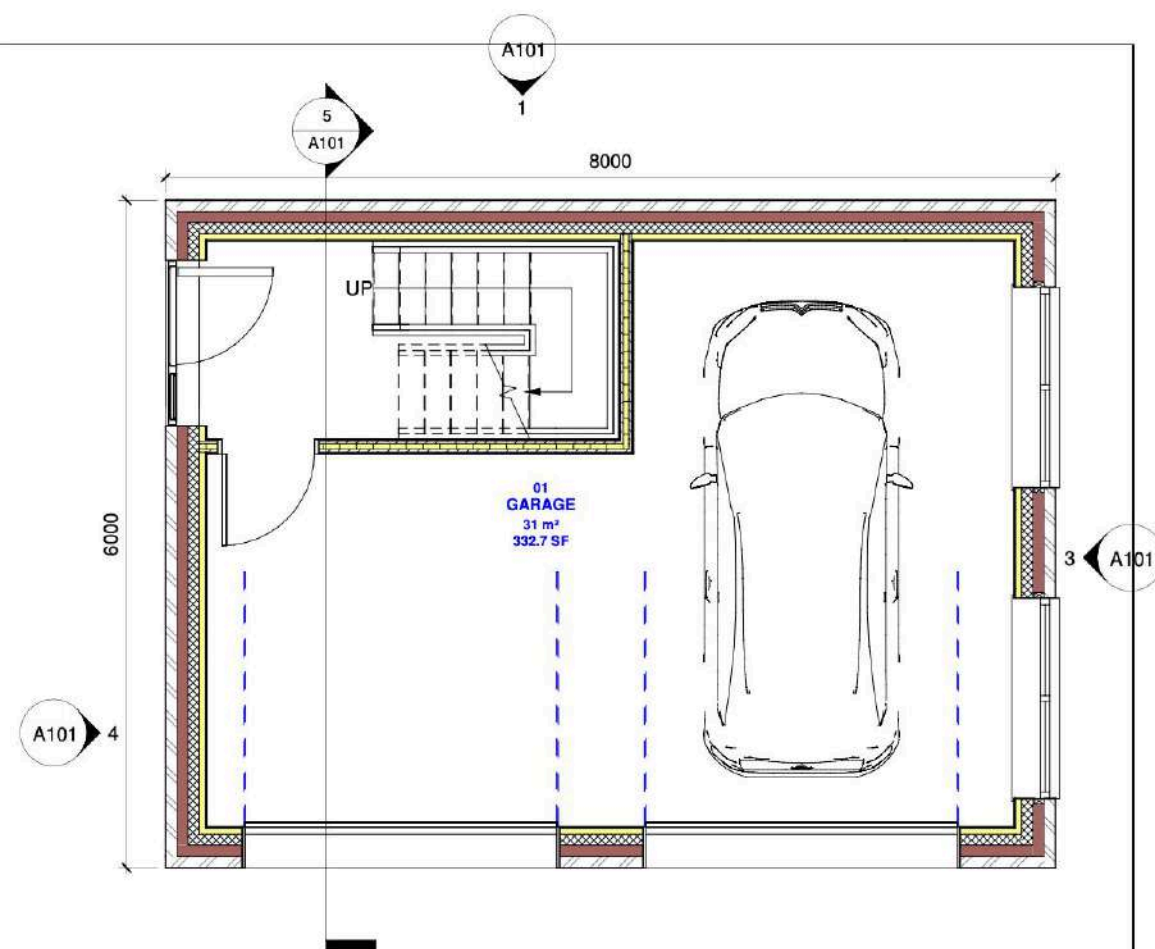
The spacious and characterful accommodation is complimented by large grounds extending to nearly half an acre which wrap around the side and rear of the cottage. This wonderful outside space is not only a great place for the family and entertaining, it also has a wealth of development potential with planning approved for both a two bedroom bungalow annex in the grounds and also a detached double garage with office space above. This array of additional planning affords this property with huge potential to cater for multi-generational living and home working all together in one place. For further information regarding the approved planning please visit the planning section on the Malvern Hills district council website and use the following references:-

Planning application number for detached bungalow - M/24/00932/HP

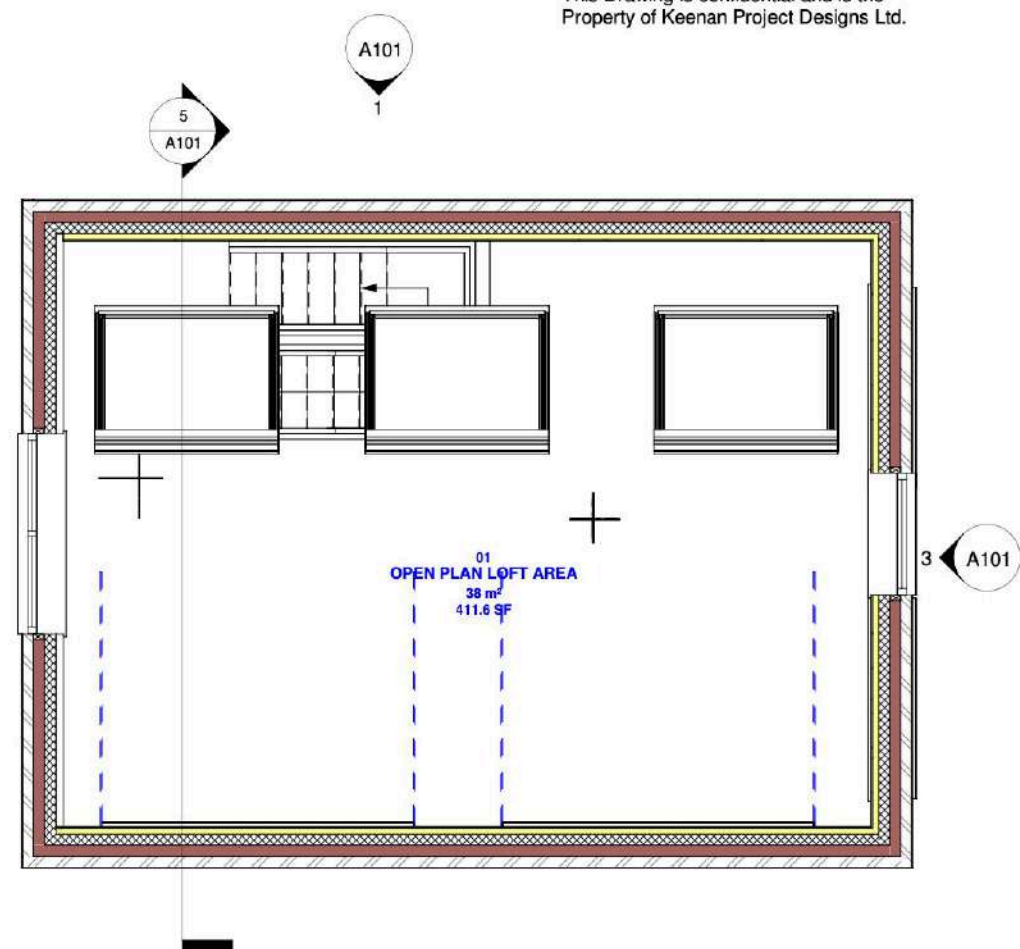


All Dimensions in millimetres unless otherwise stated.  
Do not scale except for Planning Purpose.  
**IF IN DOUBT ASK**

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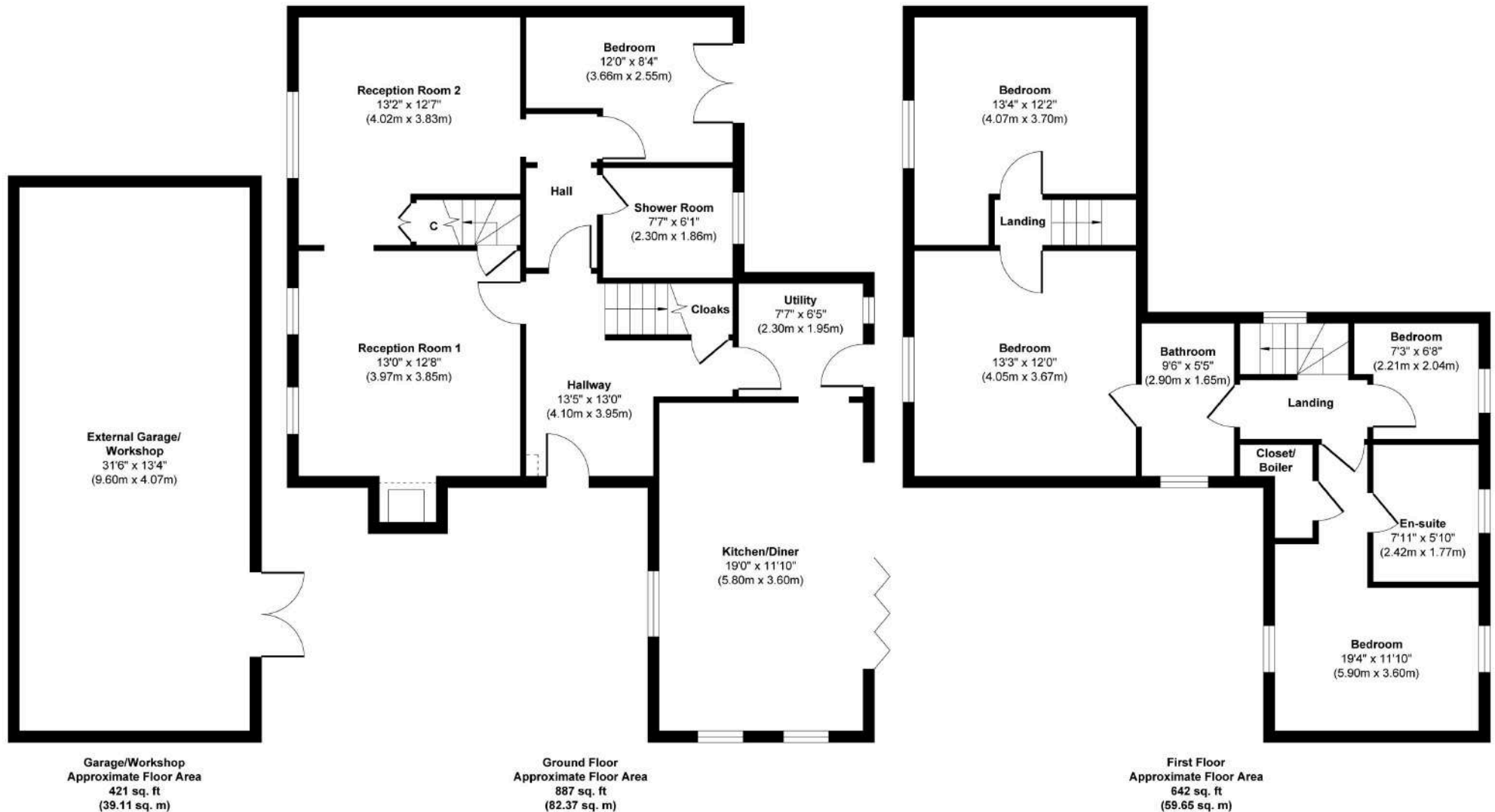
**1 Proposed Ground Floor**  
1 : 50



**2 Proposed First Floor**  
1 : 50



# Holly Cottage, Riverlands, Astley Burf DY13 0RZ



**Approx. Gross Internal Floor Area 1950 sq. ft / 181.13 sq. m (Including Garage/Workshop)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## Location

Astley Burf is the most idyllic and desirable village location, tucked away in a quiet corner of Worcestershire on the banks of the beautiful river Severn. This wonderful location offers the resident a tranquil lifestyle with miles of countryside and riverside to enjoy on the doorstep. Beautiful walks radiate from here leading to the nearby village of Areley Kings and to fantastic beauty spots such as Shrawley woods which is renowned for it's display of bluebells in the spring and a dog walker's paradise whatever the time year. It is also worth noting that the village falls within catchment for the highly-regarded Chantry school located at nearby Martley, a hugely inviting aspect for those with school age children.

There are lots of useful amenities close by to Astley Burf, including a welcoming pub and restaurant within the village nestled on the banks of the river. There are also several other great country pubs just a short drive away, and at Areley Kings you will also find a Co-Op local stores, a chemist and recreational field.

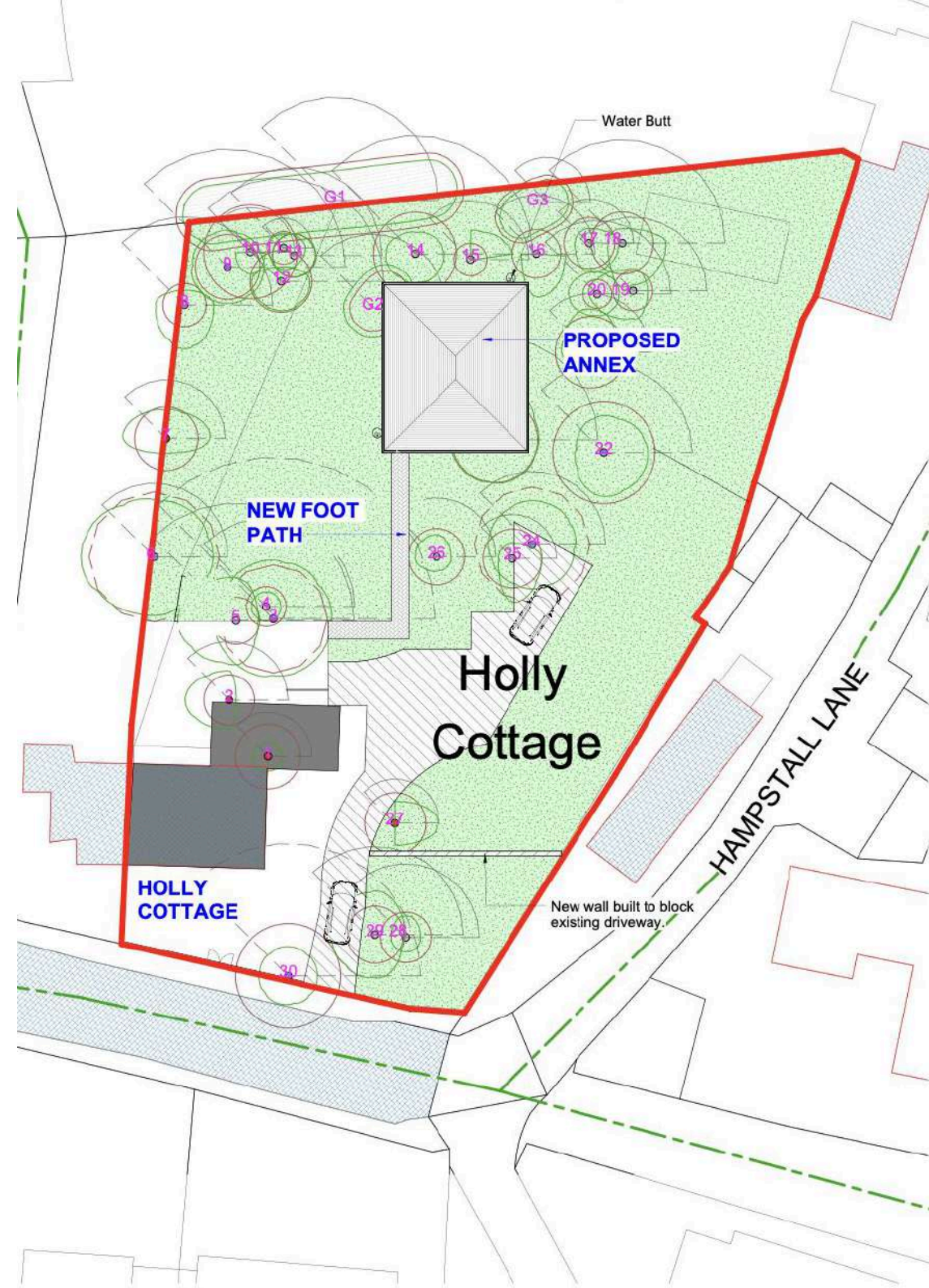
Commuting is highly convenient from Astley Burf, with Worcester city centre approximately 11 miles away and M5 junction 6 about 13 miles distant.

## Services

TBC

## Council Tax

This property is council tax **band C**







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