



Lily Pad Cottage

75 Welch Gate, Bewdley DY12 2AU

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A spacious town centre property with secluded garden and walled courtyard providing parking for two vehicles.

- Bright and airy kitchen with functional lay out and great character.
- Two reception rooms that provide ample space for relaxation and entertaining guests.
- Beautifully styled interiors which are in keeping with the period aesthetics of the property.
- Private garden with patio space and lawn area.
- Great location with convenient access to transport links and the city centre.

1103 sq ft (102.4 sq m)





The kitchen

The kitchen floods with natural light from dual aspect windows and features some nice character detail including a cast iron fireplace and exposed brickwork. The kitchen is centred around a Range style oven with extractor above and has a breakfast bar, down lighters, cream coloured wall and base units in addition to space for various appliances including a fridge freezer and washing machine.





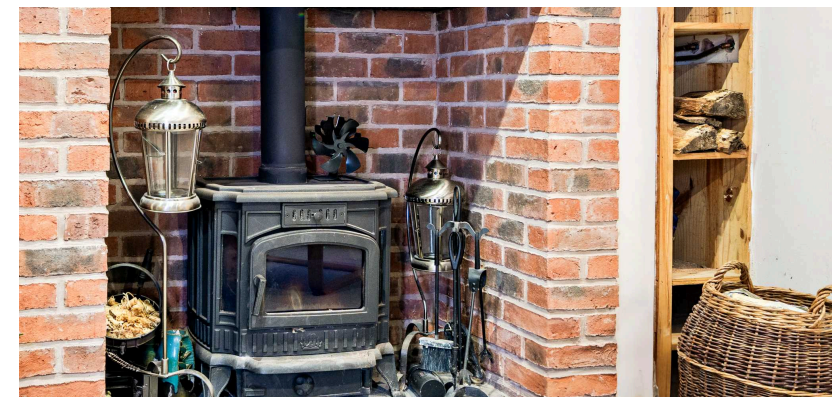
The sitting room

A doorway from the kitchen leads nicely on to an inviting sitting room with exposed timbers and nice elevated views across the rooftops of Welch Gate. A set of stairs from the sitting room leads down to the lower levels of accommodation which comprise a second living room along with three bedrooms and the house bathroom.



The living room

The living room is a cosy reception ideal as a snug or family room, with exposed timbers and centred around an attractive fireplace housing a stove. Doors from here radiate to the rear porch, bathroom and bedrooms.





The master bedroom and second room

The configuration of the bedrooms allows them to be used as either three rooms or two with an adjoining dressing room to the master. The master bedroom is a large double room with multi-aspect windows and exposed timbers. The room adjoining bedroom one is generous in size and features exposed timbers and an en suite with vanity unit and low level WC. This allows it to be used as a standalone third bedroom or as a dressing area to the master.





Bedroom three

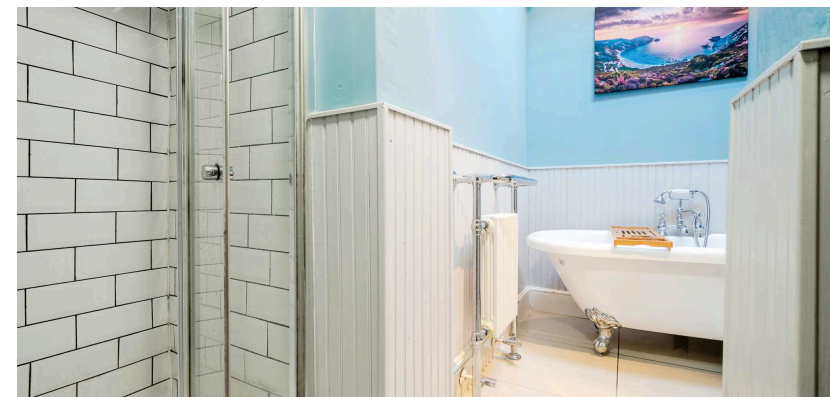
Bedroom three is another spacious bedroom featuring down lighters and a fitted wardrobe. This room is more separate from the other two rooms but still joins into the centre room.





The bathroom

The family bathroom is beautifully styled in keeping with the period aesthetics of the property, featuring wood panelling, a freestanding rolltop bath plus a Victorian style radiator/towel rail combo. This room also has an enclosed shower in one corner backed by subway style tiling along with a vanity unit, down lighters and a low level WC.





The garden

A nicely secluded garden area rounds things off nicely, providing rare outside space in a town centre location. The garden enjoys a sunny aspect bordering Wyre Hill and features two sections of raised decking along with a lawn, a lean-to shed and gate providing pedestrian access.

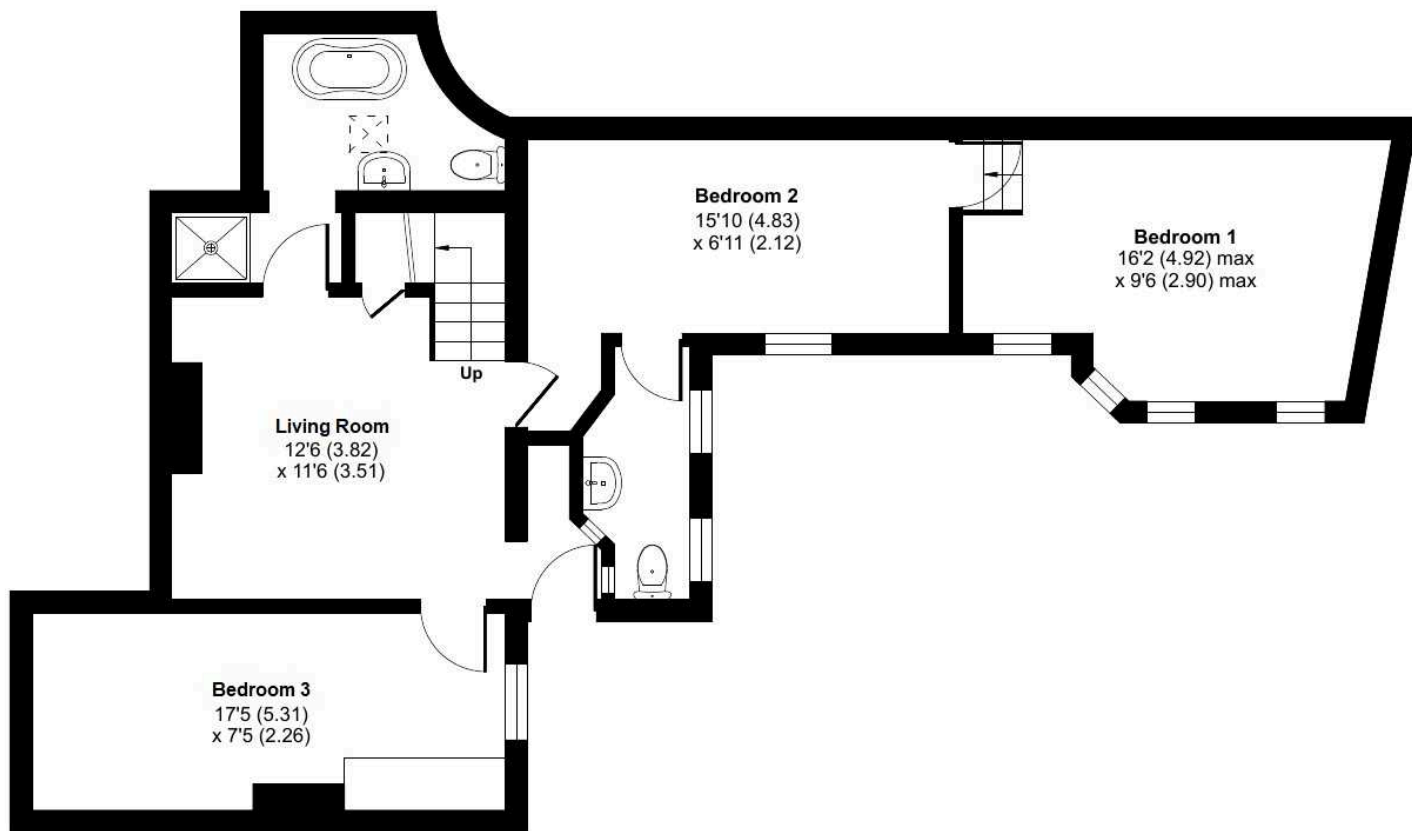


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

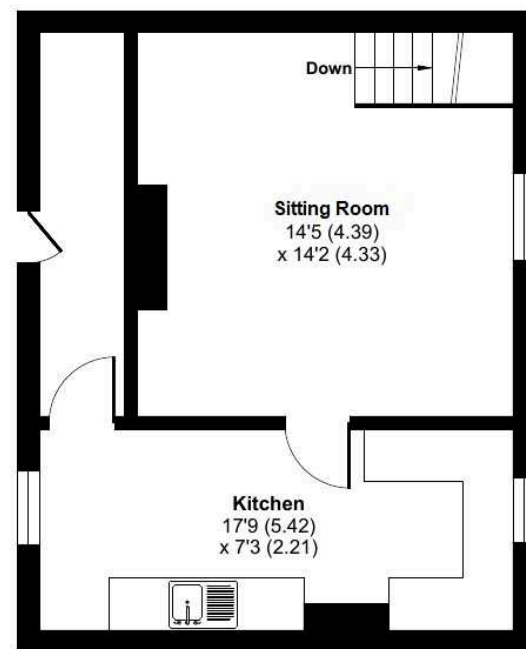
Welch Gate, Bewdley, DY12

Approximate Area = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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.

Location

A rare opportunity to purchase a property situated right in the heart of Bewdley town centre with both parking and a garden. This spacious period home is nicely tucked away on the corner of Wyre Hill and Welch Gate, providing utmost convenience for accessing all the many attractions and amenities this wonderful riverside town has to offer. Bewdley is a thriving community with lots for the resident to see and do, with winding period streets filled with interesting shops plus numerous pubs, bars and restaurants. The town also hosts several sporting clubs, including rowing, tennis, bowls and cricket. Bewdley is also home to the celebrated Severn Valley heritage steam railway which offers a great day out for all the family to enjoy.

Outdoor enthusiasts will delight in this location, with miles of walks nearby. Within moments, you can be on the riverside with pathways leading to Trimpley Wood and Arley Village beyond. Alternatively, by turning left off Dowles Road you will soon find yourself immersed in the Wyre Forest Nature Reserve, England's largest wooded expanse covering over 6,000 acres.

For families with children, there are respected primary and secondary schools located on Stourport Road, only a short walk away.

Services

This property benefits from mains gas, electric and water.

Council Tax

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





Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com