

**Andrew Grant**  
PRESTIGE & COUNTRY



# Longbank House

Bewdley, DY12 2QU





# Longbank House

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**6** Bedrooms    **5** Bathrooms    **5** Reception rooms    **3.95** Acres

“A magnificent rural residence with high quality equestrian facilities and beautifully presented interiors...”

Scott Richardson Brown CEO

- A beautifully presented, spacious five bedroom detached home offering outstanding equestrian facilities.
- The property boasts a stunning open-plan kitchen and dining area, complete with high-end appliances and French doors leading to the outside, ideal for entertaining.
- The primary bedroom features an en suite bathroom and a Juliette balcony providing a luxurious and private retreat.
- The property includes a well-maintained, landscaped garden with a patio area, perfect for outdoor relaxation and entertaining.
- A large, private driveway accessed through electric gates provides ample off-road parking for multiple vehicles.
- The property includes premium 'Monarch' horse stables, a professional-sized arena and lunge pen are available on the property, perfect for training and exercising horses.
- A two-storey coach house offers significant potential, whether you're looking to create annexe accommodation for extended family or generate additional income through rental opportunities.
- An additional 1.7-acre paddock is included under a fully paid two-year lease, offering valuable extra space directly adjoining the property.



2823 sq ft (262.3 sq m)









## The kitchen

The owners have meticulously crafted their dream kitchen, which is beautifully illuminated by a large lantern skylight, ensuring an abundance of natural light throughout. The space is finished to an exceptional standard, featuring dove grey shaker-style wall and base units complemented by elegant granite work surfaces, which house a Belfast sink and a 'Rangemaster' oven with an extractor above. The kitchen is complete with stylish details, including attractive herringbone flooring, bespoke shutters fitted to the multi-aspect windows, a column radiator and a concealed dishwasher.





## The utility

Adjacent to the kitchen, the utility room complements its design and quality, featuring granite work surfaces that provide ample space. It also includes space for a washer and dryer, along with units topped with a sink for added convenience. A designer radiator adds a touch of elegance to the room. Nearby, a large pantry offers floor-to-ceiling cupboards, providing extensive storage for groceries and kitchen essentials.





## The dining room

The spacious dining room is an ideal setting for both family meals and formal entertaining. Centred around a stunning marble fireplace, this room exudes warmth and sophistication. Two column radiators ensure comfort throughout the year, while the bay window, fitted with quality shutters, allows for plenty of natural light. A door connects the dining room to the kitchen, ensuring a seamless flow between these two key spaces.





## The sitting room

The sitting room is a grand space at the heart of the home, offering both comfort and style. This generously proportioned room features two double-glazed sash windows that provide lovely views of the surrounding grounds. At one end of the room, a cosy snug area creates a more intimate space, perfect for relaxing with a good book or enjoying a quiet evening in. The focal point of the sitting room is the marble fireplace, which houses a wood-burning stove, adding warmth and character to the room.







## The entrance hall and cellar

The reception hall of Longbank House is a grand and inviting space that sets the tone for the rest of the home. Centred around a beautiful fireplace housing a wood-burning stove, the hall exudes warmth and charm. A leaded light above the front door adds a touch of elegance, while a designer vertical radiator ensures comfort. The hall provides access to the main living areas and features a staircase leading to the first floor. Beneath the stairs, a door opens to the cellar, offering additional storage space.







## The snug

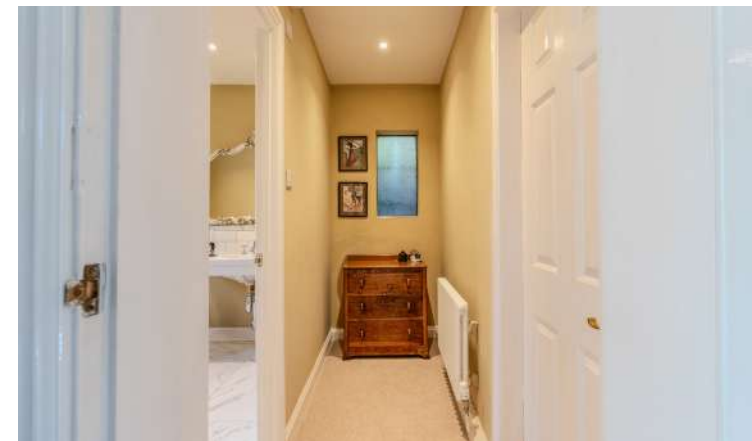
The snug offers a cosy retreat within this spacious home, making it an ideal place to unwind. Featuring a comfortable seating area and a warm, inviting ambiance, it is the perfect spot for relaxation or a quiet evening in.





## The study/ bedroom

In a quiet corner of the ground floor is the study, which offers the potential to be used as a self-contained annexe. With a vertical column radiator and French doors leading to the garden, this room provides a comfortable and private space. The convenience of a shower room directly opposite further enhances its versatility, making it ideal for use as a ground floor bedroom or guest suite.







## The downstairs shower room

The tastefully appointed shower room completes the ground floor accommodation. This elegantly furnished spaces features an antique washstand, a WC with an overhead cistern, a shower cubicle with Metro tiling, recessed downlighting and a polished chrome towel rail.





## The primary bedroom

The primary bedroom is accessed via an inner landing lined with ample storage and shelving on either side. Upon entering the bedroom, you are welcomed by stunning views through a Juliette balcony, overlooking the grounds and the Wyre Forest beyond.







## The primary en suite

The accompanying en suite bathroom is equally spacious and impressive, featuring both a walk-in shower and a freestanding roll-top bath. Additionally, there are dual sinks with heated mirrors above that demist and light up, complemented by a Victorian-style radiator and towel rail combination.







## The second bedroom

Bedroom two is a spacious and light-filled room with stunning views over the surrounding countryside. This dual-aspect room is generously proportioned, offering ample space for a double bed and additional furniture. The room features an attractive fireplace, adding a touch of character and two column radiators ensure it remains comfortable throughout the year. A door leads out to a large roof area, which has the potential to be developed into a terrace, offering additional outdoor space.







## The second bedroom en suite

The accompanying en suite bathroom is equally spacious and impressive, featuring both a walk-in shower and a freestanding roll-top bath. Additionally, the bathroom includes dual sinks with heated mirrors that demist and light up, complemented by a Victorian-style radiator and towel rail combination.





## The third bedroom and en suite

Bedroom three is an expansive double room, offering comfort and style. The room benefits from ample natural light, from two large windows. Bedroom three also has its own en suite shower room, providing convenience and privacy.

The en suite shower room is well-appointed, offering a practical and stylish space with a modern shower cubicle and a chrome towel rail and radiator combination.







## The fourth bedroom

Bedroom four is another double room, offering comfort and style. The room is enhanced by quality fittings, including a vertical radiator and window shutters, providing a comfortable and inviting space for rest and relaxation.





## The Coach House

The detached two-storey coach house adds yet another dimension to this fantastic property. This versatile space is ideal for use as a self-contained annexe, whether for housing relatives or used as a holiday let. The coach house has been much improved, offering comfortable and stylish accommodation. It includes a kitchenette, living area, shower room and a spacious first-floor bedroom with a Juliette balcony.





## The living area

The living area of the annexe is a cosy space, featuring multi-aspect windows, wall lights and exposed wooden beams adding character to the room. This living area is both functional and comfortable, providing everything needed for independent living.







## The kitchenette

The kitchenette is well-equipped with dove grey units, work surfaces and a sink drainer, making it easy to prepare meals.





## The shower room

The ground-floor shower room in the annexe is stylishly appointed, offering a modern and practical space. It features a chrome towel radiator, a Metro tiled shower cubicle and a low-level WC. The shower room is well-lit and finished to a high standard, ensuring comfort and convenience for those staying in the annexe.





## The bedroom

The first-floor bedroom in the annexe is a spacious and comfortable room, offering a peaceful retreat. Dual-aspect windows provide lovely views of the surrounding countryside, while a doorway leads out to a Juliette balcony, allowing you to enjoy the fresh air.





## The stables

The secure yard features high-quality 'Monarch' stables, comprising six stables in total. This includes two wooden stable blocks with power, lighting and rubber matting, as well as a third, more substantial stable of block construction with timber cladding.











This larger stable offers roomy quarters, with three stables, two of which have mare and foal doors, accompanied by a wash bay with hot and cold water and a fantastic infrared solarium. The fittings within this building, sourced from renowned equestrian suppliers 'Monarch', include windows, internal doors, and main doors.







## The menage and lunge pen

The land at the rear of the property incorporates a professional-sized arena, laid to silica sand mixed with rubber, measuring 60m x 20m. A viewing platform overlooks the arena, making it easy to observe training sessions. The grounds also include a 15m lunge pen, ensuring that all equestrian needs are met.







## The additional paddock

An additional paddock on a lease which is already paid up for two years and ready for the new owner to inherit and make use of. This land equates to circa 1.7 acres and directly adjoins the grounds of Longbank House at the rear. This additional paddock also directly borders the Wyre Forest nature reserve and thus enjoys a delightful wooded backdrop.





## The garden

The gardens and grounds are a true delight, offering privacy, seclusion and beautiful views over the surrounding countryside. The formal gardens are neatly maintained, featuring a full-width paved patio, that is perfect for alfresco dining. A well-kept lawn extends beyond the patio, bordered by mature trees and shrubs that provide a natural screen. A gate at the end of the garden leads to the paddocks, making it easy to access the equestrian facilities. The extensive grounds, totalling around 2.25 acres, are a haven for nature lovers and outdoor enthusiasts.









## Location

Longbank House is an exceptional equestrian residence, ideally located on the western outskirts of Bewdley. This desirable setting offers the perfect blend of rural tranquillity and convenient access to the town and its amenities.

Set back from the road within approximately 2.25 acres of grounds, the property enjoys far-reaching views and directly borders the magnificent Wyre Forest nature reserve. This stunning backdrop will undoubtedly appeal to nature enthusiasts, outdoor adventurers and equestrians, offering close proximity to England's largest protected woodland area, spanning over 6,000 acres. The forest, accessible via nearby St Johns Lane, just 300 yards up Longbank, features an extensive network of trails and bridleways, linking seamlessly to neighbouring villages and picturesque spots.

Located less than two miles from the property is the historic town of Bewdley, a charming and vibrant destination steeped in history. Bewdley offers a wealth of amenities, including riverside pubs, eateries, boutique shops, a museum and the renowned Severn Valley Steam Railway. The town is also home to several sporting clubs, such as rowing, tennis, bowls and cricket.

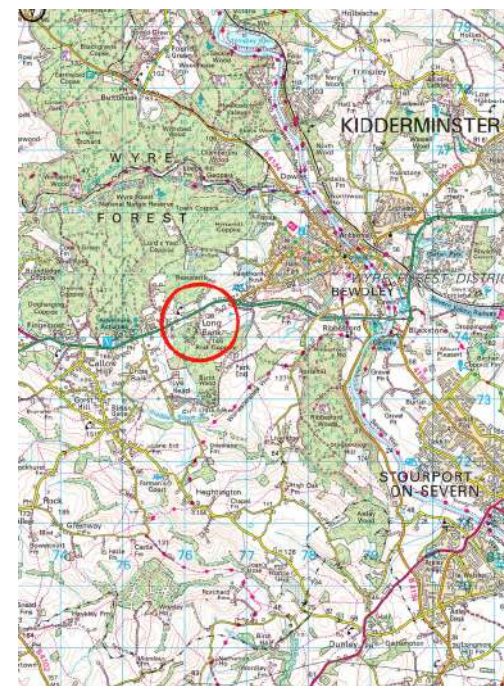
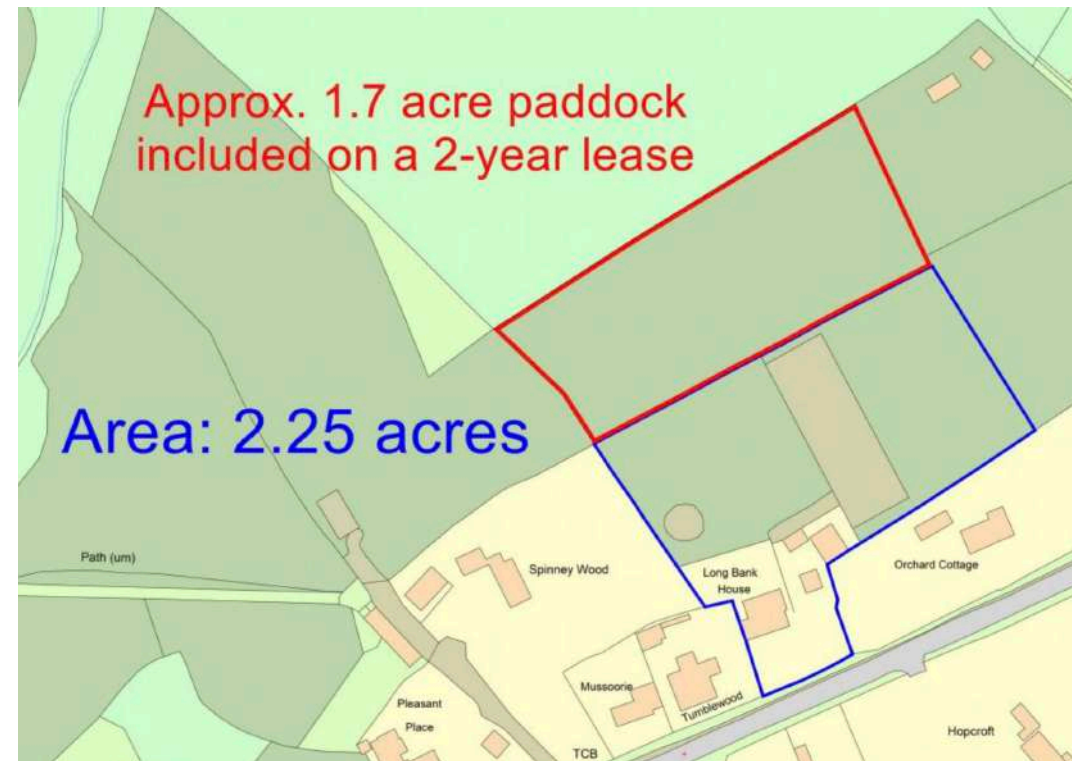
For families, highly regarded primary and secondary schools are conveniently located on Wyre Hill and Stourport Road, with the nearest just 1.1 miles from the property.

## Services

The property benefits from oil central heating, mains electricity, water and drainage.

## Council Tax

Band G





# Longbank House, Longbank, Bewdley

Approximate Gross Internal Area = 2823 sq ft/ 262.3 sq m

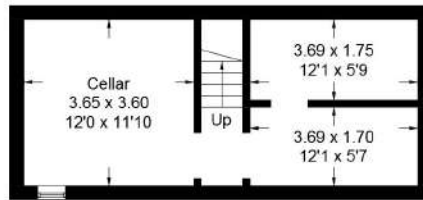
Cellar = 327 sq ft/ 30.4 sq m

Annexe = 461 sq ft/ 42.9 sq m

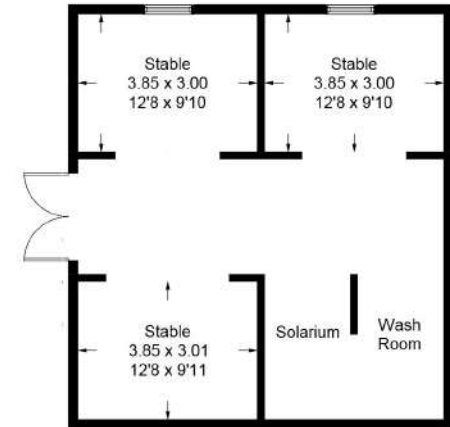
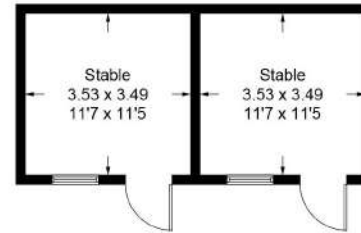
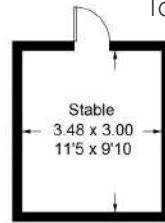
Outbuildings = 1131 sq ft/ 105.1 sq m

Total = 4742 sq ft/ 440.6 sq m

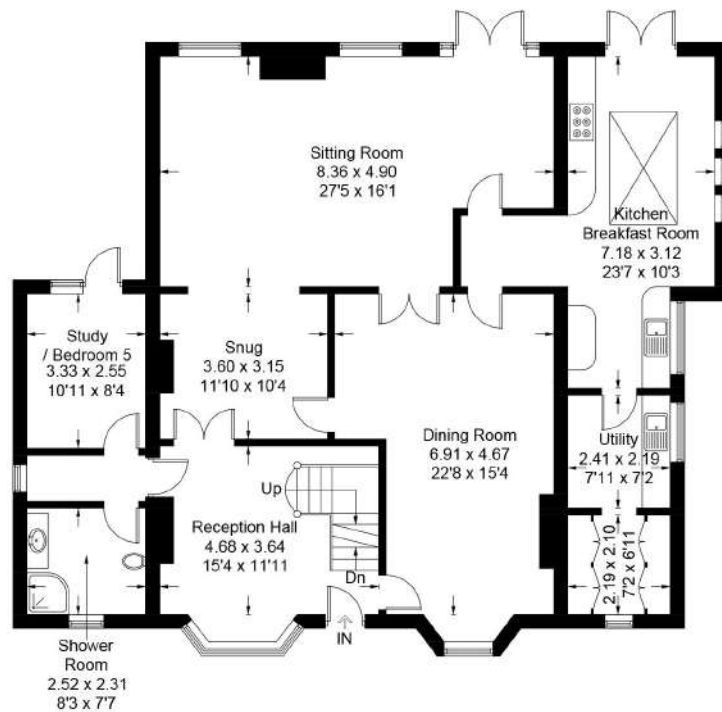
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



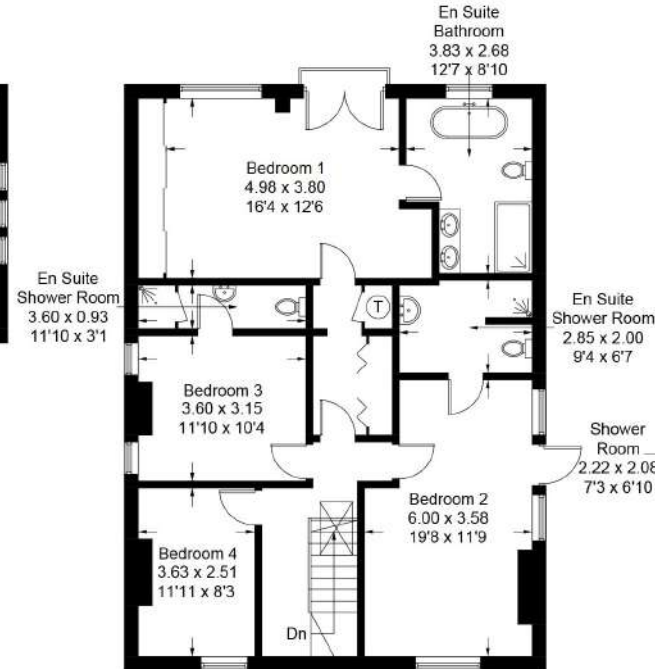
**Cellar**



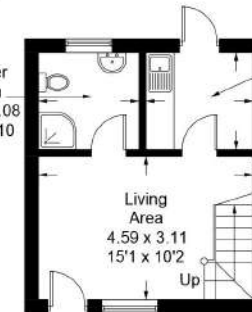
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**Ground Floor**

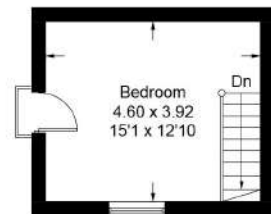


**First Floor**



**The Coach House  
Ground Floor**

(Not Shown In Actual  
Location / Orientation)



**The Coach House  
First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact



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