

Andrew Grant  
PRESTIGE & COUNTRY



# 1 Rock Cottages

Inkberrow, WR7 4EJ





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Pepper Street, Inkberrow, WR7 4EJ

5 Bedrooms    2 Bathrooms    3 Reception Rooms

“A Grade II listed cottage set in a quiet village lane, offering five bedrooms, flexible living space, landscaped gardens and a heat-controlled double garage...”

Scott Richardson Brown CEO

- Characterful Grade II listed five bedroom cottage with versatile accommodation.
- Attractive period features including exposed beams, stone floors and fireplaces.
- Potential for self-contained annexe or one large open-plan kitchen area.
- Landscaped gardens extending to just under half an acre.
- Gated driveway with private approach and extensive parking.
- Double garage, insulated and temperature controlled with electric doors.
- Situated in the popular village of Inkberrow with excellent amenities and transport links.



1895 sq ft (176.1 sq m)





## The approach

The property is reached via a private 100m drive, creating an immediate sense of seclusion and privacy. A traditional gated entrance with a tiled canopy opens to the front courtyard. Timber framing, original brickwork and cottage windows set the tone, complemented by landscaped planting. The approach continues around to provide direct access to the gardens and garage, ensuring practicality as well as charm.







## The kitchen

The main kitchen is well arranged with painted cabinetry, modern work surfaces and space for appliances. A breakfast bar with seating creates an informal dining area while dual aspect windows and a glazed door allow in natural light. The practical layout makes this a highly usable family kitchen while its position within the house supports easy access to the dining and living areas.







## The dining room

Positioned off the main hall, the dining room provides a welcoming setting for everyday meals and special occasions alike. Exposed timbers highlight the Grade II listed heritage and the proportions of the room allow for a family-sized table. A cottage window draws in natural light and views across the front aspect, reinforcing the traditional feel.







## The living room

The living room is a comfortable space filled with period character. Timber beams overhead and a central fireplace with woodburner create a warm focal point. The layout provides ample room for seating while windows frame garden views. Its position within the property makes it ideal for family gatherings and relaxation, offering a calm retreat in both summer and winter. From here a staircase rises to the principal bedroom.







## The study

The study provides a quiet and atmospheric workspace, enhanced by exposed beams and stone flooring. It offers excellent proportions for a home office, library or reading room. A traditional fireplace adds further character while a window provides natural light. Its location near the main entrance makes it particularly convenient for working from home without disturbing the main household, while still being close to the principal reception rooms.

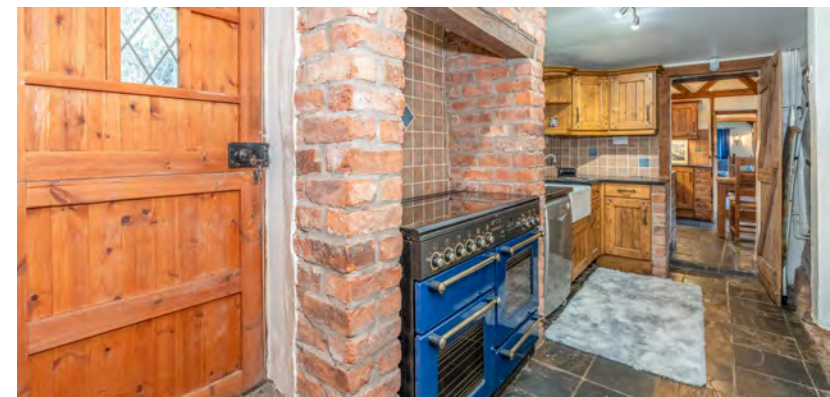






## The secondary kitchen

The secondary kitchen combines traditional design with practical features. A range cooker is set within a brick inglenook, complemented by wooden cabinetry and a ceramic sink. Its position close to the ground floor bedroom and the separate staircase to the principal bedroom makes it especially suitable for creating a self-contained annexe or supporting multi-generational living. This arrangement allows flexibility for reconfiguring the footprint into a larger open-plan kitchen and family space if preferred.







## The utility

The utility room sits conveniently between the secondary kitchen and en suite to the fifth bedroom. Practical in design, it accommodates laundry appliances, additional storage and direct garden access. The space supports day-to-day household tasks while keeping the main living areas uncluttered. Tiled flooring and a window to the garden further add to the usability of this practical room.







## The principal bedroom

The principal bedroom is generously proportioned and full of character. A cottage window provides a pleasant outlook while the exposed beams reflect the heritage of the property. Accessed from its own staircase off the living room, it offers a quiet retreat with ample room for freestanding furniture. Its size and setting make it a comfortable and inviting space for rest. There is also access to the second bedroom from here, which connects the rest of the first floor.







## The second bedroom

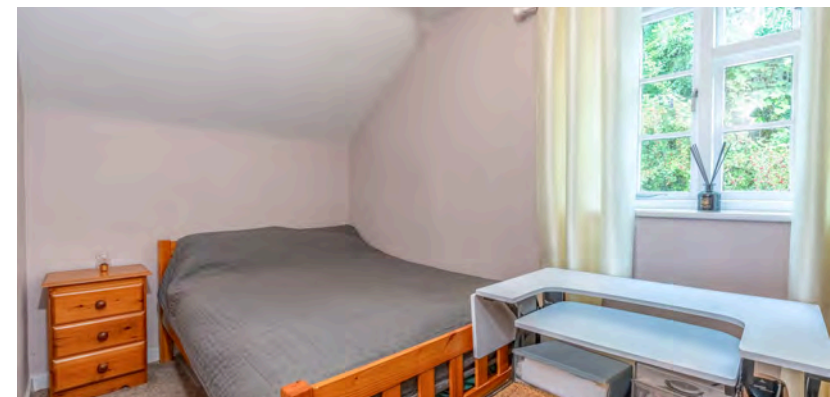
The second bedroom is another well-proportioned room with a large Velux window bringing in plenty of natural light. Exposed features maintain the period character of the home and with access to both the principal bedroom and main hallway, this room offers versatility to suit a variety of needs.





## The third and fourth bedrooms

The third bedroom provides comfortable accommodation, with space for a double bed and furniture. A cottage window ensures natural light and the characterful detailing is consistent with the heritage of the home. The fourth bedroom, provides a charming additional room. Its size makes it suitable as a guest room, nursery or study. Both bedrooms are positioned off the main staircase and has easy access to the family bathroom.







## The fifth bedroom and en suite

Located on the ground floor, the fifth bedroom provides valuable flexibility. It offers independent living potential, particularly with the secondary kitchen and utility nearby. Its layout makes it an excellent guest suite or an annexe-style arrangement for multi-generational living. The en suite is well appointed, with a corner shower cubicle, wash basin and separately housed WC.







## The family bathroom

The family bathroom on the first floor serves the upstairs bedrooms. Fitted with a large shower cubicle, wash basin and WC, it offers everyday functionality within a characterful setting. Tiling and a cottage window maintain the traditional style.







## The garden

The gardens extend to just under half an acre and provide a private and attractive setting. A central lawn is framed by mature trees and hedging, with seating terraces offering areas for outdoor dining and relaxation. A gazebo and orchard planting add further interest. The gardens create a tranquil retreat, complementing the cottage and its quiet village lane position.









## The driveway and parking

The property is accessed by a private drive, enhancing both privacy and security while also ensuring generous parking. The gated entrance and gravel surface add to the traditional appeal and the drive connects directly to the house, gardens and garage. The detached double garage is insulated and temperature controlled with electric doors to protect valuable vehicles. Its size and design make it suitable for a wide range of uses in addition to secure parking.









## Location

1 Rock Cottages is located on Pepper Street, a peaceful lane in the heart of Inkberrow, one of Worcestershire's most sought-after villages. Inkberrow is renowned for its community atmosphere and amenities which include a village shop, post office, doctors' surgery, primary school and public houses including The Old Bull, said to be the inspiration for The Bull in BBC Radio 4's The Archers. The village also offers sports clubs, recreational grounds and a vibrant calendar of community events.

Schooling in the area is excellent, with Inkberrow Primary School within walking distance and a choice of secondary schools nearby in Redditch, Pershore and Worcester. Independent schools including Kings Worcester and RGS Worcester are also easily reached.

Transport links are strong, with convenient access to the A422 and A44, providing direct routes to Worcester, Stratford-upon-Avon and Evesham. The M5 motorway is within easy reach, offering swift connections to Birmingham and the wider motorway network. Rail services from Pershore and Worcester provide regular links to Birmingham, Oxford and London.

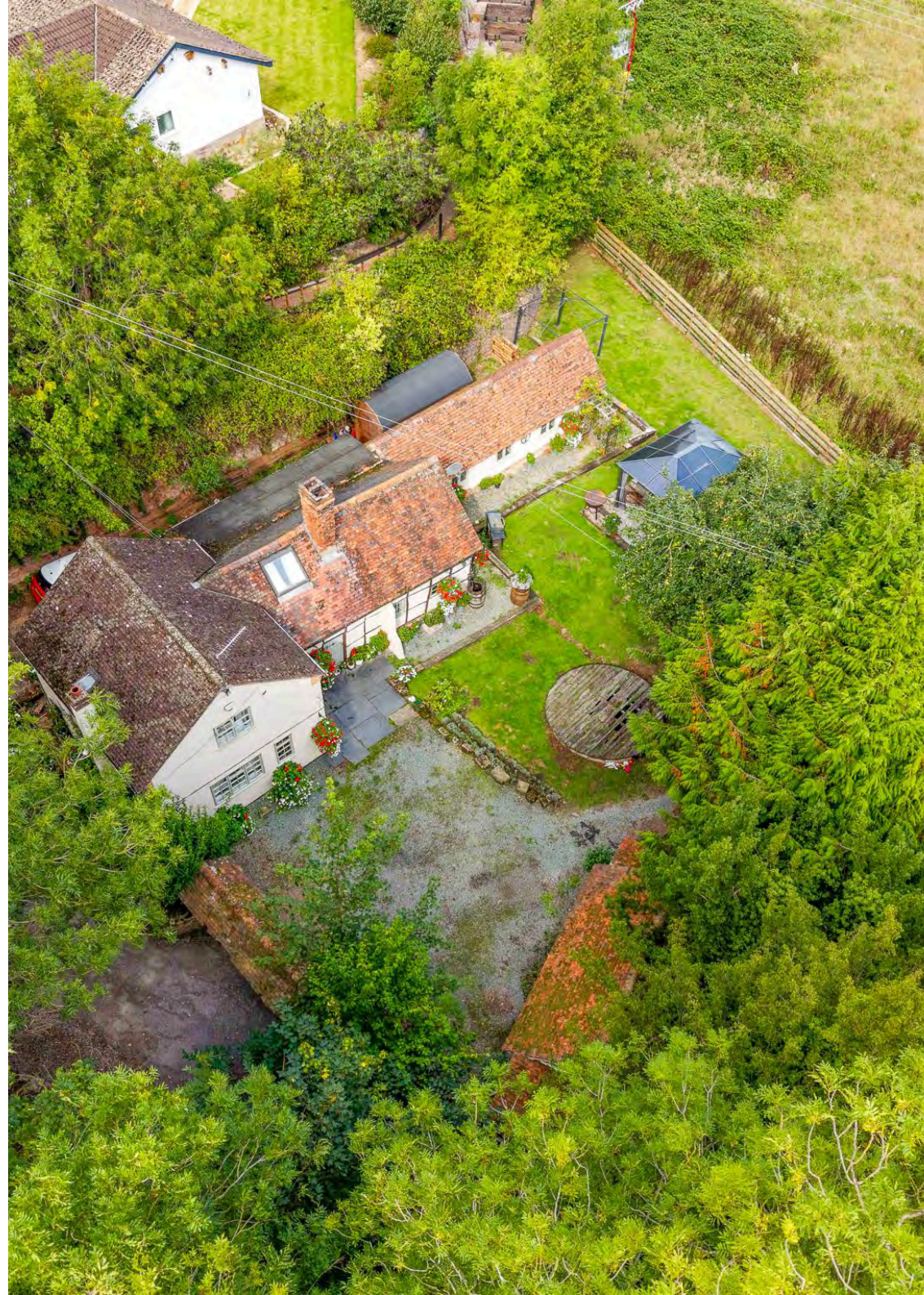
This combination of rural peace, historic charm and excellent accessibility makes Inkberrow an outstanding village location for family life.

## Services

The property benefits from mains gas, electricity and water. Drainage is supplied by a private septic tank.

## Council Tax

The Council Tax for this property is Band D



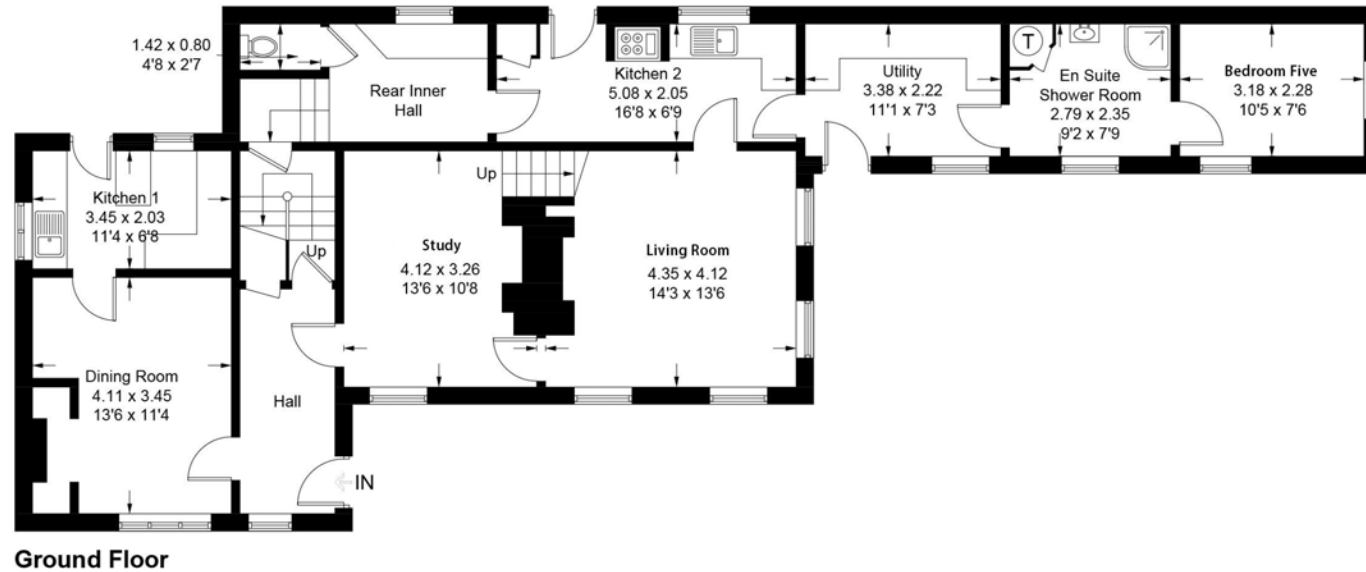
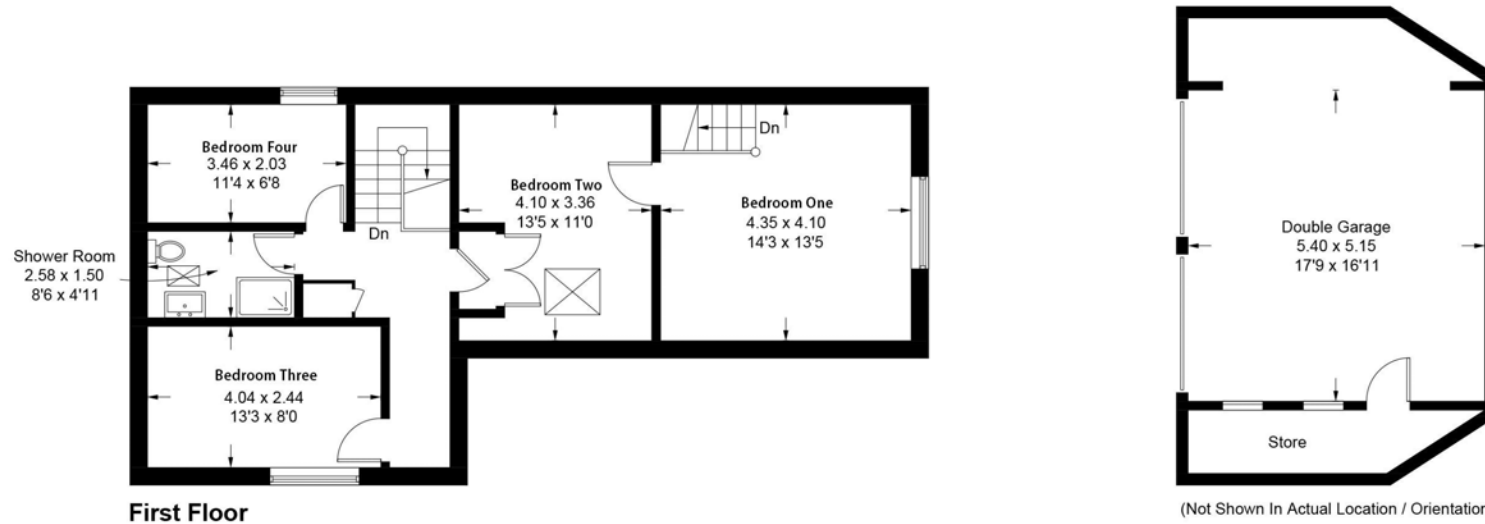


# 1 Rock Cottages, Pepper Street, Inkberrow

Approximate Gross Internal Area = 176.1 sq m / 1895 sq ft

Double Garage / Store = 38.8 sq m / 418 sq ft

Total = 214.9 sq m / 2313 sq ft



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





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