



Greenway Cottage

Rock, DY14 9SQ

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Detached rural cottage with generous gardens, double garage and far-reaching countryside views, offering scope to create a charming family home in a peaceful Rock hamlet.

- Detached cottage offering generous accommodation and scope for improvement.
- Characterful dining hall with exposed beams.
- Lawned gardens approaching a third of an acre.
- Sweeping driveway with parking for several vehicles and access to a detached double garage.
- Rural setting in Rock with countryside views and good access to Kidderminster and local amenities.

Greenway Cottage is a detached country home set within about a third of an acre of gardens on the edge of Rock. Inside, the generous living room features a wood burning stove and opens to the garden through sliding doors. A character dining hall with exposed beams links to a well equipped kitchen, which in turn leads to a useful utility and ground floor cloakroom. Three bedrooms sit upstairs along with a family bathroom, while outside there are mature lawns, fruit trees and a timber outbuilding. A wide tarmac driveway provides ample parking and leads to a detached double garage. The property enjoys far-reaching rural views yet remains conveniently placed for the towns of Kidderminster and Bewdley, making it ideal for families seeking space and potential in a peaceful village setting.

1335 sq ft (124 sq m)





The kitchen and utility

As the practical heart of the home, the kitchen enjoys outlooks over the gardens and plenty of space for everyday cooking. A range style cooker beneath an extractor hood, forming the focal point. A steel sink sits under the window, while the adjacent utility keeps laundry and storage separate from the main living areas. Off the utility, a ground floor cloakroom with low level WC and tiled walls provides convenient facilities for guests and family alike.





The living room

Spanning the depth of the house, the living room offers a flexible space for family life and entertaining. A wood burning stove set forms an inviting focal point and tall windows to the side frame views over the garden and fill the space with light, while sliding patio doors open directly onto the lawn so you can step straight outside. Its generous proportions accommodate both sitting and dining areas, making it a welcoming hub for everyday living.





The dining room

Character abounds in the dining hall where exposed ceiling beams and a full height stone wall celebrate the cottage's heritage. From here a quirky staircase with rope banister curls up to the first floor, adding a charming feature to the room. A pair of glazed doors to the front bring in daylight and provide an alternative entrance, while an archway leads through to the kitchen to make entertaining effortless.





The primary bedroom

The main bedroom is a peaceful retreat on the first floor, benefiting from dual aspect windows that look across the garden and surrounding countryside. Built in wardrobes with sliding doors provide practical storage without encroaching on floor space, and there is room for additional furniture if required.





The second bedroom

The second bedroom lies alongside the main bedroom and enjoys a wide window framing views of mature trees. A useful built in cupboard offers tidy storage and there is a radiator for warmth. Proportions are generous enough to accommodate a double bed or home office set up, giving this room flexibility as a guest suite, children's bedroom or study, and its simple finish allows the next owner to personalise.



The third bedroom

Bedroom three sits quietly to the rear of the house with a slightly sloping ceiling that adds character to the space. A built in wardrobe with mirrored doors helps maximise the floor area and keeps clothing neatly out of sight. The single window looks across open countryside and allows fresh air to circulate, while there is still enough room for a single bed or desk. This room would make an ideal child's bedroom or cosy home office.



The bathroom

The family bathroom serves all three bedrooms and is fitted with a full sized bath with an electric shower over and a glass screen. A pedestal wash basin sits alongside the tub and part tiled walls make for easy maintenance. A built in airing cupboard provides storage for towels and linen and there is additional shelving for toiletries. With its traditional suite and functional layout, this bathroom offers scope for future enhancement.



The garden

Wrapping around the house, the gardens extend to around a third of an acre and are mainly laid to lawn with mature planting. Established fruit trees, evergreens and ornamental shrubs create structure and seasonal interest. A paved patio and adjoining gravelled seating area provide spots for outdoor dining and morning coffee. Towards the boundary sits a timber summerhouse, and hedging and fences enclose the space without obscuring the far reaching countryside views.





The driveway and parking

Approached over a sweeping tarmac drive, the property provides extensive off road parking and turning space. The driveway wraps around the house and leads to a detached double garage, ensuring plenty of room for several vehicles, trailers or a caravan. Low fencing and hedgerows define the edges and a level area of hardstanding in front of the garage makes access easy.

Location

Greenway Cottage occupies a rural position on the outskirts of Rock, a small village nestled between Kidderminster and the market town of Cleobury Mortimer. Surrounded by rolling Worcestershire countryside, the area offers endless opportunities for walking, cycling and riding with country lanes and footpaths on the doorstep.

Everyday amenities can be found in nearby villages, with larger supermarkets, restaurants and leisure facilities available in Kidderminster and Bewdley. The wider region is home to highly regarded primary and secondary schools as well as a range of independent options.

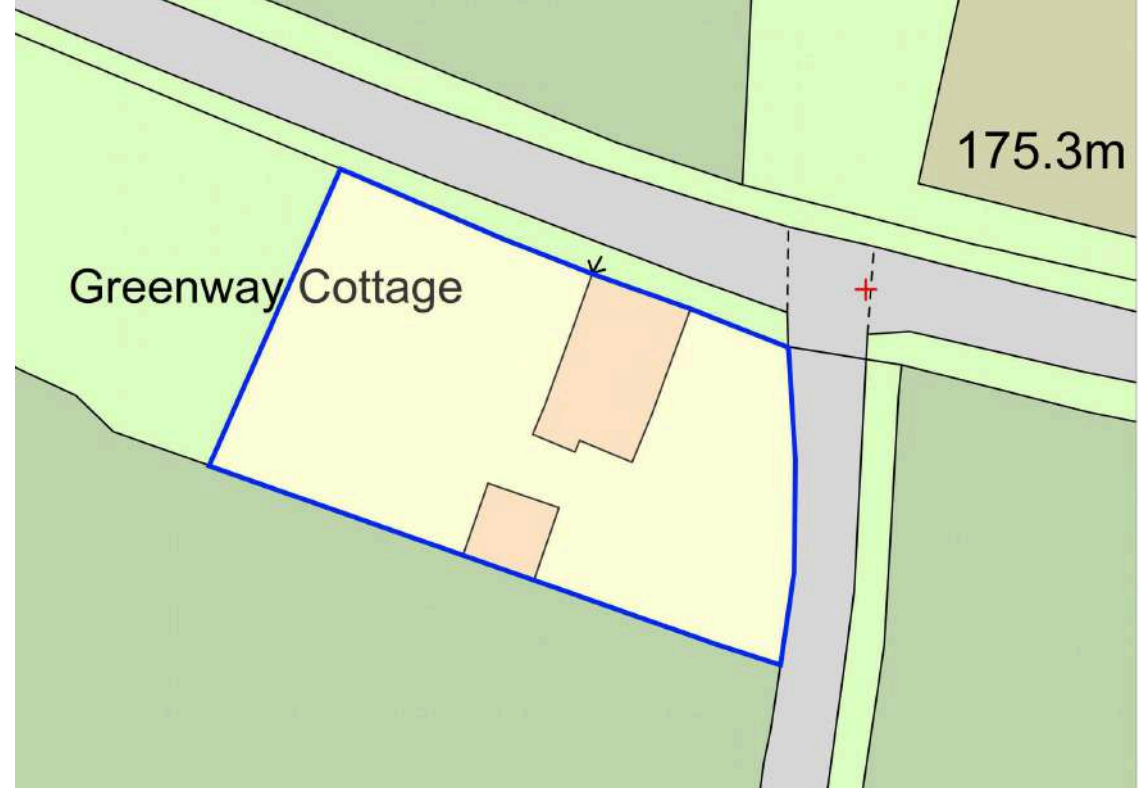
Transport links by road connect to the A456 and A4117 for commuting towards Birmingham, Worcester and the wider Midlands, and there are regular bus services through the village. Recreational facilities including golf courses, riding stables and scenic woods can be found nearby, ensuring that Greenway Cottage combines the tranquillity of a rural setting with the convenience of nearby towns and amenities.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band F



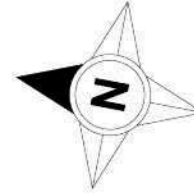
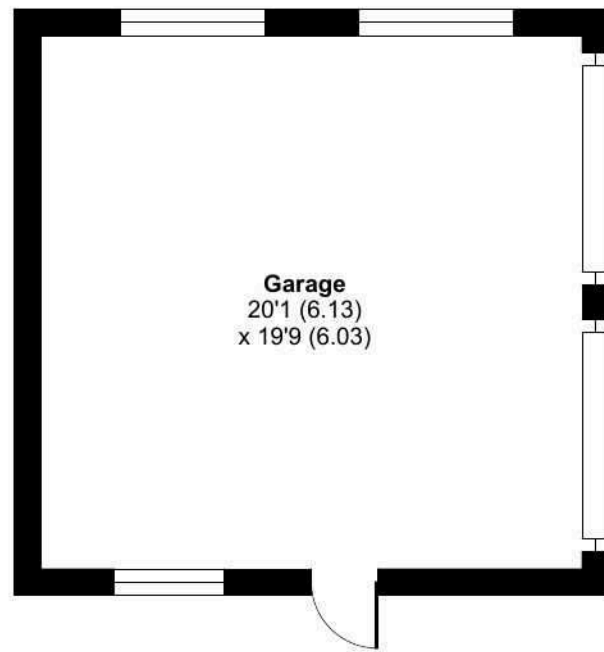
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Approximate Area = 1335 sq ft / 124 sq m

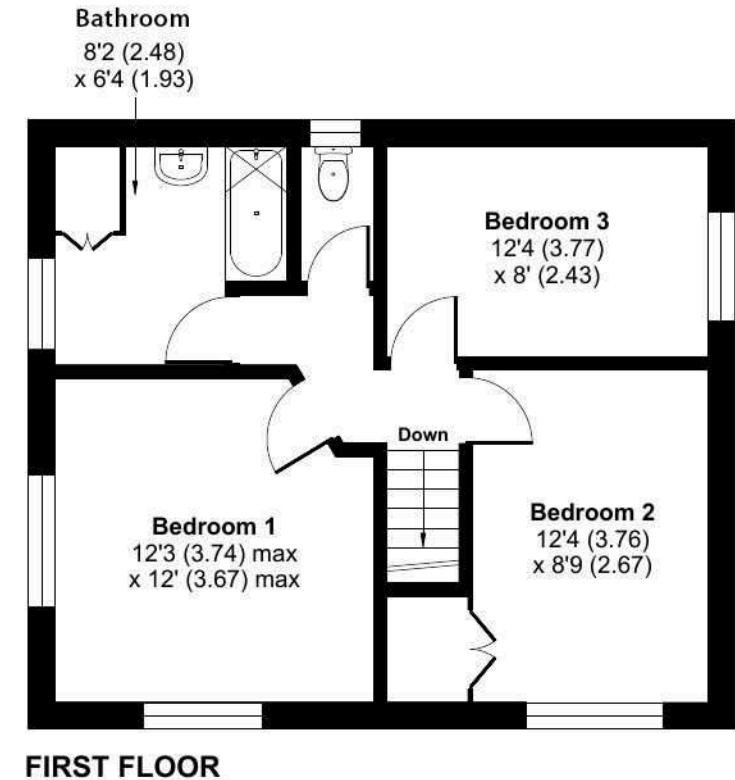
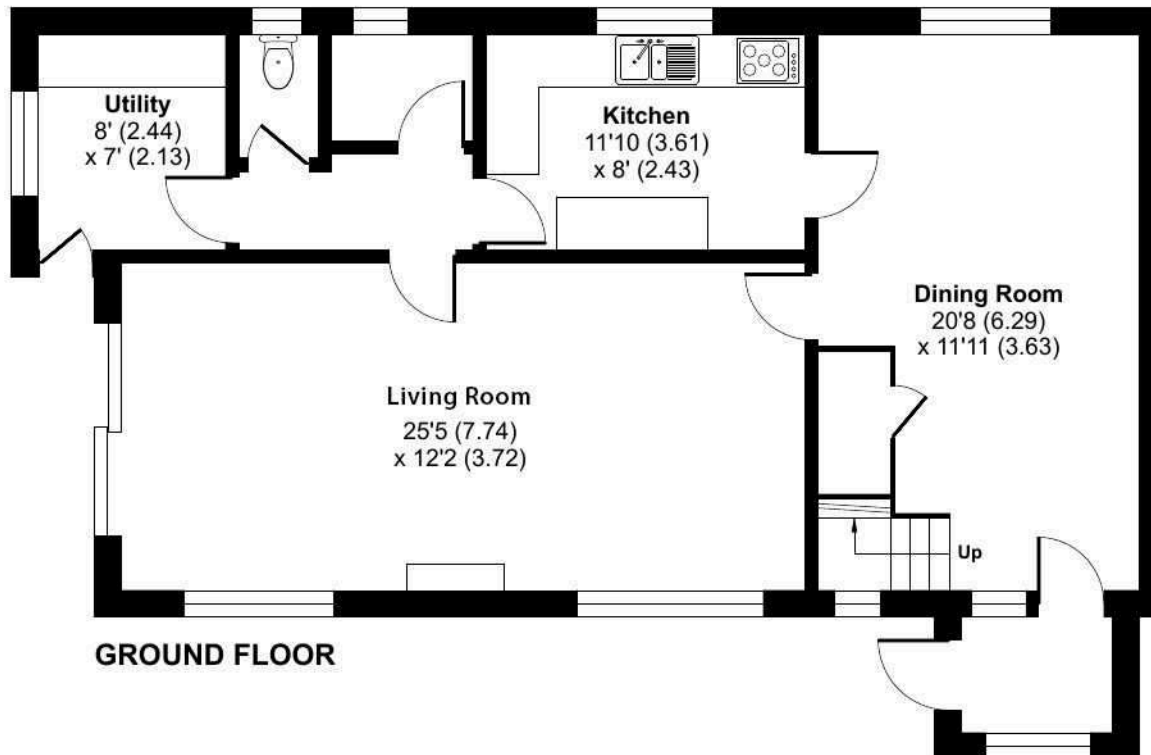
Garage = 398 sq ft / 37 sq m

Total = 1733 sq ft / 161 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		





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