



Hope Cottage
Bliss Gate Road, Rock
Worcestershire



Hope Cottage
Bliss Gate Road
Rock
Kidderminster
Worcestershire
DY14 9XP

A charming extended detached period cottage.

Desirable area well placed for the Wyre Forest and Bewdley.

Reception Hall, Cloakroom, Sitting Room, Study, Dining Room, Kitchen, Utility Area.

4 Bedrooms with En-Suite Wet Room, Family Bathroom.

In all about 1470 sq.ft.

Situation

Hope Cottage is situated in a much-favoured rural area within walking distance of the beautiful Wyre Forest. The immediate area provides a range of amenities including The Royal Foresters Gastro Pub, The Colliers Farm Shop & Tea Rooms. A Post Office/General Store and Junior School in the nearby village of Far Forest.

The historic and charming riverside town of Bewdley provides an extensive range of amenities including both Junior and Senior Schools. Kidderminster has a direct rail service to Worcester, Birmingham, and London.

Description

Hope Cottage is a very appealing detached stone and brick cottage which has been renovated and substantially extended by the present owners.

The double-glazed accommodation is flexible and provides an excellent ground floor annexe opportunity if required. The cottage is approached by a reception hall with oak floor and cloakroom off. There is a generous sitting room with brick fireplace with woodburning stove and oak floor. This leads directly into a double bedroom with walk in wardrobe cupboard and en-suite shower room.

The useful study has a large (non-functioning) inglenook fireplace.

At the far end of the hall is an attractive dining room with tiled floor leading into the well fitted oak Kitchen. Appliances include a Bush range cooker with gas hob and electric oven, Bush dishwasher and integral fridge freezer, tiled floor, and ceiling spot lighting.



The utility area has a sink unit, fitted freezer, plumbing for washing machine and stable door to rear.

There are 3 first floor bedrooms with oak doors, TV points and a family bathroom.

Outside

Car parking with area suitable for garaging – planning permission (now lapsed) was previously granted for a garage.

Lawned garden and paved path lead to the cottage with a canopy porch.

Enclosed two tier paved courtyard with timber bar and raised terrace area with timber garden shed. Rear paved path and outside Worcester Bosch Boiler, together with external lighting and power point.

Hope Cottage adjoins a field on its rear Western elevation with a delightful aspect.

General Information

Services

Mains electricity, water and drainage. Oil fired central heating. Propane gas supply for the cooker.

Local Authority

Wyre Forest District Council. Tel: 01562 732 928

Fixtures and Fittings

Any items of this nature not specifically mentioned with the confines of these sales particulars are excluded from the sale.

Directions

From Bewdley take the A456 signposted to Leominster. Take a left-hand turn into Bliss Gate Road next to The Royal Foresters Pub and Hope Cottage is a short distance on the right-hand side as identified by the Agents For Sale Board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Approximate Area = 1470 sq ft / 137 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for G Herbert Banks LLP. REF: 763373



G.Herbert Banks
The Estate Office, Great Witley
WORCESTER WR6 6JB
Tel: 01299 896 968
Email ggb@gherbertbanks.co.uk
www.gherbertbanks.co.uk



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

