



Hope Cottage, Bliss Gate Road, Rock, Worcestershire

G HERBERT
BANKS

EST. 1898

Hope Cottage
Bliss Gate Road
Rock
Kidderminster
Worcestershire
DY14 9XP

A charming extended detached period cottage in a 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.

- Extended detached period Cottage
- Enclosed two tier paved courtyard & lawned area
- Desirable area well placed for the Wyre Forest & Bewdley

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 spotlighting.

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.

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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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		

Bliss Gate Road, Bliss Gate, Rock, Kidderminster, DY14

Approximate Area = 1470 sq ft / 137 sq m

For identification only - Not to scale



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