



The Wain House, Heightington, Worcestershire

G HERBERT  
BANKS

EST. 1898

The Wain House  
Heightington, Bewdley  
Worcestershire  
DY12 2XY

A wonderful detached barn conversion with sensational views.

Highly desirable rural area.

Reception hall, cloakroom, dining room, sitting room, large breakfast kitchen, utility.

3 bedrooms, study, ensuite shower room, family bathroom,

**In all about 1789 sq.ft**

Part open fronted garaging, large lawned gardens and grounds with terraces.

**Set in around 1 acre**

### Situation

Heightington is a very sought after rural hamlet in beautiful undulating countryside. It has the charming St. Giles church, which was originally a medieval chapel of which the North and South walls survived. Lying adjacent to the house is the Nothing Bound Brewing Co. with tap room and its excellent range of craft beer.

The property lies a short drive from the picturesque riverside town of Bewdley with its extensive range of amenities. Kidderminster is the major Wyre Forest town and has direct rail links to Birmingham, Worcester and London. There is good M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold.

The gorgeous surrounding countryside provides many rewarding hiking opportunities. From its elevated position The Wain House enjoys incredible distant views stretching right around from the Clee Hills to the Client Hills and beyond.

### Description

This fabulous detached barn conversion is an outstanding family home. The double glazed accommodation provides many attractive rooms, there is a lovely use of oak throughout.

Approached by a reception hall with part vaulted glazed ceiling and tiled floor with a cloakroom and utility room off.

The property features two generously sized reception rooms with interconnecting twin doors, offering a versatile and spacious living area. The sitting room boasts a modern integral fireplace, serving as a stylish focal point for the space.

A real centre piece of this charming house is the generous breakfast kitchen with tiled floor. There is a substantial range of wall and floor mounted handmade cabinets with granite working surfaces over, 3 oven electric AGA with 6 ring propane gas hob, Bosch dishwasher, plate rail and double doors to the exterior.

The handsome oak staircase gives rise to the first floor, providing 3 bedrooms and a useful study with external steps. The master bedroom features a striking vaulted ceiling and a well fitted ensuite shower room. There is a separate family bathroom.

The lovely character accommodation is very well presented throughout and enjoys some remarkable views.

### Outside

The Wain House is approached by an expansive driveway with timber bar field gar and stone pillars providing extensive car parking.

Lying off this is the attractive part open fronted stone and timber clad garaging with excellent large workshop.

### Generous Gardens and Grounds

There are principally laid to lawn with several terraces encompassing the remarkable aspect.

### Agents Note

A public footpath runs up the side of the driveway and over part of the garden.

## GENERAL INFORMATION

### Services

Mains electricity and water. Private drainage. Oil fired central heating.

### Local Authority

Wyre Forest District Council Tel: 01562 732928

### Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968.

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in June 2024 with a rating 40/E; potential 77/C.

### Fixtures and Fittings

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

### What 3 Words

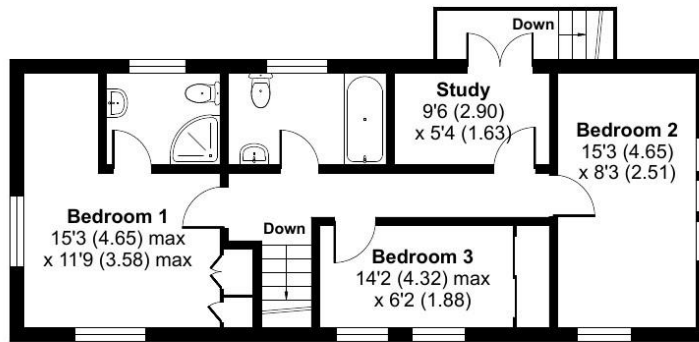
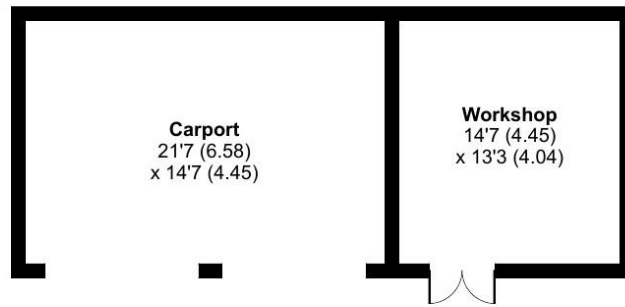
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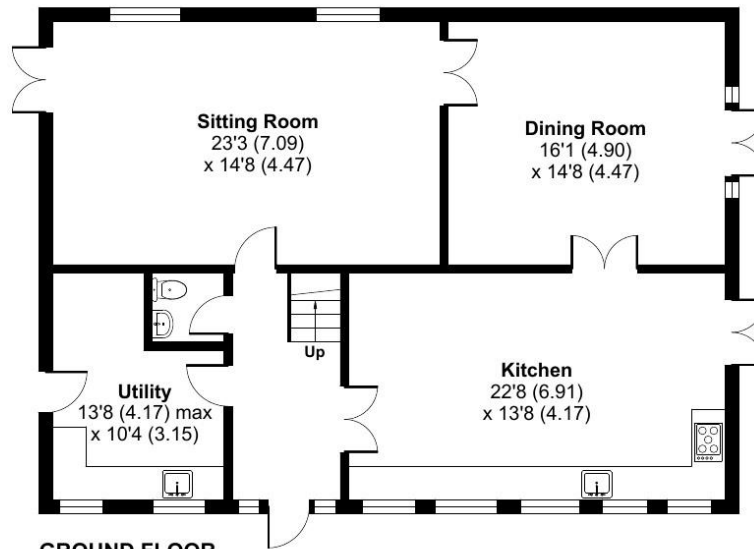


Approximate Area = 1789 sq ft / 166.2 sq m  
Workshop = 196 sq ft / 18.2 sq m (excludes carport)  
Total = 1985 sq ft / 184.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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