



Boraston House, Rock, Worcestershire

G HERBERT
BANKS

EST. 1898

**Boraston House
Bliss Gate
Rock, Bewdley
Worcestershire
DY14 9YF**



A wonderful opportunity to renovate a beautifully positioned family home with land.

Tranquil setting with farmland views.

Large entrance hall, snug, kitchen, utility, W.C, lounge, conservatory.

3 bedrooms, master with en-suite bathroom and dressing room, family bathroom.

In all about 2104 sq.ft

Large wrap around gardens and grounds set in circa 2.68 acres,

Offering no onward chain.

Situation

Boraston House is situated in the most beautiful elevated spot in the very popular North Worcestershire village overlooking the valley between Bliss Gate and Rock .

The surrounding area provides some great amenities including the wonderful Norman St Peter and St Paul Church, The Royal Forester Gastro pub, The Colliers Farm Shop/tearoom, Hopleys Farm Shop and Wharton Park Golf Club. There is a general store and junior school in Far Forest.

The beautiful Wyre Forest is a short drive away with its superb riding and walking opportunities. Bewdley is a highly favoured and historic riverside town with extensive amenities including both junior and senior schools, a large medical centre, range of independent bars, cafes and restaurants.

There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. There is an excellent rail link from Kidderminster to Worcester, Birmingham and London.

Description

An increasingly rare opportunity to acquire an attractive and extended family home in need of complete modernisation offering generous family accommodation,

The house is approached into a spacious entrance hall with wood burning stove and stairs rising to the first floor.

The kitchen has a range of wall and floor mounted cabinets, integrated oven and grill, hob, sink unit and door leading to the rear, Useful utility room off with plumbing for washing machine, sink unit, further cabinets and Worcester Bosch boiler. Downstairs W.C.

At the opposite end of the property, steps lead down to a generous sized lounge offering wonderful space with feature fireplace, sliding doors opening out to the side patio and further sliding doors lead into the conservatory.

There is a second reception room which is a useful versatile space.

To the first floor are 3 bedrooms and family bathroom. 2nd bedroom with feature fireplace and fitted wardrobes.

The master bedroom is an excellent size with en-suite bathroom and walk in dressing room.

Outside

The property is approached by way of a stone driveway leading from the council adopted 'C' road.

To the front of the property is a steep wooded overgrown covered bank leading down to the Dick Brook. To the west are lawned/wooded gardens and timber shed with the whole extending to around 2.68 acres.

GENERAL INFORMATION

Services

Mains electricity, water, LPG gas central heating. Private drainage.

Local Authority

Wyre Forest District Council Tel: 01562 732928

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: www.gov.uk/find-energy-certificate.

The EPC was carried out in August 2024 with a rating 26/F; potential 65/D.

Viewing by Appointment Only

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

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.

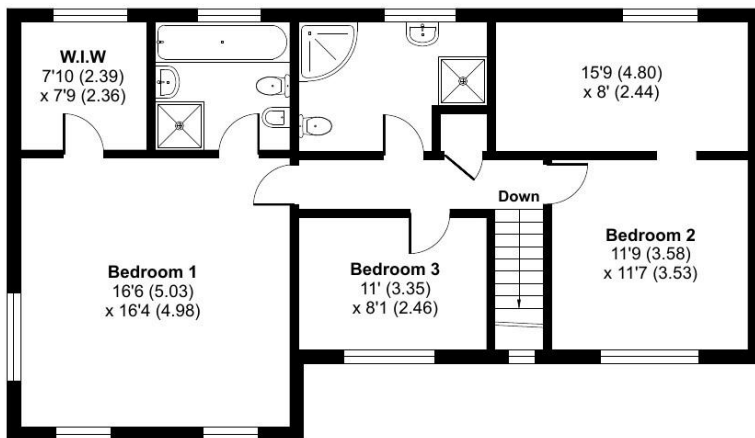
What 3 Words

What 3 Words: ///towns.farmed.decorated

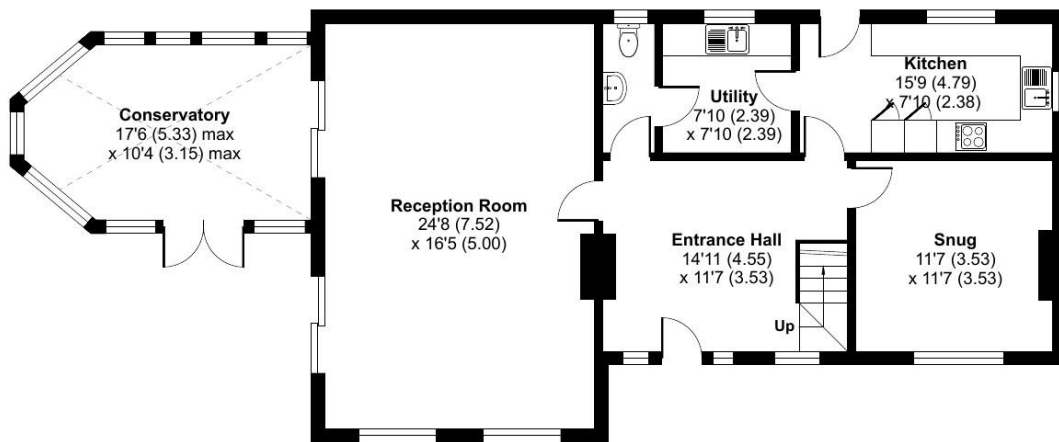
Sales particulars produced August 2024

Approximate Area = 2104 sq ft / 195.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



© Crown copyright and database rights 2024. OS AC0000813445

G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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 on 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.

