



Littlecroft, Arley, Worcestershire

G HERBERT  
BANKS

EST. 1898



Littlecroft,  
Lion Lane,  
Arley,  
Bewdley,  
DY12 1ST

A fabulous country house with beautifully presented accommodation.

Delightful position with lovely views.

- Entrance hall, reception hall, wet room, lounge, dining room with garden room area, conservatory, breakfast kitchen, home office and utility room.
- Three double bedrooms with two ensuite bath/shower rooms.
- In all about 1871 sqft
- Large detached garage, wonderful mature gardens with useful outbuildings.
- In all about 0.45 of an acre

## Situation

Littlecroft is situated a short distance from the highly desirable riverside village of Arley. The river Severn runs through the village and the village has the charming Arley Arboretum, post office/tea room, junior school and church. The village provides outstanding riverside walks to both Bewdley and Bridgnorth.

A range of local amenities can be available in the nearby Wyre Forest town of Kidderminster and the very pretty historic town of Bridgnorth.

Kidderminster has a rail connection to Worcester, Birmingham and London. There is M5 motorway access at junction 3 at Quinton and 4 at Lydiate Ash.

## Description

The house is in first class order throughout and provides spacious double glazed accommodation. It is approached by an entrance hall with cloakroom and generous reception hall, both with oak floors and underfloor heating. There is a ground floor wet room off the reception hall.

The reception rooms lie to the left of the hall and include a delightful lounge with wood burning stove, attractive dining room with garden room area off and a double glazed conservatory which enjoys some truly exceptional views.

Well fitted breakfast kitchen with a generous range of wall and floor mounted cabinets, Range master gas and electric cooker and Bosch dishwasher. A useful small study with sliding double glazed doors to the exterior. Spacious utility room with cabinets, plumbing for washing machine, sink and cloakroom.

The first floor provides central landing with airing cupboard and three double bedrooms. Two of these have ensembles bath/shower rooms.

Many of the rooms enjoy truly glorious rooms.

## Outside

Littlecroft stands in a generous long plot and has the benefit of some significant outbuildings. These include the generous garage with power and lighting and brick paved parking.

A very impressive feature of this wonderful country home are the substantial landscaped gardens. Lying on the western side of the house is the splendid large lawn with patio and paved access to the side. To the east of the house there is a very attractive landscaped garden with a paved terrace and paths, lawns with pond and very well stocked shrubbery beds. Situated behind the garaging is the working element of the garden with 6 raised beds, large separate vegetable beds, chicken run and a small additional area of raised beds.

The other outbuildings include a greenhouse with freezer room, joining fuel store, potting shed and a small storage building.

There is a useful area of vehicle hardstanding and twin timber gates to the front of the property.

## GENERAL INFORMATION

### Energy Performance

Current Rating:  
Potential Rating:  
Carried out:

### Services

Mains electricity and water. Private drainage. LPG central heating.

Please note some of the rooms on the ground floor have underfloor heating.

### Local Authority

Wyre Forest District Council

### 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.

### Viewing

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

### Directions

What3words ///strutting.bond.brands





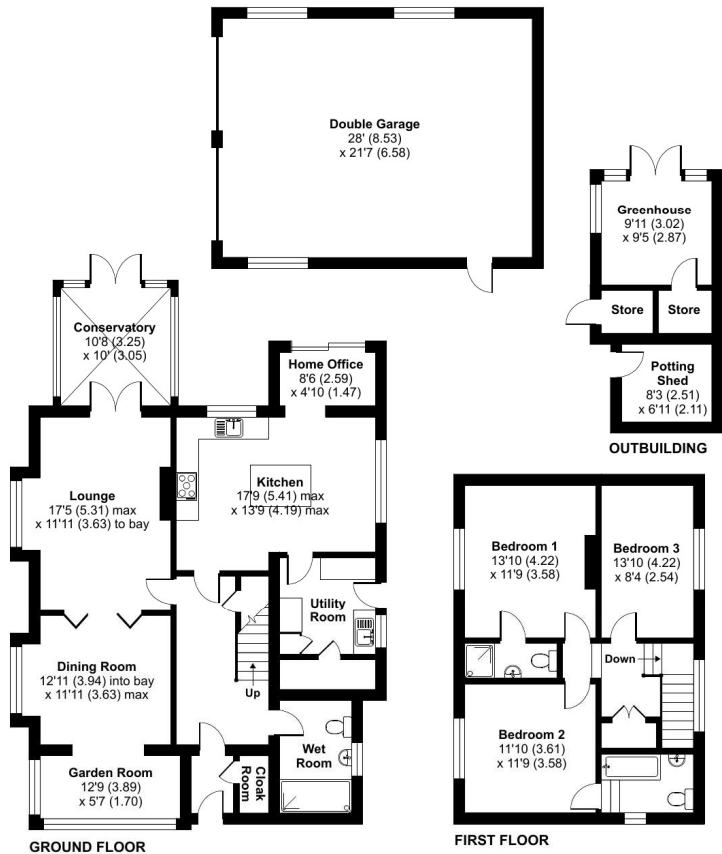






Little Croft, Lion Lane, Arley, Bewdley, DY12

Approximate Area = 1871 sq ft / 173.8 sq m  
Garage = 606 sq ft / 56.3 sq m  
Outbuilding = 203 sq ft / 18.8 sq m  
Total = 2680 sq ft / 248.9 sq m  
For identification only - Not to scale



Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for G Herbert Banks LLP. REF: 1269442



