



Rowan House, Ribbesford, Bewdley

G HERBERT  
BANKS

EST. 1898

Rowan House  
Ribbesford  
Bewdley  
Worcestershire  
DY12 2TQ

A wonderful country home in a lovely conservation area.

Brilliant family accommodation with splendid extension.

- Entrance porch, reception hall, drawing room, stunning living room/garden room, dining kitchen, laundry and cloakroom.
- Five double bedrooms, two shower rooms (1 ensuite) and family bathroom.
- Double garage and large expansive driveway.
- Glorious large walled gardens.
- In all about half an acre.

### Situation

Rowan House is situated in the pretty hamlet of Ribbesford just south of Bewdley. It lies opposite the utterly charming St Leonard Church which is Norman in origin. The historic Ribbesford House is a short distance to the south with its Jacobethan gothic detail. The house stands within the infilled moat of the medieval house of the de Ribbesford family.

The surrounding area provides a multitude of footpaths and bridal ways.

The charming riverside town of Bewdley is about 1.5 miles distance. It provides an extensive range of amenities including both junior and senior schools, a large medical centre, range of independent range of bars, café and restaurants and the splendid Severn Valley railway. The wonderful Wyre Forest with is excellent visitor centre lies a short driving distance

from the house and it provides many glorious walks, biking and riding opportunities.

The principal Wyre Forest town of Kidderminster, Birmingham and Worcester are very accessible. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. Kidderminster has a direct rail link with both cities together with London.

### Description

This is an incredibly appealing family home which has been beautifully extended and reconfigured by the present owners. The accommodation is generous and benefits from double glazing.

The house is approached by an entrance porch with tiled floor. This leads to a reception hall with cloakroom off.

The splendid large drawing room has wood block floor, timber staircase to first floor and open marble fireplace with timber surround. Lying off the drawing room is the very striking living/garden room, a recent extension to the house. This has an oak floor, bi folding doors to a terrace and gardens, splendid ¾ height windows and desk unit and shelving.

The long dining kitchen is well fitted with both wall and floor cabinets, wine cooling, island unit and marble/quartz work surface. Fitted appliances include a ceramic Neff hob with extractor over, twin Neff electric oven, Kenwood microwave, integral fridge and wine cooler. There is a useful shelved pantry cupboard, ceramic tiled floor and period style radiator. The kitchen leads directly into the substantial laundry with floor and wall unit, door to outside, large roof light, shelved pantry off and walk in boiler cupboard.

A feature open tread staircase off the drawing room with iron balustrading gives rise to the first floor with central landing with oak floor and period radiators. There are three impressive double bedroom, the splendid master bedroom having a roll top bath with mixer tap and an ensuite shower room.

Separate family bathroom with white suite with panelled bath with shower over.

The staircase continues to the second floor where there are two further double bedrooms together with a shower room.

### Outside

Rowan House is approached by a large driveway. Partially walled, there are raised lawned gardens and the large garage with folding doors with power and lighting.

Gorgeous rear walled garden with a full width paved terrace, gate to exterior, variety of trees and shrubs, corner hot tub, fenced off poultry run and hen house, pond and side lawned garden.

### GENERAL INFORMATION

#### Energy Performance

Current Rating: 55 D  
Potential Rating: 67 D  
Carried out: 9 July 2025

#### Services

Mains electricity and water. Private drainage. Oil fired central 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 ///evidence.artist.widen





Rowan House, Ribbesford, Bewdley, DY12

Approximate Area = 3009 sq ft / 279.5 sq m  
Garage = 441 sq ft / 40.9 sq m  
Total = 3450 sq ft / 320.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Downloaded for P. Johnson-Banks 11/01/2025

Energy rating and score

This property’s energy rating is D. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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