



New House, Rock, Worcestershire

G HERBERT
BANKS

EST. 1898

New House
Rock Moor Farm
Rock
Kidderminster
Worcestershire
DY14 9RY

An excellent country house with land.

Situated at the end of a no through country lane with wonderful views.

- Wide entrance porch, reception hall, utility room and shower room. Large drawing room, study, sitting room and generous dining kitchen. Four bedrooms and a family bathroom.
- Detached garage with workshop area and space over.
- Gated gravel driveway. Lawned gardens with paved terraces and two koi carp pools.
- Adjacent block of pasture land.
- In all about 5.647 acres.

Situation

New House is situated at the end of a country track lying adjacent to Rock Moor Farm. It benefits from some lovely views over the adjoining undulating valley.

Rock has the splendid Norman St Peter and St Paul Church together with the Colliers Farm shop/tea room. Other nearby facilities include the Forrester Gastro pub, Hopleys Farm shop and Wharton Park Golf Club.

The beautiful Wyre Forest is a short driving distance away with its superb riding, walking and biking opportunities. The charming and highly favoured riverside town of Bewdley has an extensive range of amenities including both junior and senior schools, a

large medical centre, a range of local bars, restaurants and cafes and the Severn Valley railway.

There is M5 motorway access via 3 at Quinton, 4 Lydiate Ash and 5 at Wychbold. The major Wyre Forest town of Kidderminster has an excellent rail link to Worcester, Birmingham and London.

Description

This a first class country homes package, ideally suited to a family. The centrally heated and double glazed accommodation is spacious and versatile.

The house is approached by an entrance porch with tiled floor and cloaks cupboard. This leads directly to a reception hall, utility room and shower room.

An inner hallway serves the principal living space to include a large drawing room with handsome fireplace with wood burning stove, study, separate sitting and large dining kitchen. The kitchen includes an expansive range of wall and floor cabinets, breakfast bar, Range cooker (gas and electric), dresser top, Kenwood dishwasher and island unit with granite worksurface.

Rear porch.

On the first floor is a spacious gallery landing giving access to the four bedrooms together with the spacious family bathroom with roll top bath and separate tiled shower cubicle.

Outside

New House is approached via electrically operated full height twin timber gates leading to a gravel driveway providing ample vehicle hardstanding. Lying off the driveway is the double garage with adjoining workshop. There is space over served by twin iron spiral staircases.

The good sized lawned gardens feature several terraces including a full width one to the rear of the property, a fenced kitchen garden, greenhouse and two koi carp pools.

Separate block of pasture land, perfectly suited with those with equestrian uses.

GENERAL INFORMATION

Energy Performance

Current Rating: 49 E
Potential Rating: 56 D
Carried out: 3 July 2025

Services

Mains electricity and water. Private drainage. LPG 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 ///gazed.husky.card

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

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.



Rock Moor Farm, Rock Cross, Rock, Kidderminster, DY14



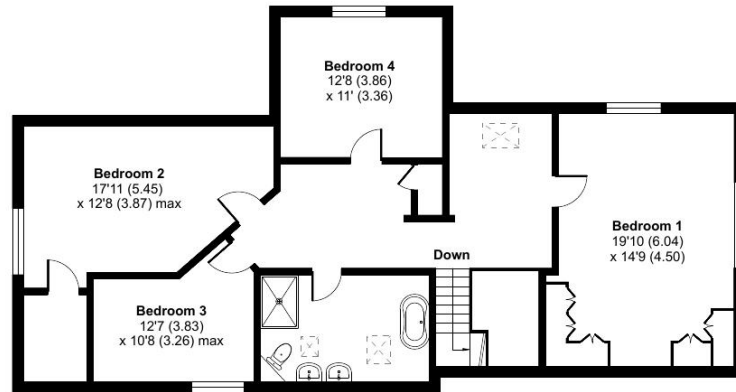
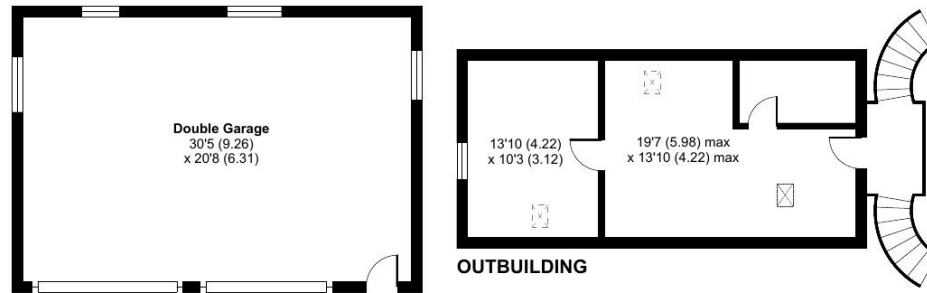
Approximate Area = 2675 sq ft / 248.5 sq m

Garage = 629 sq ft / 58.4 sq m

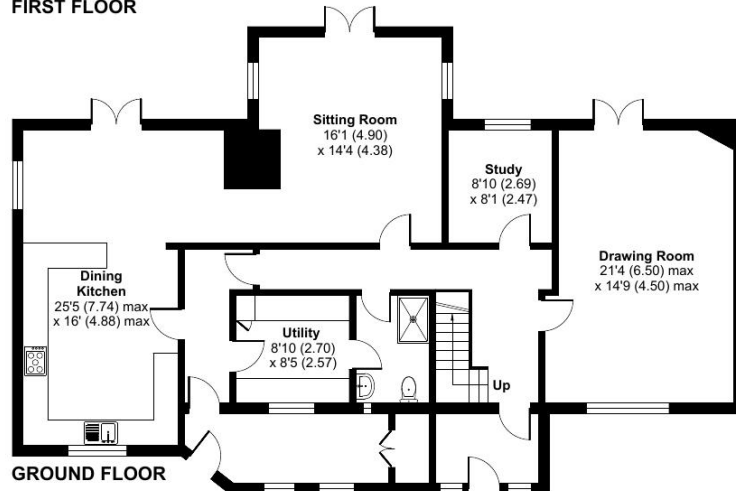
Outbuilding = 420 sq ft / 39 sq m

Total = 3724 sq ft / 345.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Energy rating and score

This property's energy rating is E. 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		56 D
39-54	E	49 E	
21-38	F		
1-20	G		

**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 of 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.

