



Fourwinds, Trimpley, Worcestershire

G HERBERT
BANKS

EST. 1898

Fourwinds,
Halls Farm Lane
Trimpley
Worcestershire
DY12 1NP

A lovely family home in a highly desirable area.

Situated in a most sought-after private lane.

Generous extended accommodation.

- Reception hall, cloakroom, study, fabulous sitting room with small garden room area off, impressive dining room/family room, striking walnut fitted kitchen with utility room beyond.
- Four double bedrooms, ensuite shower room and family bathroom.
- Detached double garage, in and out driveway with gates.
- In all about 2,681sqft
- Wonderful large mature gardens with kitchen gardens.
- Around 0.435 of an acre

Situation

Fourwinds is a very appealing country house surrounded by beautiful north Worcestershire countryside. It lies within the highly regarded village of Trimpley with its Holy Trinity Church, Eymore wood and Trimpley reservoir with many gorgeous walks.

The historic riverside town of Bewdley is about 3 miles distant which provides an extensive range of amenities including junior and senior schools and a range of independent shops, café, restaurants and bars.

More substantial amenities are available in the large Wyre Forest town of Kidderminster which again is only 3 miles. Kidderminster has a direct rail link to Birmingham, London and Worcester. There is M5 motorway access at 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold.

The independent educational sector is well catered for including Heathfield School and Knowle, Winterfield House,

Kings School Worcester and RGS in Worcester. Bromsgrove School is also accessible.

Description

This special country house which was originally built in 1938 has been subject to outstanding refurbishment and extension by the current vendor in the period of the last 20 years. The house provides light and bright double glazed accommodation with underfloor heating to a number of the ground floor rooms.

Fourwinds is entered via a superb large reception hall with tiled floor and door to side. There is a cloakroom and plant room off.

The well-proportioned study has a period cast iron fireplace, oak floor and book shelving.

The stunning sitting room has a triple aspect including a shallow bay, tiled floor and raised plinth. It opens to a small garden area with twin double glazed doors to the gardens and enjoys a westerly aspect.

The very impressive accommodation continues with the excellent dining room/family room providing great social space. It has a pair of double glazed doors leading to the rear garden. There is also an electric feature fireplace.

An opening leads directly to the magnificent refitted walnut kitchen with extensive range of cabinets, Corian work surfaces, a substantial breakfast bar, Beko dishwasher, AEG hob with extractor over and oven.

The adjoining laundry has a further range of walnut cabinets, Corian work surfaces, plumbing for washing machine and recess for tumble dryer.

A staircase off the reception hall gives rise to the first floor landing with large shelved linen cupboard. Leading off the landing are four double bedrooms, bedroom two with an ensuite shower room together with an excellent family bathroom with pod bath and separate shower cubicle with twin shower heads.

Outside

Fourwinds is approached by an in and out driveway with two sets of timber gates. There is car parking leading to the detached double garage with oak doors, window to side, loft storage space, power and lighting with door to side. Useful electric charging point.

The charming and very well stocked garden features an expansive sun terrace with steps onto a splendid shaped lawn with very well stocked floral and shrubbery beds, range of specimen trees and lawned area to the side with timber pedestrian gate. There is good screening from the lane provided by mixed hedging. Other features include a most attractive corner timber pavilion, fine specimen trees and good sized productive kitchen garden with six raised beds and fruit cage.

There is a useful side entrance porch.

GENERAL INFORMATION

Energy Performance

Current Rating: 60 D
Potential Rating: 77 C
Carried out: 16 May 2024

Services

Mains electricity and water. Private drainage. Air source heat pump.

13 solar panels were installed in 2012.

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

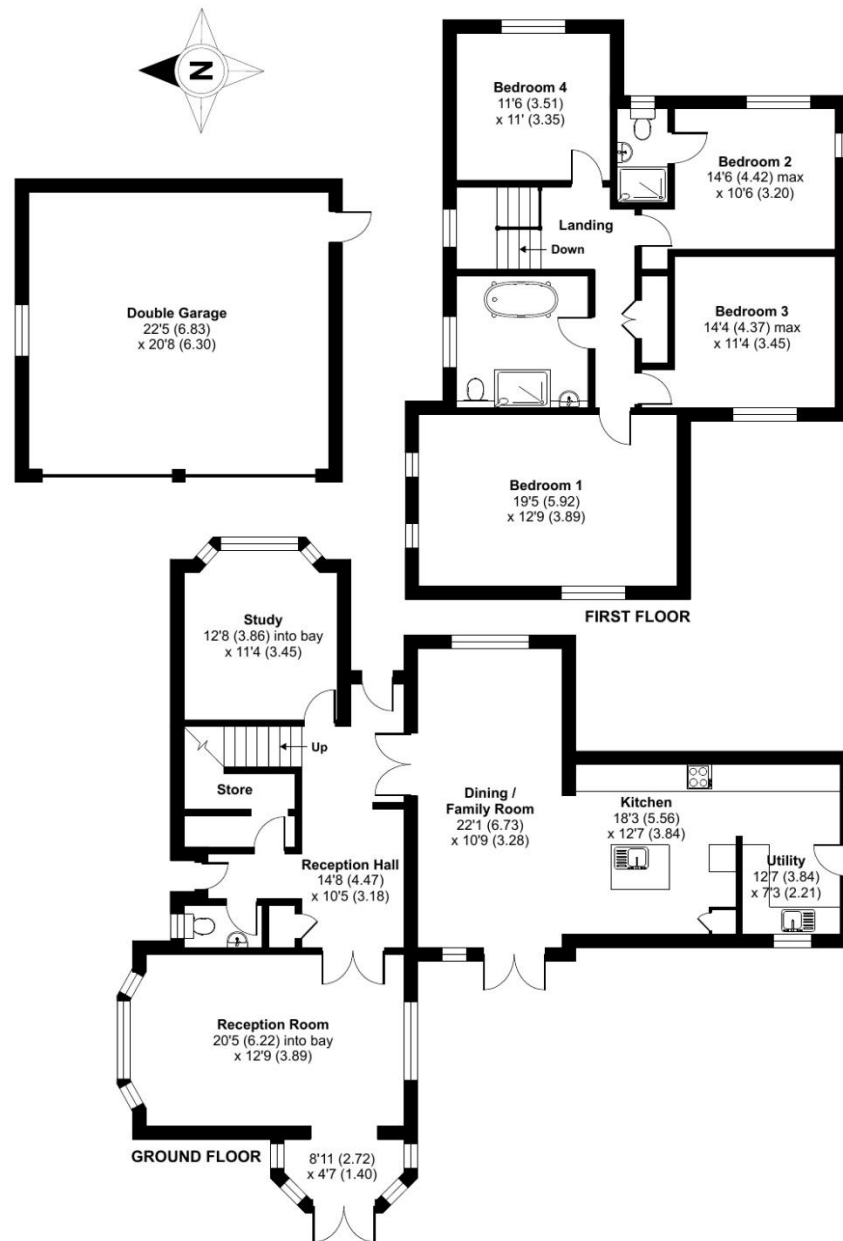
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Fourwinds, Halls Farm Lane, Trimpley, Bewdley, DY12

Approximate Area = 2681 sq ft / 249 sq m (includes garage)

For identification only - Not to scale





Energy rating and score

This property's energy rating is D. 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		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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

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



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