



- Highly Attractive Period Four Bedroom House
- Integral Annexe ● Private Driveway ● Beautiful Gardens
- Equestrian Facilities including Stabling, Hay Barn, Manège and Pasture Paddocks
 - Approx. 5.4 Acres In All
- Fantastic Secluded Yet Accessible Location

REF LEB8031

GENERAL AND SITUATION

Approximate Distances:

Bewdley 2 miles • Kidderminster 5 miles

Stourport-on-Severn (start of the Staffordshire & Worcestershire Canal) 5 miles

A highly attractive and flexible four bedroom period home with an integral annexe, set in approx. 5.4 acres, with beautiful gardens and excellent equestrian facilities, in a fantastic secluded, yet accessible location, two miles from the historic town of Bewdley.

Withy Pool (withy meaning willow) started life in the early 1800's as a modest farmhouse on the edge of the Wyre Forest, close to a small well and willow trees, set alongside a stream which eventually feeds into the River Severn below Bewdley. The well and accompanying willow trees can still be found in a wooded area within the grounds of the property. It has been known as Withy Pool since the early 20th century.

The current owners use the property as a multi-generational home, with their daughter living in a large, self-contained annexe. It is perfect for equestrian use with well-equipped indoor stables, tack room, hay barn, and an outdoor school. They keep their own horses and dogs.

There is easy access to local towns and facilities. The riverside town of Bewdley is a short drive away with its shops and services including a Post Office, good primary and secondary schools, sports clubs and pubs. A little further away, both Kidderminster and Stourport-on-Severn offer a wider range of services and retail facilities. There is a regular bus service from the top of Lye Head Road into Bewdley/Kidderminster and Cleobury Mortimer, and a mainline rail station at Kidderminster with trains to Birmingham and Worcester.

The area is excellent for all equestrian pursuits, with miles of off-road riding in the Wyre Forest and numerous high-quality equestrian training and competition facilities within easy reach.

THE RESIDENCE

A detached south-facing four bedroom former farmhouse, modernised and extended in the 1950's and substantially upgraded and improved by the current vendors in 2017, retaining many period features. Currently divided to include a self-contained annexe with interconnecting door, the property could easily be converted back to a single unit if desired. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

MAIN HOUSE

The **Main Entrance** leads into an **Entrance Hallway** with stairs rising to the **First Floor**. To the right the main **Reception Room** has wooden flooring and an attractive brick-built art deco fire surround.

To the left of the **Hallway** is a **Snug**, with an inglenook fireplace and a door into the **Kitchen/Dining Room**, which has tiled flooring, integral washing machine, dishwasher and fridge/freezer, a large family sized cooker with induction hob, and fitted units with light granite work surfaces.

Off the **Kitchen/Dining Room** is a **Sunroom** with double doors to the **Garden** and an interconnecting door to the **Annexe**.





On the first floor the **Principal Bedroom** offers a spacious walk-in **Dressing Room** and an **Ensuite** which has a walk-in shower, WC and basin. There are two further **Double Bedrooms** with built-in cupboards and a **Family Bathroom** with a bath with a shower over, wash hand basin and WC.

ANNEXE

The **Annexe** has its own separate entrance to the side of the house via a large **Covered Porch** with bifold door. This leads to a **Kitchen/Dining Room** and a large **Storage/Hobby Area**. Off the **Kitchen/Dining Room** is a **Study**, a downstairs **Cloakroom** with WC and wash hand basin and the interconnecting door to the main house.

A spiral staircase in the **Kitchen/Dining Room** leads up to a **Bed/Sitting Room** with its own **Roof Terrace** and **Ensuite Bathroom** with WC, wash hand basin and shower.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off Lye Head Road along an unadopted access lane and through an electric entrance gate. There is a large private gravel parking area to the front and side of the house, bordered by a curved box hedge, and lawns. The garden surrounding the house is well stocked with flower beds, fruit trees, lawns and shrubs. There is a **Wildlife Pond** at the edge of the wooded area which is stocked with water lilies and other aquatic plants and is a haven for frogs and newts.

The **Equestrian Facilities** are to the rear of the house and garden, with vehicular access along a track from the main entrance, and comprise:

Large Purpose-Built American Barn Stabling c. 58'6 x 37'9 (17.9m x 11.5m) with electricity, lighting, water supply, automatic water drinkers, secure **Tack Room** and **Seven Loose Boxes**, four measuring 13' x 13' (4m x 4m) and three measuring 13' x 11' (4m x 3.4m)

Hay Barn c. 37'9 x 12'8 (11.5m x 3.9m) with adjoining **Storage Room** (irregular shape) c. 20' x 11'6 max (6.1m x 3.5m max)

Manège c. 40m x 25m with post and railed surround.

There are **Four Paddocks** in total divided by post and rail fencing, which interlink. One of the paddocks is on the far side of the barn.

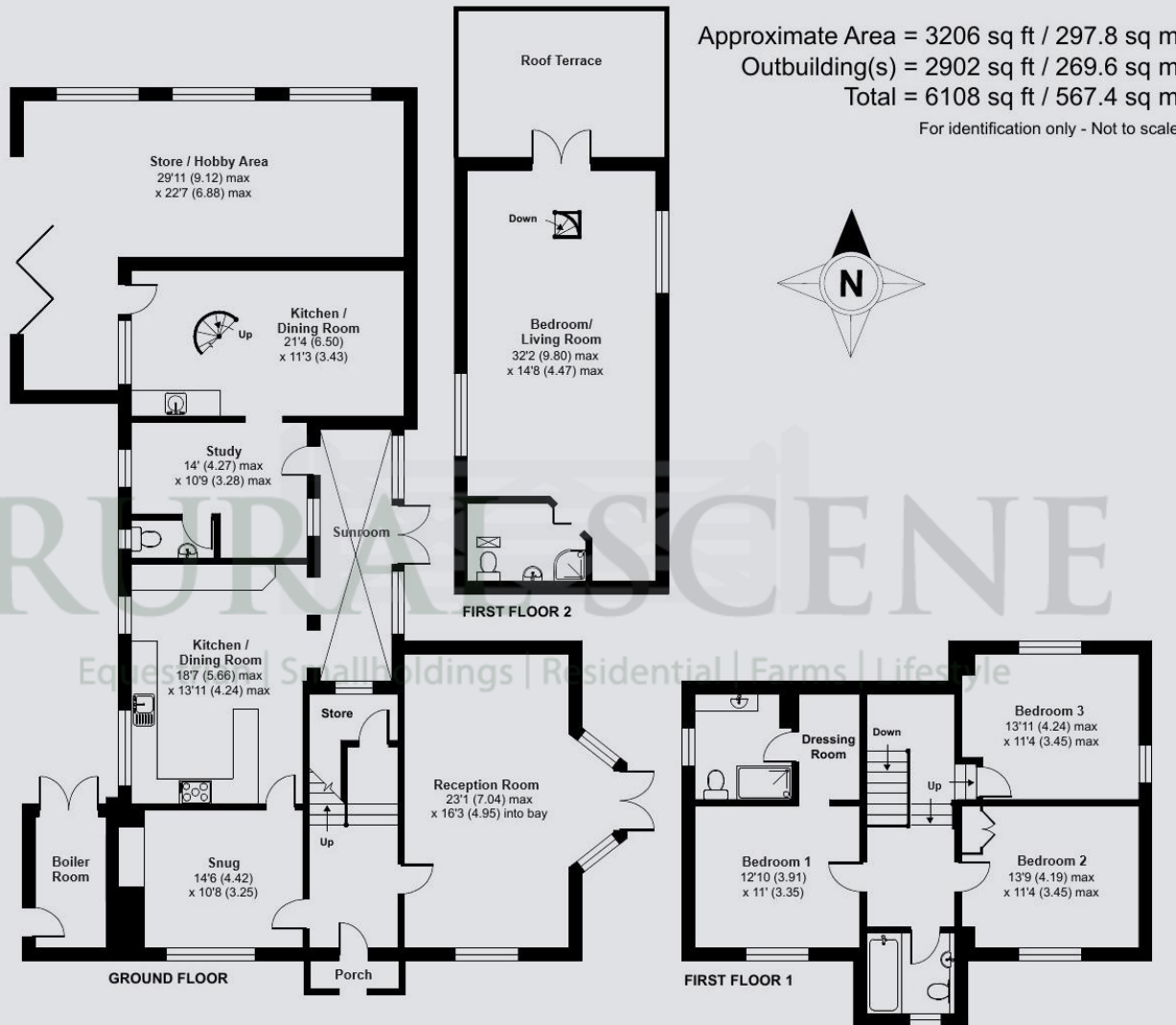
The property is bordered by mature trees and hedgerows, and there is an area of **Woodland** in the southern section, beyond the pond.

IN ALL APPROX. 5.4 ACRES (About 2.2 Hectares)

The current owners installed an array of **Eight Solar Panels** on the roof of the main house in 2022. They inform us that this has reduced their electricity bill by, on average, a third.

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WYRE FOREST DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** F

DIRECTIONS

From the A456 turn into Lye Head Road, signposted to 'Lye Head Cross Bank and Little Lakes Golf Club'. Follow the road for about 200 yards and then take the first turning on the left, marked with a public footpath sign. Continue to the end and you will arrive at Withy Pool.

what3words /// sheepish.doubt.spiking



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited WITHY POOL but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition,

size and acreage of the property and also any planning, rights of way and all other matters relating to it.

