



# High Street

Bewdley | DY12 2DJ





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A unique opportunity to acquire a wonderful Grade II Listed four-bedroom period residence, set in a prime location within this historic riverside market town.

This impressive mid-terrace townhouse has been a cherished family home for the past 20 years and is a rare find. Beautifully maintained and thoughtfully decorated throughout, the property enhances and showcases its original charm and a wealth of traditional features.

Offering spacious and characterful accommodation, the home also benefits from a private, south-west facing garden—gloriously manicured and designed to provide a tranquil outdoor retreat.

## Location:

Situated right in the heart of the picturesque small riverside town of Bewdley in Worcestershire, along the Severn Valley, 3 miles west of Kidderminster and 22 miles southwest of Birmingham. It lies on the River Severn, at the gateway of the Wyre Forest national nature reserve.

Bewdley offers an abundance of amenities along with 7 churches, a thriving community hall, leisure centre, tennis club, museum, rowing club, cricket club, and a selection of riverside pubs and restaurants.

The highly recommended public houses such as the The Little Pack Horse and The Bewdley Brewery which serves its local Worcestershire Way every week. On the River Severn The Mug House, The Courtyard and The Cock and Magpie are also favourites.

Across the river, the whistle of the stream trains on the Severn Valley Railway announce their arrival into Bewdley Railway Station.

## Education:

Bewdley Primary School rated Good by Ofsted, St Anne's CofE Primary School rated Good by Ofsted and Bewdley High School rated Good by Ofsted. In the Independent sector is Heathfield Knoll, Kidderminster; Winterfold House School, Chaddesley Corbett and Bromsgrove School, Bromsgrove.









#### Accommodation:

Entrance Hallway, Sitting room, Kitchen/Diner, Orangery, Cellar, Three/Four Bedrooms one with ensuite wet room and a family Bathroom. The Brew House (utility).

#### Ground Floor Accommodation:

The Entrance Hallway invites you into this impressive characterful home, with quarry tiles and doors leading to the sitting room, cellar and the kitchen/diner.

The delightful, bright and airy Sitting Room has a wonderful inglenook fireplace with log burner, the perfect place to spend a cosy winter's evening. There is a high ceiling and a character beam which also add to the feeling of space within. The good size kitchen has a range of bespoke wooden kitchen units which offer ample storage solutions. There is a Canon Gas oven and hob with a Hotpoint extractor over. There is space for a dishwasher and fridge/freezer. The kitchen leads directly into the fabulous oak framed Orangery which has specialised blue tint glass to reflect sunlight and retain heat in the winter. A wonderful room for entertaining or enjoying the late evening warmth from the sunshine.

The cellar is accessed from the hallway and has quarry tiles down, with a separate WC and is a most useful room for storage and is currently used as a gym.

Stairs lead to the first floor landing. Situated to the rear of the property is an elegant drawing room with light flooding in through the sash window, a high ceiling and decorative period ceiling cornice. A handsome fireplace with oak surround and mantelpiece, provides the focal point in this beautiful room, which provides a wonderful view of the rear garden. The bright Master bedroom has oak flooring, period feature fireplace and period ceiling cornice. The magnificent en-suite wet room has Travertine wall and floor tiling, a pedestal sink and toilet. Stairs lead to the second floor galleried landing, with light from a velux window and feature vaulted ceiling and beams.

The second floor has an abundance of character with vaulted beamed ceilings in both the front and the rear bedroom. The large rear bedroom has views over the magnificent garden and rooftops of Bewdley. The front bedroom again with plenty of character and is currently utilised as an artist's studio. There is also a family bathroom with velux window which completes this floor.









**Outside:**

The delightful private garden is accessed to the rear, and is laid to a chamomile lawn with well established borders, filled with shrubs and perennials its a most tranquil gardeners paradise. The Brew House has quarry tiled flooring, an original chimney. Having water and electricity, and WC its current purpose is as a utility and storage room. There is a most useful brick built potting shed.

**Services:**

Mains drainage, water, electricity and gas.

**Tenure:**

Freehold

**Local Authority:**

Wyre Forest District Council

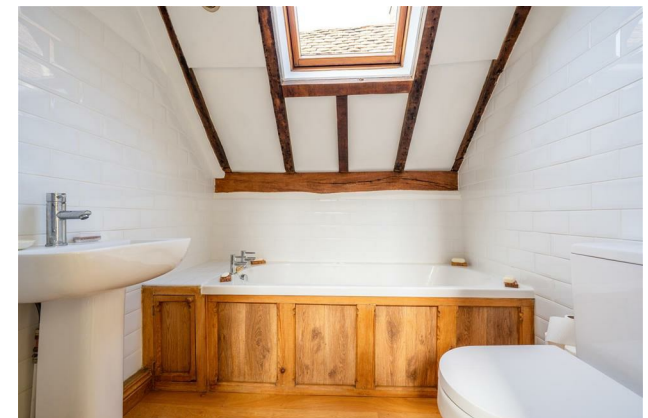
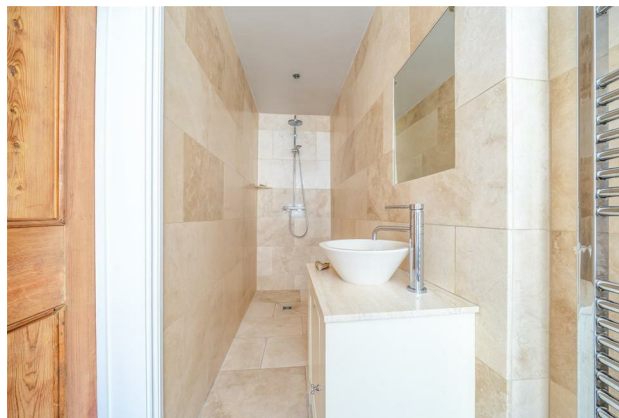
**Council Tax Band: E**

**Important Note to Purchasers:** Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

**Administration Deposit:**

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



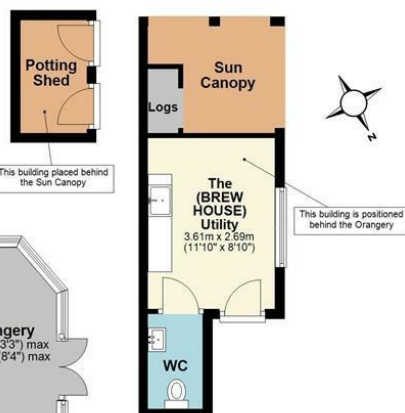






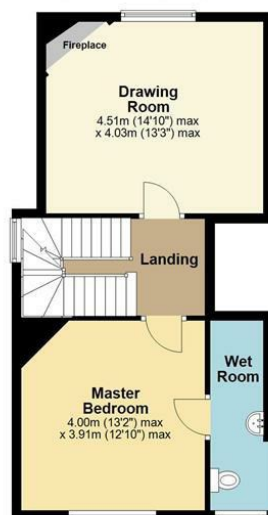
Ground floor area excludes Log Store & Sun Canopy

Approx. 63.1 sq. metres (679.1 sq. feet)



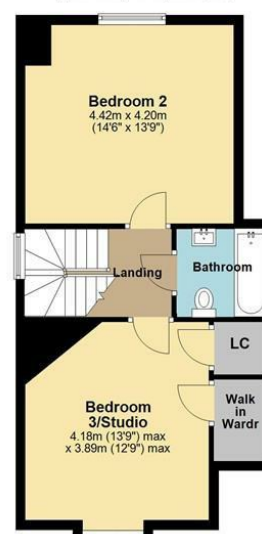
### First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



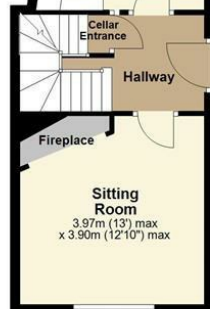
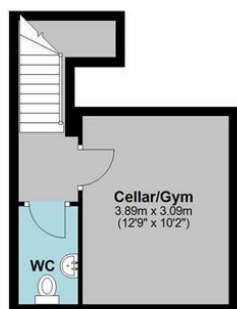
### Second Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



### Basement

Approx. 20.0 sq. metres (215.7 sq. feet)



Total area: approx. 180.6 sq. metres (1944.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(15-58) <b>D</b>		
(9-34) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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