



The Buttery, Bliss Gate Road, Rock

G HERBERT
BANKS

EST. 1898

The Buttery
Bliss Gate Road
Rock
Kidderminster
Worcestershire
DY14 9XT

A fabulous detached house with beautifully presented family accommodation.

A lovely position within walking distance of the glorious Wyre Forest.

- Entrance hall, snug, superb living room, dining kitchen, utility room, shower room.
- Four bedrooms, two bathrooms (one en-suite).
- Outbuildings, generous parking. Charming landscaped gardens and grounds. In all about 0.33 of an acre.

Situation

The Buttery is situated in a highly desirable area and lies within a short walking distance of the stunning Wyre Forest. The Forest provides a range of bridle paths and footpaths.

The immediate area provides a range of amenities including the much-regarded Royal Foresters Gastro Pub, the Colliers Farmshop & Tea Room and there is a post office/general store and junior school in the nearby village of Far Forest.

The historic and charming riverside town of Bewdley with its many striking buildings provides an extensive range of amenities including both junior and senior schools.

Kidderminster which is the principal Wyre Forest town again is a short driving distance away. There is a direct rail service to Worcester, Birmingham and London.

Description

Interestingly the property was originally two houses, known as The Firs and The Buttery. It has been sensitively modernised by the present owners to create an incredibly appealing home with many wonderful features. It provides an entrance porch leading to a hallway.

The principal accommodation comprises a dining kitchen with a range of floor mounted cupboards, fireplace with log burning stove, Corian working surfaces, a Rangemaster cooker and integral dishwasher. There is a lower ground floor cellar.

Leading off the kitchen is a utility room with sink unit and Worcester oil fired boiler.

There is an inner hallway and shower room.

The principal reception space includes a living room with double glazed doors to rear gardens, fireplace with woodburning stove and dining room.

The first floor provides four bedrooms and two bathrooms (one en-suite).

Outside

The Buttery is approached by a driveway providing parking for at least five cars.

There is a useful range of outbuildings including a timber shed/workshop, potting shed and log store.

Gardens and Grounds

The house is complimented by truly delightful gardens and grounds. These feature a generous two-tier patio, fish pool and vegetable garden together with a lower lawned garden leading to a small stream. The gardens are enhanced by a wealth of established trees including Willows.

GENERAL INFORMATION

Energy Performance

Current Rating: 68D
Potential Rating: 77C
Carried out: 28th September 2022

Services

Mains electricity, water and drainage. Oil fired central heating. Please note there is electric underfloor heating to the kitchen, utility room, side hallway and en-suite bathroom.

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 ///lottery.chucked.dummy

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.





The Buttery, Bliss Gate Road, Bliss Gate, Rock,

Approximate Area = 2151 sq ft / 199.8 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

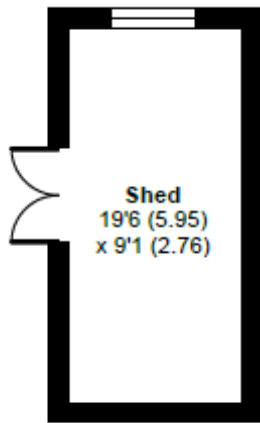
Outbuilding = 177 sq ft / 16.4 sq m

Total = 2426 sq ft / 225.3 sq m

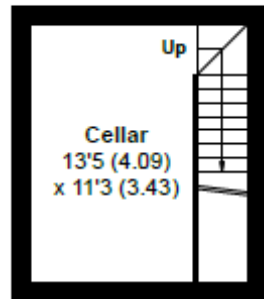
For identification only - Not to scale

Denotes restricted
head height

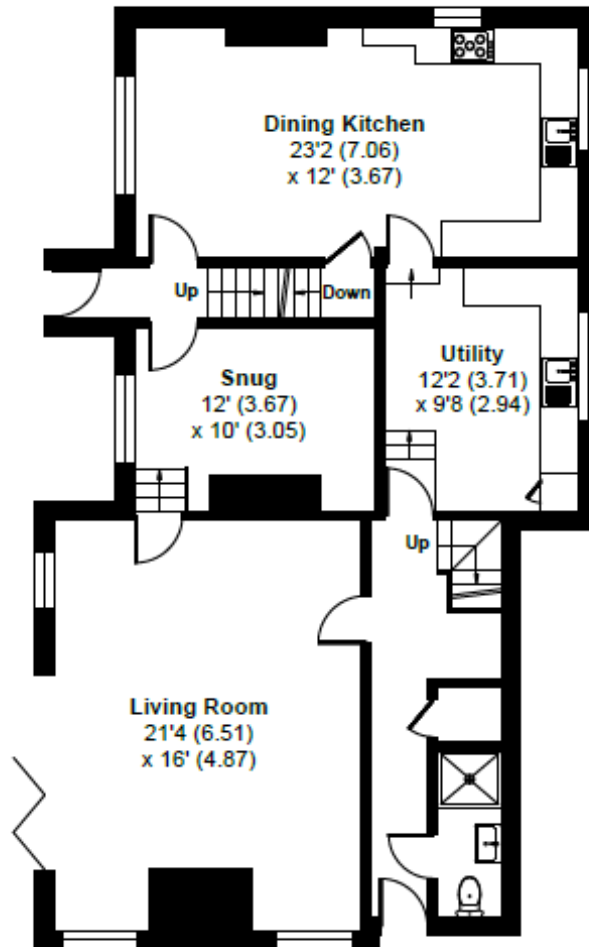
Access
To Eaves



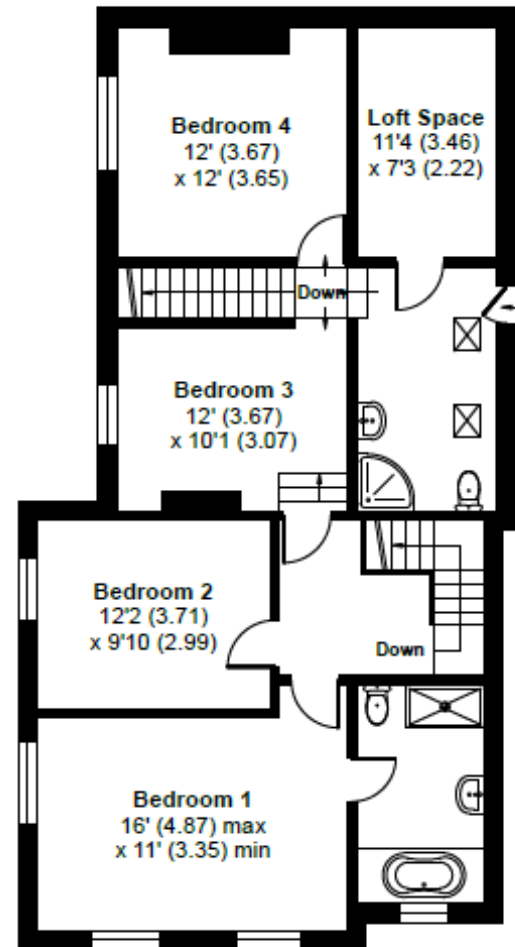
OUTBUILDING



LOWER
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for G Herbert Banks LLP. REF: 1487181

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