



Little Orchard

Bewdley, DY12 2BD

Andrew Grant

Little Orchard

62 Bark Hill, Bewdley, DY12 2BD

3 Bedrooms 2 Bathrooms 3 Reception Rooms

A charming home dating back around 300 years with character interiors, around an acre of enchanting gardens and scope for improvement, offered with no onward chain.

- Period home with versatile accommodation, potential for modernisation, and the benefit of previously approved plans for a two-storey extension, offering further potential subject to renewed planning permission.
- Character features include exposed timbers, inglenook fireplaces and a distinctive octagonal conservatory
- Grounds approaching an acre with lawns, mature trees, greenhouse, shed and numerous secluded seating areas
- Expansive brick paved driveway accommodating four to five vehicles with potential for garaging
- Situated in Bewdley, convenient for riverside walks, schools, shops and road links to nearby towns

Offered with no onward chain, this atmospheric home on Bark Hill combines period charm with generous accommodation. Three reception rooms include a cosy sitting room with a wood burning stove, a formal dining room and a welcoming kitchen breakfast room leading to the conservatory. There are three bedrooms, one of which is on the ground floor with an en suite, plus a family bathroom. The extensive gardens extending to around an acre, include lawns, terraces and a greenhouse. A large driveway provides parking for several vehicles. This is a rare opportunity to modernise and create a wonderful family home in a sought after setting.

1586 sq ft (147.3 sq m)





The kitchen and breakfast room

This inviting kitchen breakfast room forms the hub of the home, perfect for everyday meals. Exposed beams, terracotta tiled flooring and white cabinetry frame a substantial range cooker and butler style sink under a window. There is space for a dining table, with steps leading up to the dining room and a doorway linking with the adjoining utility.





Wine improves
with age, I improve
WITH WINE

MARMITE

TEA

DADDIES
SAUCE

STAR
BAKER

BAKER
STREET

HOME
HEART

COFFEE

BOY



The living room

Designed for relaxed gatherings, the living room offers a cosy retreat for family and friends. Character ceiling beams span overhead and a substantial fireplace houses a wood burning stove set on a brick hearth. A wide window frames views of the gardens and doors connect to the central hall and ground floor bedroom, creating a sociable flow.





The dining room

The dining room provides a versatile space for meals and entertaining. Historic beams and a large brick fireplace with inset stove underline the heritage. This room links to the kitchen and hall, allowing for easy serving, and has a window overlooking the gardens.





The conservatory

The octagonal conservatory is a wonderful room to enjoy the garden in all seasons. Glazed walls and a vaulted roof with exposed timbers create a connection with the surrounding gardens. Double doors open onto the terraces and the layout flows back to the hallway.



The primary bedroom

Positioned on the first floor, the primary bedroom functions as the principal sleeping space. The vaulted ceiling, heavy timber beam and an ornamental fireplace reveal the age of the home, while dormer and casement windows overlook the grounds. A bank of built in wardrobes provides excellent storage and there is additional space for drawers, with access to the landing and bathroom nearby.





The second bedroom

A further first floor bedroom, this room is ideal for family or guests, or could serve as a study. The sloping ceiling with cross beams creates character, and a wide dormer style window looks out across treetops. A built in wardrobe provides useful storage and there is space for a desk, with easy access to the landing.





The third bedroom

The ground floor third bedroom offers a tranquil private space away from the main living areas. A vaulted ceiling with exposed beams draws the eye, while a window looks over the gardens. A built-in wardrobe provides useful storage, and an inner door leads directly to the en suite with ample room for free standing furniture.





The third bedroom en suite

Serving the ground floor bedroom, the en suite shower room is both practical and comfortable. A glazed shower enclosure sits opposite a vanity style basin unit, complemented by a low level WC and tiled surrounds. Two small windows allow ventilation and there is space for storage cabinets.



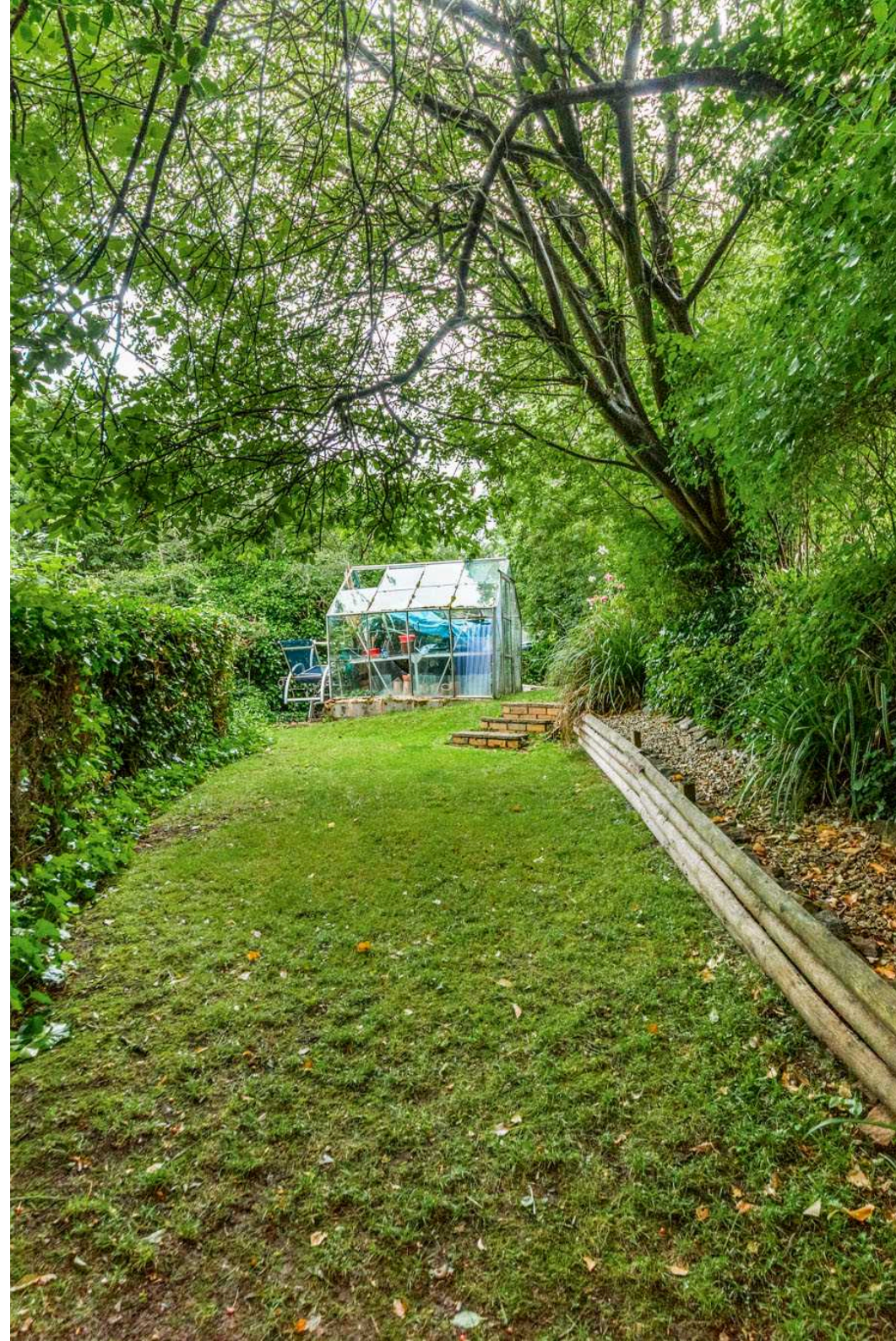
The bathroom

Serving the first floor bedrooms, the family bathroom offers a choice of bathing and showering. A panelled bath with mixer tap sits opposite a generous shower enclosure with patterned tiling, alongside a pedestal basin and WC. The room has a sloping ceiling with an exposed beam and open shelving for toiletries.



The garden

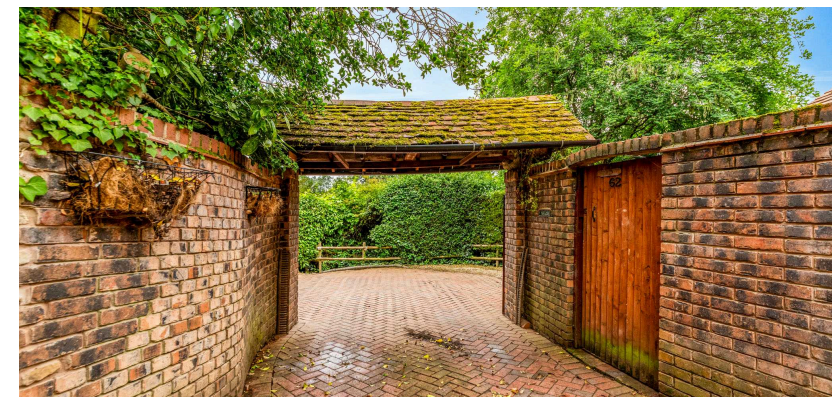
The property is set in about an acre of established gardens that will appeal to keen gardeners and families alike. Sweeping lawns are interspersed with mature trees and shrubs, while a greenhouse and a timber shed sit discreetly to one side. Terraces and seating areas, including gravel and paved patios, provide opportunities for alfresco dining and meandering paths lead through archways to more secluded glades.





The driveway and parking

A substantial brick paved driveway lies behind the walled entrance, providing secure parking for several cars. Double wooden gates open to a spacious forecourt screened by mature hedging, with ample turning space and room for up to four or five vehicles. Although there is no garage, there is scope to add one subject to permissions, and a covered gateway and timber doors offer shelter.



Location

Bark Hill is situated within the historic riverside town of Bewdley, with the property itself tucked away along a leafy cobbled lane that enjoys a wonderfully secluded setting despite being just moments from the town centre. Surrounded by mature trees, the position offers attractive views across Bewdley and towards the surrounding landscape, creating an atmosphere that feels almost semi-rural while retaining exceptional convenience.

Bewdley is renowned for its Georgian architecture, independent shops, cafés, pubs and restaurants, together with a wide range of everyday amenities. Schools for all ages are available locally, and there are excellent road links to Kidderminster, Worcester and the wider Midlands via the A456.

The location is particularly well placed for access to some of the area's most popular green spaces. The extensive woodland, walking and cycling trails of the Wyre Forest can be reached on foot, while the River Severn and surrounding countryside provide further opportunities for outdoor recreation. The town's railway station operates heritage services along the Severn Valley Railway, and for everyday commuting there are regular bus services and mainline rail connections available from nearby Kidderminster.

Services

The property benefits from mains gas, electricity, water and drainage.

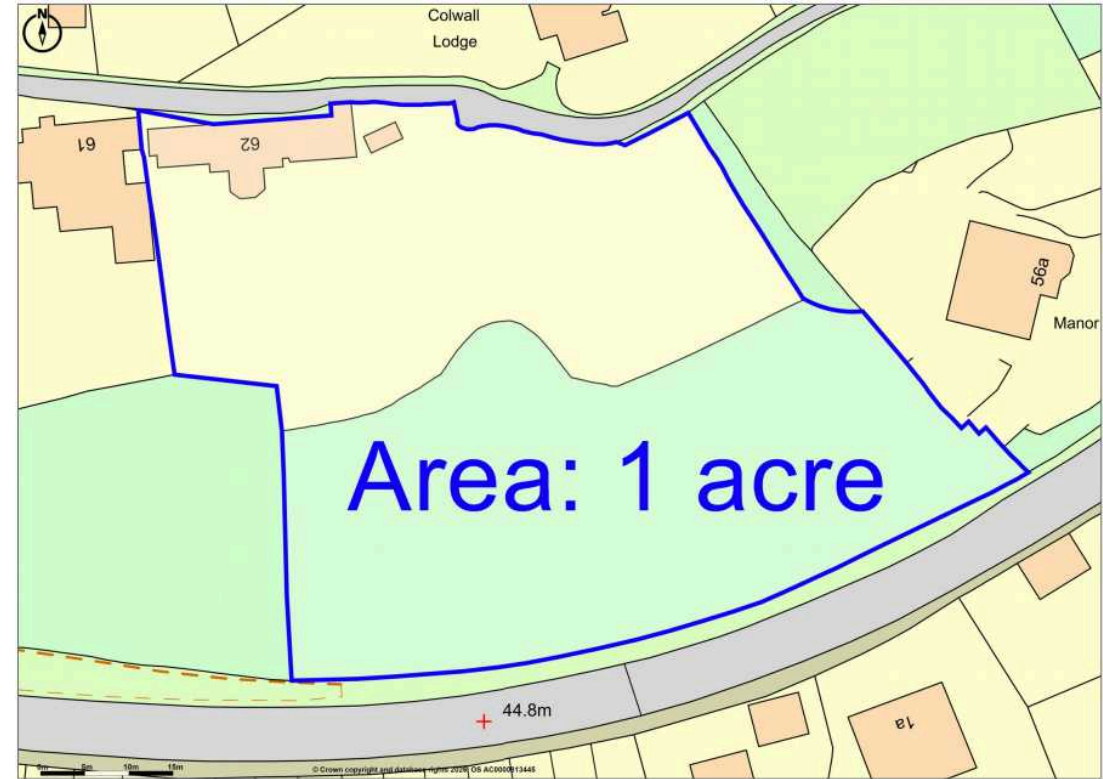
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F.



Little Orchard, 62 Bark Hill, Bewdley

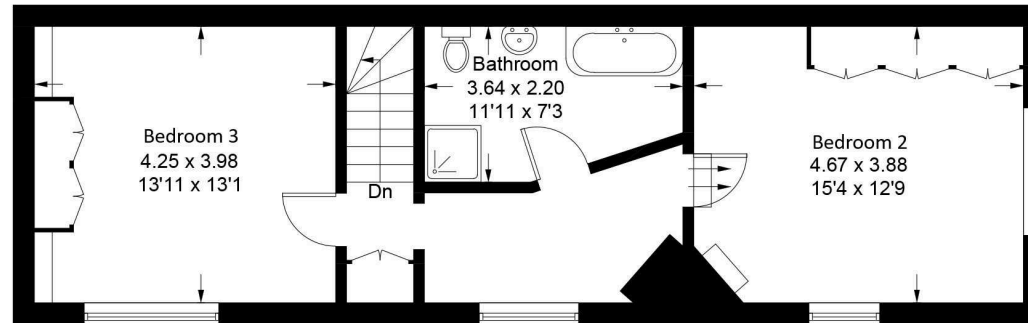
Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft

Store = 5.0 sq m / 54 sq ft

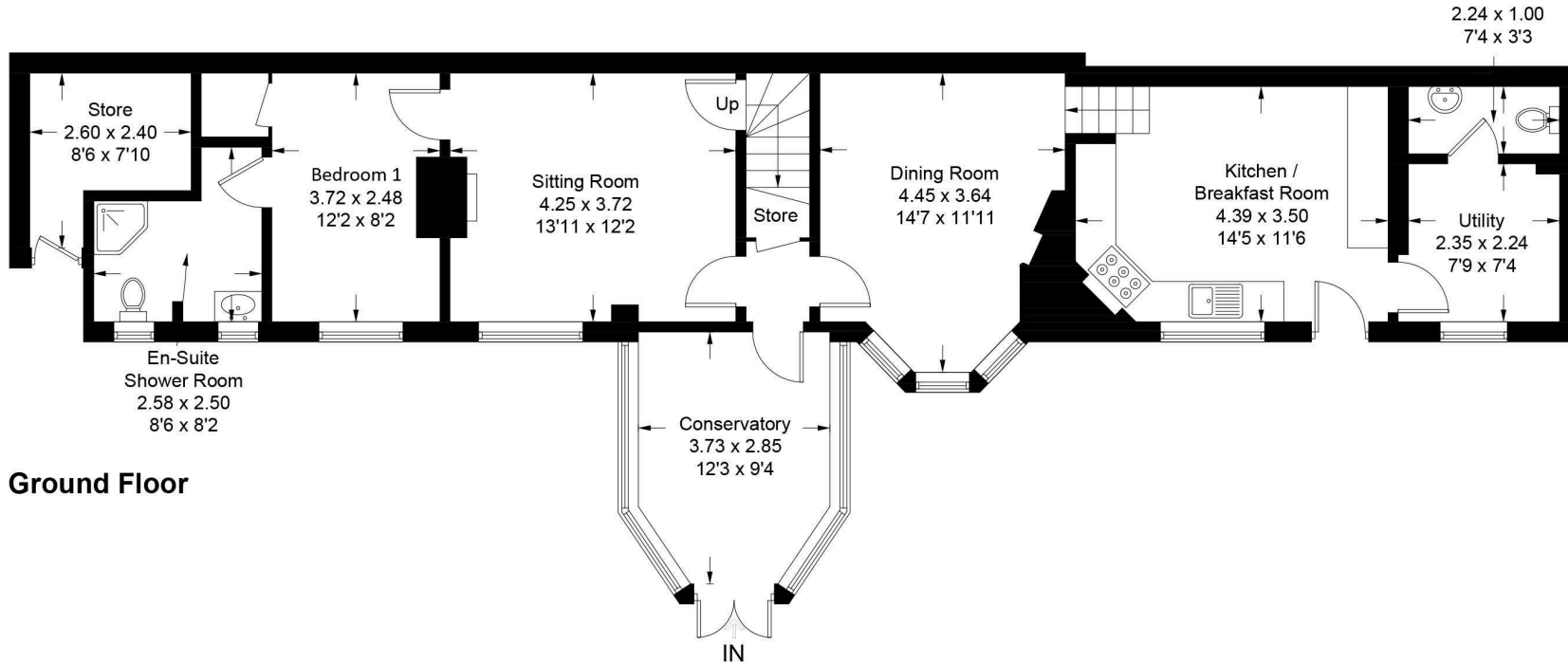
Total = 147.3 sq m / 1586 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Fourlabs.co © (ID1310618)



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com