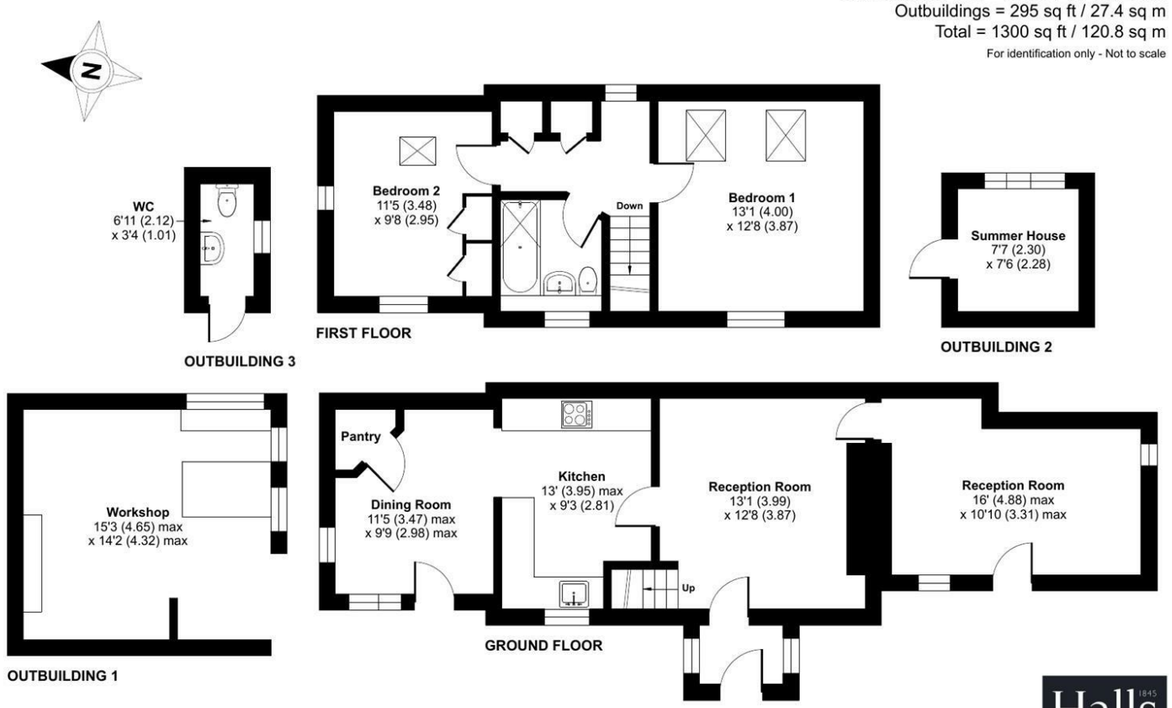
FOR SALE

Huntsfield Cottage Eymore Wood, Trimpley, Bewdley, DY12 1PH

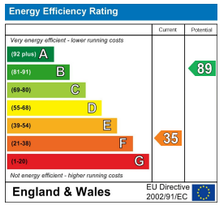
Approximate Area = 1005 sq ft / 93.4 sq m
Outbuildings = 295 sq ft / 27.4 sq m
Total = 1300 sq ft / 120.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1463851

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com

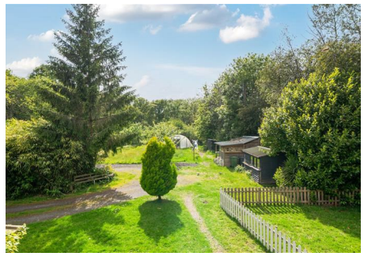
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

FOR SALE

Offers in the region of £325,000

Huntsfield Cottage Eymore Wood, Trimpley, Bewdley, DY12 1PH

A charming Grade II listed cottage enjoying a delightful woodland setting, offering characterful accommodation, generous gardens and useful outbuildings in the sought-after Trimpley area.



FOR SALE

3 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

- **Attractive Grade II listed detached cottage**
- **Sought-after woodland setting in Trimpley**
- **Character features throughout**
- **Two reception rooms and fitted kitchen/diner**
- **Two first-floor bedrooms and family bathroom**
- **Beautiful mature gardens and grounds**
- **Useful workshop, summer house and outbuildings**
- **Convenient access to Bewdley and Kidderminster**

DESCRIPTION

Halls are delighted with instructions to offer Eymore Wood for sale by Private Treaty.

A charming Grade II listed detached cottage occupying a delightful woodland setting within the sought-after area of Eymore Wood, Trimpley. Full of character and period appeal, the property offers well-proportioned accommodation including two reception rooms, a fitted kitchen, two bedrooms and a family bathroom.

SITUATION

Huntsfield Cottage occupies a delightful rural position within Eymore Wood, an attractive and highly regarded location close to the historic riverside town of Bewdley. The surrounding area is renowned for its scenic countryside, woodland walks and excellent outdoor pursuits whilst remaining conveniently accessible for everyday amenities.

Bewdley offers a comprehensive range of shops, cafes, restaurants and schooling facilities together with attractive riverside walks along the River Severn. Further amenities can be found in Kidderminster, with excellent road links connecting to Worcester, Birmingham and the wider Midlands via the A456 and M5 motorway network.

Rail services are available from Kidderminster providing regular connections towards Birmingham and beyond, making the property well suited for both commuters and those seeking an idyllic countryside lifestyle.

W3W

///swam.avid.simulates

DIRECTIONS

From the agent's office on Franche Road, head north, taking the first exit at the roundabout onto Habberley Lane, then the third exit at the next roundabout onto Low Habberley. Continue on this road before turning right onto Hoarstone Lane, then left onto Eymore Wood Lane, follow for a distance and then on to the right hand side you will find a gate for Huntsfield Cottage, continue along the track until you reach the cottage.

SCHOOLING

The property is well placed for a selection of highly regarded schooling facilities in both the state and independent sectors. Primary schooling is available nearby in Bewdley and surrounding villages, with secondary education available in Bewdley and Kidderminster. Independent schooling options within the wider area include Winterfold House School and Bromsgrove School.

PROPERTY

Huntsfield Cottage is an attractive Grade II listed detached cottage positioned within the picturesque woodland surroundings of Eymore Wood, near Trimpley. Full of character and charm, the property offers well-balanced accommodation extending to approximately 1,000 sq ft together with a range of useful outbuildings and beautifully established gardens.

The accommodation comprises an entrance porch leading into an initial reception room with log burner, a second reception room is to the right off the initial reception room.

The kitchen has a recently fully refurbished Rayburn oven.The dining room is located off the kitchen and has a useful pantry and door leading to the rear garden.

To the first floor are two well-proportioned bedrooms served by a family bathroom, all enjoying pleasant outlooks over the surrounding gardens and woodland setting.

OUTSIDE

The property enjoys mature and well-established gardens incorporating shaped lawns, mature trees, planted borders and seating areas, together creating a peaceful and highly private setting.

A particularly attractive feature of the property is the range of useful outbuildings including a substantial workshop, summer house and additional storage buildings offering excellent versatility for a variety of uses.

The grounds provide an excellent environment for outdoor entertaining, gardening enthusiasts or simply enjoying the tranquil woodland surroundings.

SERVICES

Electricity to the property is provided by a generator. Central heating and hot water are provided by oil fuelled Rayburn oven.

Interested parties should make their own enquiries with the relevant service providers.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX

The property is being shown as being within council tax band C on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP