

THE WILLETTTS

BEWDLEY | HEIGHTINGTON



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BEWDLEY | HEIGHTINGTON | WORCESTERSHIRE | DY12 2XJ

Bewdley 4 miles | Kidderminster 8 miles | Worcester 16 miles
Cheltenham 44 miles | Birmingham 26 miles | London Euston 2 hours 24 minutes
(Distances and time approximate)

An exceptional country residence combining substantial and versatile accommodation, approximately 9.5 acres of gardens and paddocks, extensive outbuildings and spectacular countryside views in a wonderfully private rural setting.

Substantial and versatile accommodation with origins circa 1820
Impressive reception spaces and convenient home-working facilities
Excellent scope for multi-generational or ancillary accommodation
Approximately 9.5 acres of gardens, orchard, meadow and paddocks
Extensive barns, workshops and additional office/studio space
Two gated driveways, covered parking for 3 cars and energy-efficient features

VIDEO TOUR



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LOCATION & SITUATION

The Willetts occupies an enviable rural position on the edge of Heightington, enjoying exceptional privacy whilst remaining convenient for Bewdley, Kidderminster and the wider West Midlands. Surrounded by rolling farmland and wooded countryside, the area offers excellent walking, riding and cycling opportunities and has both a micro brewery and a 13th century church under a mile away. Historic Bewdley, approximately four miles away, provides independent shops, cafés, restaurants and everyday amenities, while Stourport-on-Severn and Kidderminster offer broader facilities. The nearby Wyre Forest and Worcestershire Way further enhance the area's outstanding recreational appeal.

Road: The property is conveniently positioned for access to Bewdley, Kidderminster and Stourport-on-Severn, where the regional road network provides connections towards Worcester, Ludlow, Birmingham and the wider West Midlands.

Rail: Mainline rail services are available from Kidderminster, providing onward connections towards Birmingham and the national rail network.

Air: Birmingham Airport provides an extensive range of domestic and international services and is accessible by road from the property.

Schools: Local schooling includes Far Forest Primary, The Bewdley School, King Charles I School, Lacon Childe and Holy Trinity with a wide selection of well-regarded state and independent schools available within driving distance.

Sporting: The surrounding countryside provides excellent opportunities for walking, cycling, riding, and other country pursuits. The Wyre Forest is nearby, along with Bewdley Pines Golf Course and Trimley Sailing Club.



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The Willetts is a remarkable country residence of considerable character and scale, occupying an exceptionally private position. Centred around an attractive period cottage believed to date from circa 1820, the property has been considerably extended and enhanced during the current owners' 39-year tenure. The result is an impressive and highly versatile family home, combining generous living, entertaining and working spaces with excellent potential for multi-generational living. Carefully maintained throughout, the property also offers exciting scope for sympathetic updating to suit individual tastes.





THE ACCOMMODATION

A magnificent principal sitting room forms one of the defining spaces within the house. Exceptionally generous in its proportions and enjoying a wonderful sense of volume, it provides an impressive yet comfortable setting for everyday family life and entertaining, with attractive views across the gardens and grounds.

Within the original cottage is a further substantial double reception room, presently arranged as a music room and centred around a log-burning stove, retaining a pleasing connection with the property's period origins. Further reception accommodation includes a dedicated dining area and an impressive conservatory/garden

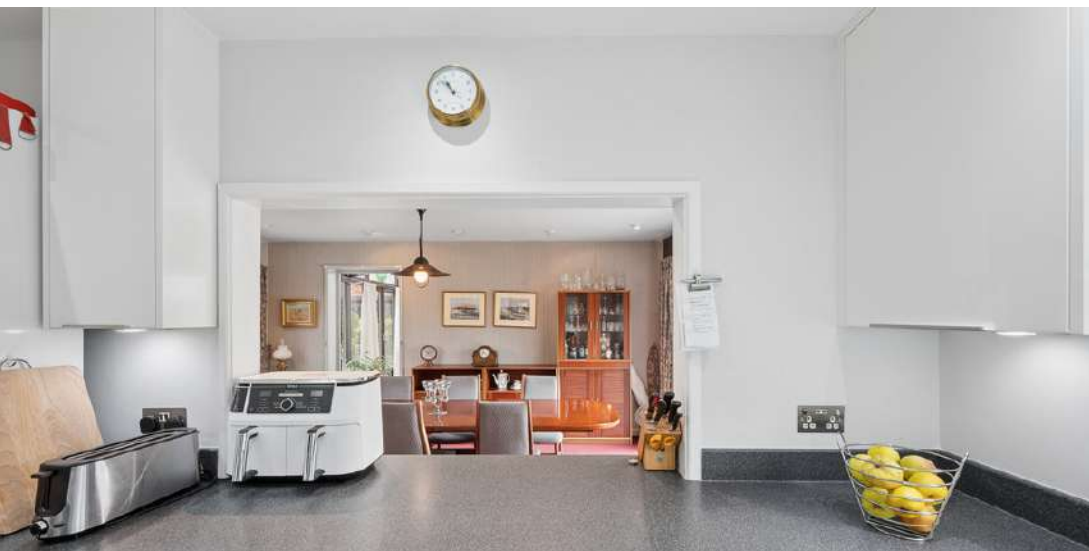
room, creating an excellent relationship between the principal living accommodation and gardens.

The conservatory also provides an attractive link between the main residence and converted former farm buildings, considerably enhancing the flexibility of the overall arrangement. A substantial dedicated office, complete with security shutters, provides an excellent environment for professional home working, creative pursuits or studio use.

The bedroom accommodation is similarly generous and includes a principal suite benefitting from air conditioning, together with four further bedrooms.

The scale and configuration of the accommodation provide excellent flexibility to adapt the house according to individual requirements, whether for family life, dependent relatives, guests, recreational space or home working.

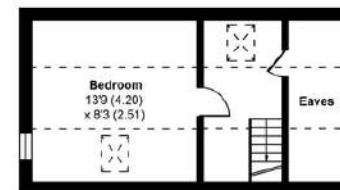
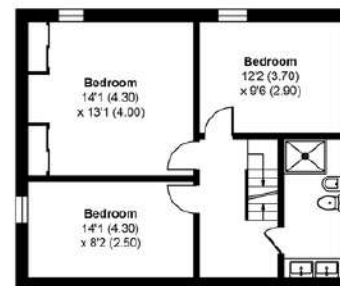
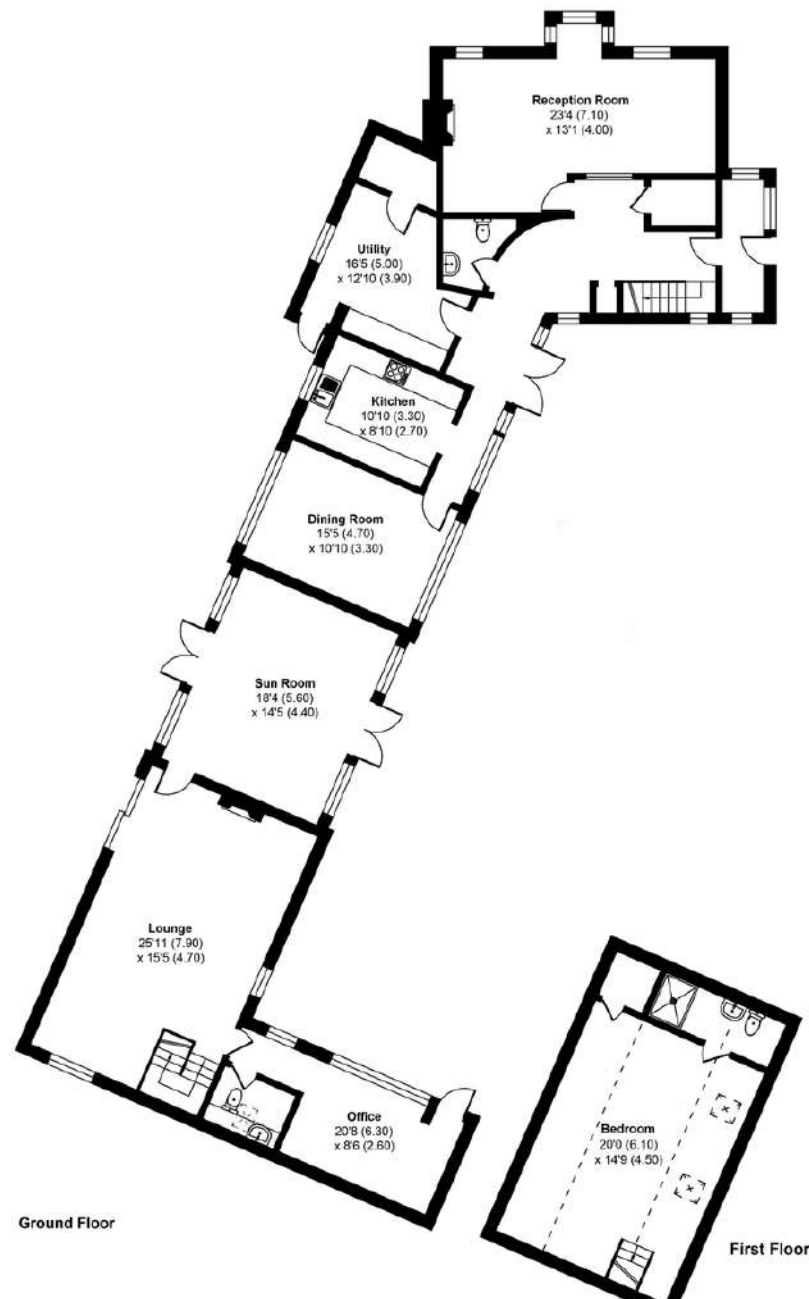
A range of significant energy-efficient improvements has also been undertaken, including triple glazing, air source heat pumps and solar panels complemented by an impressive 20kWh battery storage system. An electric vehicle charging point provides a further practical addition.



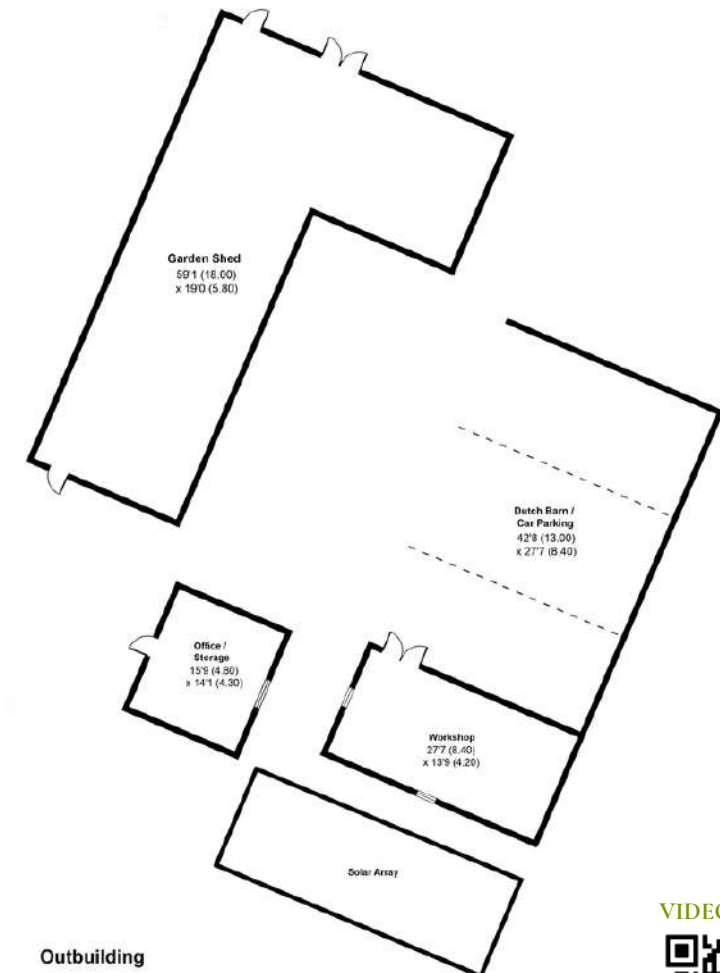




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Approximate Area = 3135 sq ft / 291.3 sq m
 Outbuilding = 2051 sq ft / 190.5 sq m
 Total = 5187 sq ft / 481.8 sq m
For identification only - not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Lens-Media for Halls.

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GARDENS & GROUNDS

The gardens and grounds are outstanding, providing a private and picturesque setting around the house. Expansive lawns are interspersed with mature trees and established planting, complemented by a productive orchard with apple, plum, pear and cherry trees, and areas of wild meadow encouraging wildlife. A generous paved terrace adjoining the house provides a beautiful setting for outdoor dining and entertaining whilst enjoying the surrounding countryside. Beyond the gardens lie two paddocks/fields, 4 and 3 acres respectively, offering superb potential for equestrian, smallholding or wider lifestyle interests. An excellent range of outbuildings includes a substantial dutch barn with workshop, timber clad barn and dedicated office space, providing valuable versatility for storage, vehicles, home working and offer the potential for conversion to secondary accommodation subject to the necessary planning permissions. A large solar array, a house battery and an electric vehicle charging point provide useful modern additions, whilst three attractive ponds and a natural spring further enhance the character, biodiversity and tranquillity of this exceptional rural setting.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water and electricity, along with water treatment system, drainage and air source heat pump heating.

A solar panel system with a battery stores excess electricity.

LOCAL AUTHORITY

Wyre Forest District Council, Finepoint Way, Wyre Forest House,
Kidderminster DY11 7WF
Tel: 01562 732928

COUNCIL TAX

Council Tax Band – G

EPC

Rating – E

DIRECTIONS

What3Words ///dumpling.alive.outfit

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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