



10 Bannut Hill

Kempsey, WR5 3NG

Andrew Grant

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3 Bedrooms 1 Bathroom 3 Reception Room

Character cottage in a coveted village setting with spacious garden, garden room, workshop and parking, perfect for comfortable family life.

- Charming period home with three bedrooms and generous living space across kitchen, dining, living and garden rooms
- Handcrafted kitchen with Esse range cooker and beamed dining room with cellar access
- Delightful long garden with patio, lawn, pond, vegetable beds and summerhouse
- Ample off-street parking for four vehicles and a detached workshop with home office
- Tucked away on an unadopted lane in sought-after Kempsey village, close to amenities, countryside and transport links

This characterful village home blends period charm with modern comforts. The handcrafted kitchen and beamed dining room form the heart of the house, while a cosy living room and bright garden room offer further space to relax. Three first-floor bedrooms and a stylish bathroom provide comfortable accommodation. Outside, a long garden with patio, pond, vegetable beds and summerhouse is complemented by a detached workshop/home office and parking for multiple vehicles.

1555 sq ft (144.5 sq m)





The kitchen

As the hub for family life, the kitchen and breakfast room provides generous workspace and a sociable feel. It is fitted with bespoke wooden cabinets and an Esse range cooker set beneath a blue tiled splashback, while a large window overlooks the frontage. A terracotta tiled floor and an exposed ceiling beam adds character and doors lead into the dining room and boot room. From here there is also access to a large pantry area.





The dining room

Ideal for family meals and entertaining, the dining room links the kitchen to the garden room. A beamed ceiling and timber floor give rustic charm, while the focal chimney breast with mantel provides a cosy focal point. Built-in shelving and a latch-fastened door to the kitchen feature, and there is convenient access to the cellar.





The living room

Creating a peaceful retreat, the living room invites you to unwind. A wood-burning stove set on a brick hearth forms the focal point and casts warmth through the space. A deep cottage window frames the outlook to the front, and there is ample space for furniture.





The garden room

Connecting the home with the garden, the garden room offers a flexible space for relaxing or entertaining. Its vaulted roof and full-height windows flood the area with light and garden views, while a freestanding wood burner adds warmth and character. The solid timber floor underfoot complements the outlook, and French doors open onto a sunny terrace and the long garden.





The cloakroom and utility

Handling practicalities and guest needs, the cloakroom and utility combine convenience in one compact room. It features a WC and a wash basin set into a timber worktop with panelled splashbacks and a quarry tiled floor. There is space and plumbing for laundry appliances beneath the counter, and a frosted window brings in daylight while maintaining privacy.



The primary bedroom

Offering a restful retreat at the rear of the home, the principal bedroom feels calm and spacious. A period fireplace with simple surround and exposed floorboards underline its character, while a deep window frames views of the garden. There is plenty of space for additional furniture alongside a practical built-in cupboard.



The second bedroom

This good-sized second bedroom offers versatile accommodation for family or guests. It benefits from a window overlooking the rear and painted floorboards that add character. A built-in high-level book shelf runs along one wall, providing useful storage without encroaching on the floor space.



The third bedroom

Suited to a family member or visiting guest, the third bedroom is characterful and cosy. It features a sloping ceiling and tongue-and-groove timber panelling to one wall, together with fitted shelving for books or toys. A cottage-style window overlooks the frontage and brings in plenty of natural light.



The study

Providing a secluded spot for work or hobbies, the study has a distinctive cottage feel. Timber-clad walls and a sloping ceiling create an intimate atmosphere, while a window enjoys an outlook over the frontage. Exposed floorboards complete this useful space off the landing.



The bathroom

Designed for modern family needs, the bathroom is both spacious and inviting. A contemporary bath sits beneath a frosted window, complemented by a separate glazed shower enclosure, a pedestal basin and WC. Tongue-and-groove panelling, a sloping ceiling and built-in shelving and a cupboard add character and practical storage.



The garden

Stretching out behind the house, the garden creates a true outdoor sanctuary. A paved terrace leads to a sweeping lawn flanked by borders, fruit trees and productive beds. A pond edged in stone adds wildlife interest, while a painted summerhouse offers a quiet hideaway beside a gravel seating area. A timber outbuilding provides workshop and office space, all enclosed by mature hedging.





The driveway and parking

Providing practical arrival and ample space for vehicles, the driveway offers off-street parking for up to four cars. Positioned adjacent to the garden and outbuilding, it allows easy access to both the house and workshop.

Location

Kempsey is a popular village situated just south of Worcester, surrounded by Worcestershire countryside and with the River Severn on its doorstep. The village has a range of everyday amenities including local shops, pubs, a primary school and an active community hall. More extensive facilities can be found in nearby Worcester, while road and rail links provide access to Birmingham, the Cotswolds and the motorway network. There are numerous countryside walks, cycle routes and bridleways, and schooling options in both the state and independent sectors close by. Sports and leisure facilities can be found at Worcester and nearby Malvern Hills.

Services

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

Broadband: Ultrafast broadband available. Download speeds up to 900 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

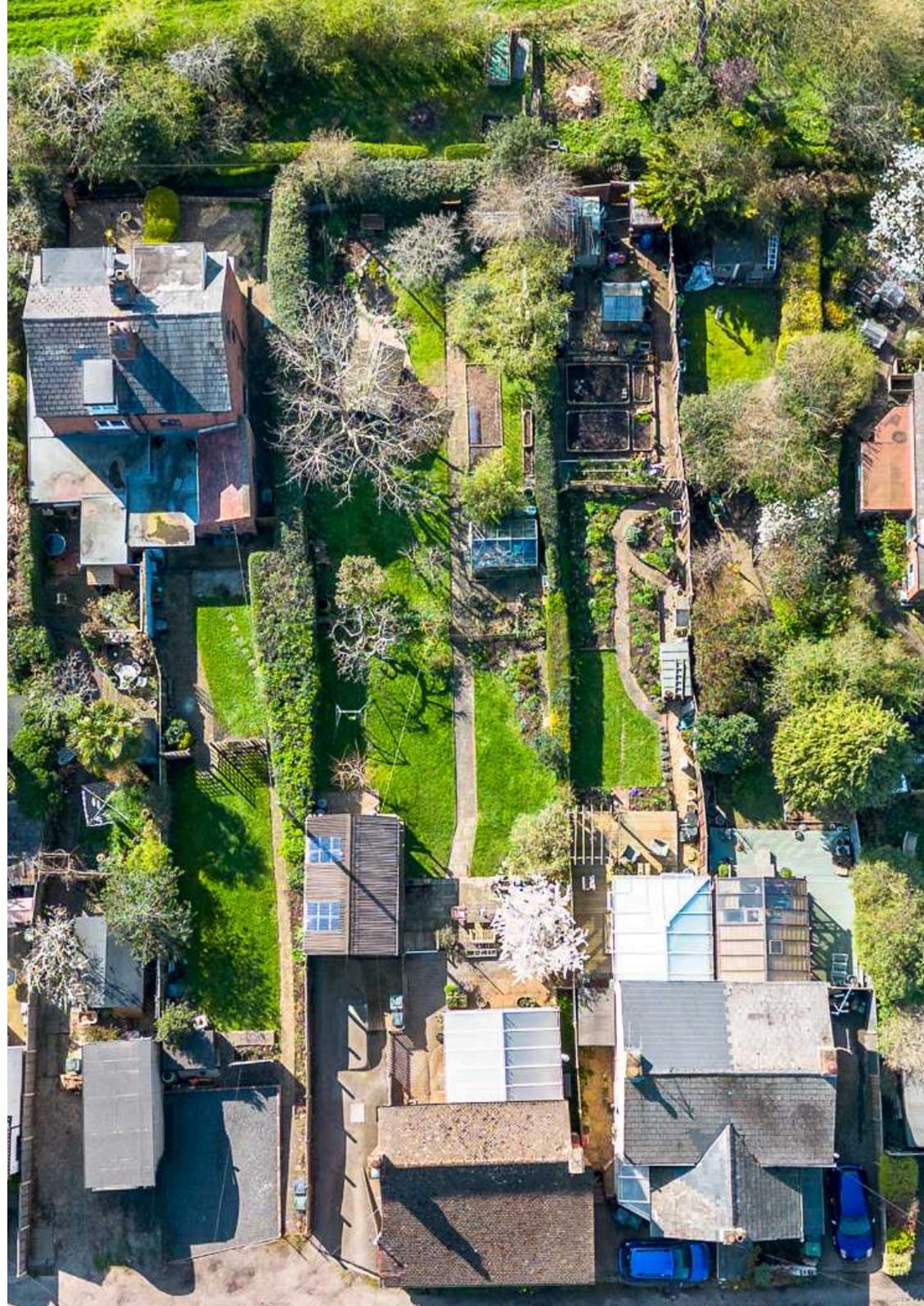
Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).

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

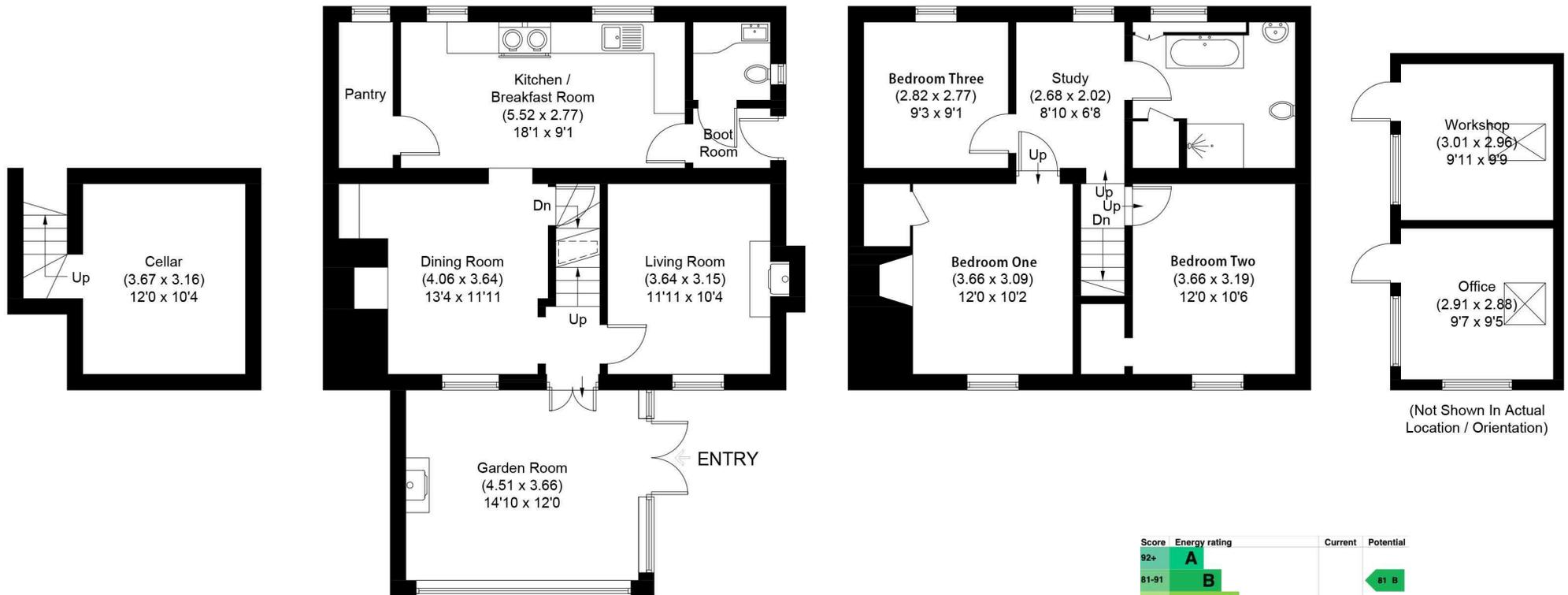
The Council Tax for this property is Band D



Bannutt Hill

Approximate Gross Internal Area
 Lower Ground Floor = 13.4 sq m / 144 sq ft
 Ground Floor = 74.7 sq m / 804 sq ft
 First Floor = 56.4 sq m / 607 sq ft
 Outbuilding = 17.8 sq m / 191 sq ft
 Total = 162.3 sq m / 1746 sq ft

 = Reduced head height below 1.5m



Lower Ground Floor

Ground Floor

First Floor

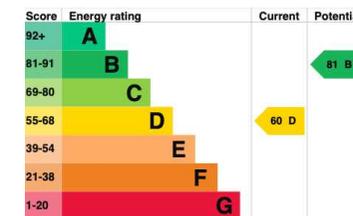


Illustration for identification purposes only, measurements are approximate, not to scale.



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