



Holly Cottage

Astley Burf, DY13 0RZ

Andrew Grant

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Riverlands, Astley Burf, DY13 0RZ

5 Bedrooms 3 Bathrooms 2 Reception Rooms

A unique opportunity to purchase a charming period cottage within the village of Astley Burf. The property has been substantially extended to provide a wealth of flexible accommodation and has been completely refurbished and renovated throughout.

- The property has planning permission for a bungalow/annex and garage with office space above.
- A charming period home that offers spacious, flexible living across multiple levels, blending historic character with modern comfort and functionality.
- Stunning garden with well-maintained outdoor space, perfect for family gatherings, entertaining, or simply relaxing in the tranquil surroundings.
- Off-road parking space for multiple vehicles, providing convenience and peace of mind, with a dedicated driveway that leads directly to the property.
- Highly desirable location with easy access to local amenities, offering everything from schools and shops to cafes and recreational facilities.
- Inviting snug with traditional beams and plenty of space for relaxation, offering a peaceful retreat for quiet evenings or family time.
- Modern utility room with practical storage solutions and space for laundry, offering added convenience while keeping the main living areas organised.

The spacious and characterful accommodation is complemented by generous grounds extending to approximately 0.3 acres, with a further 0.15 acres available by separate negotiation, giving a total potential plot approaching half an acre. The gardens wrap around the side and rear of the cottage, creating a wonderful sense of space and privacy.

1529 sq ft (142.1 sq m)





The kitchen

The heart of the home, this bright and airy kitchen offers a perfect blend of contemporary style and practicality. With an expansive work surface, ample storage, and modern fixtures, cooking and entertaining are made easy. The central island provides additional workspace and a place for casual dining. Large windows allow plenty of natural light, creating a warm and welcoming atmosphere. From here, you can enjoy views of the garden, perfect for relaxing or dining al fresco.





The living room

This inviting living room combines character and comfort, featuring exposed ceiling beams, a traditional fireplace with wood-burning stove, and soft neutral décor. Generous windows provide plenty of natural light and views over the garden, while the open layout connects seamlessly to an adjoining reception area. A peaceful and spacious setting, ideal for relaxing or entertaining.





The snug

Tucked away for quiet relaxation, the snug offers a cosy retreat with traditional beams and a homely atmosphere. This room is ideal for unwinding after a busy day, offering a peaceful, intimate setting. Its flexible layout allows for different uses, from a reading room to a space for family movie nights. With plenty of charm, this snug feels like the perfect escape from the rest of the home.





The utility

This functional utility room is a welcome addition to the property, offering practical space for laundry and additional storage. Fitted with modern appliances, it provides easy access to the rear garden, making outdoor tasks convenient. The room's layout ensures that the main living spaces are kept tidy, and it complements the kitchen area perfectly. A built-in cupboard provides extra storage, making it an excellent space for managing everyday chores.



The entrance hall

As you enter this delightful property, you are welcomed by a spacious hallway that effortlessly combines the charm of period features with modern functionality. The space offers an inviting first impression, with light flooding in from well-positioned windows. A large storage cupboard and a convenient cloakroom are perfect for keeping the home neat and organised. The hallway leads to the main living areas, with a clear flow of space and an inviting feel.



The shower room

This beautifully presented shower room combines modern style with rustic charm. Featuring a spacious walk-in shower with a rainfall head, the space is finished with sleek white metro tiles and a mosaic accent. A contemporary white basin sits on a wooden vanity, complemented by a large, illuminated mirror. The soft pink walls and patterned floor tiles create a warm, inviting atmosphere. A frosted window provides natural light while ensuring privacy.



Bedroom one

A luxurious master bedroom featuring ample space for a king-sized bed and additional furniture. High ceilings with traditional beams create a sense of openness, and large windows flood the room with natural light, enhancing the serene atmosphere. This peaceful retreat offers a calming space with views of the surrounding area, making it the perfect place to unwind after a long day. The room also benefits from well-positioned storage, making it both practical and stylish.





Bedroom two

This spacious double bedroom is ideal for a comfortable night's sleep, with plenty of room for furniture and personal touches. It benefits from an en suite bathroom, offering privacy and convenience. The well-appointed en suite includes modern fixtures, a shower, and quality finishes, providing a practical space that complements the bedroom's tranquil atmosphere. This room is perfect for guests or a growing family, combining comfort with privacy.





Bedroom three

A delightful third bedroom with plenty of room for a single or double bed. This versatile room can easily be adapted to suit your needs, whether as a child's bedroom, guest room, or home office. Its peaceful location within the property ensures a quiet environment for rest, with views of the surrounding greenery. The room is bright and airy, thanks to large windows that bring in natural light and offer a relaxing outlook.





The downstairs bedroom

This bright and versatile bedroom features neutral tones and soft carpeting for a calm, contemporary feel. French doors open directly onto the garden patio, offering lovely views and seamless access to outdoor space. Well-proportioned and filled with natural light, it's an ideal space for use as a bedroom, home office, or guest room.





The garden

The property enjoys established gardens with open lawn, mature trees and planted borders. A gravelled frontage leads to the entrance, while the rear garden offers a private and level space ideal for outdoor dining and relaxation. Gated access and a spacious driveway provide practicality. An additional parcel of approximately 0.15 acres is available by separate negotiation.





The driveway

The property includes a spacious gravel driveway with ample room for multiple vehicles. Set to the side of the house, it offers convenient access to the entrance and garden areas. Bordered by mature trees and natural greenery, the driveway blends well with the rural setting while providing practical off-road parking.





Land by separate negotiation

A parcel of land extending to approximately 0.15 acres is available by separate negotiation. The land lies to the side and rear of Holly Cottage and includes the existing workshop/garage building, offering excellent flexibility for a variety of uses (subject to any necessary consents). When combined with the main property, the total site extends to approximately half an acre.



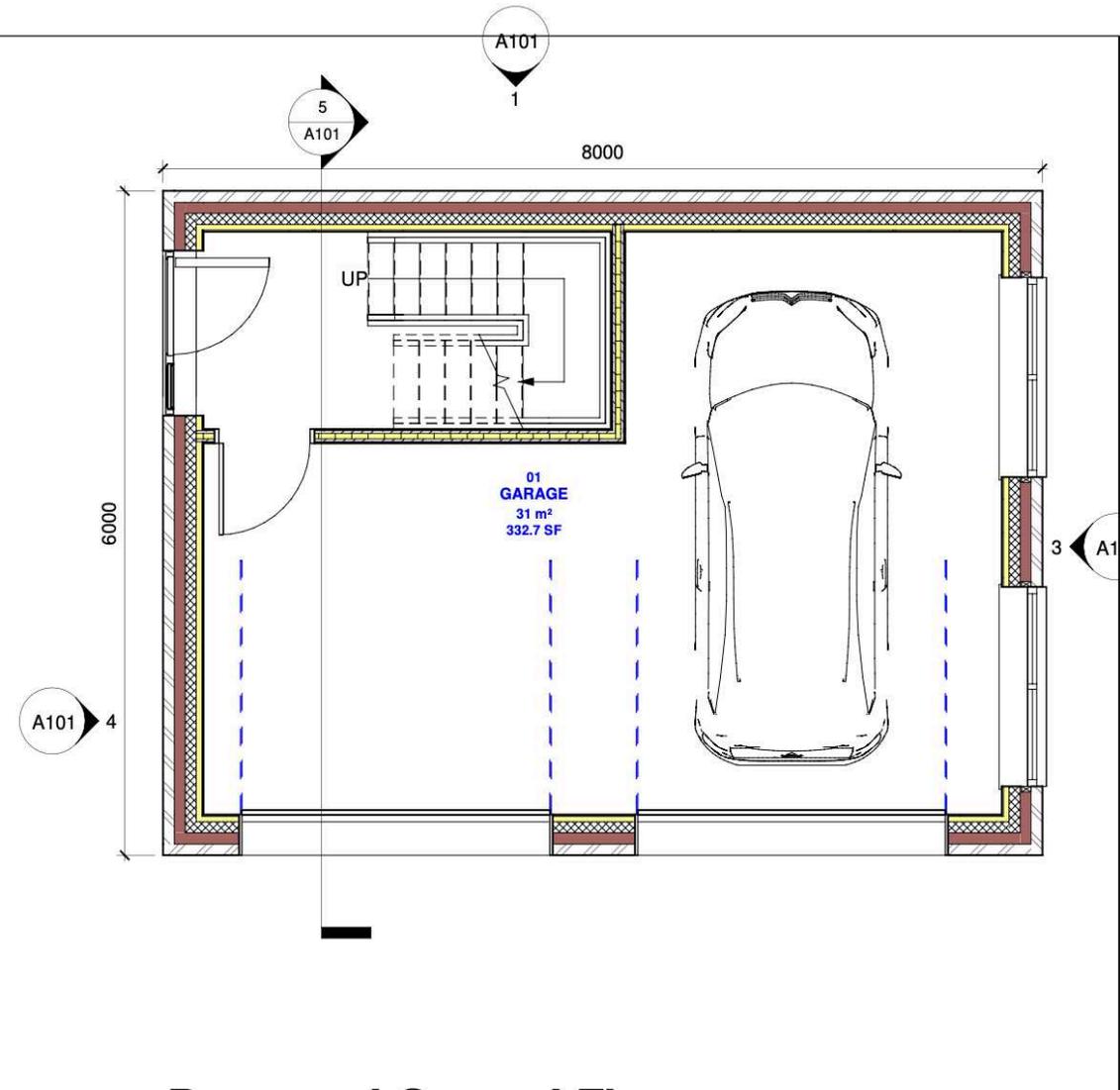


Planning permissions

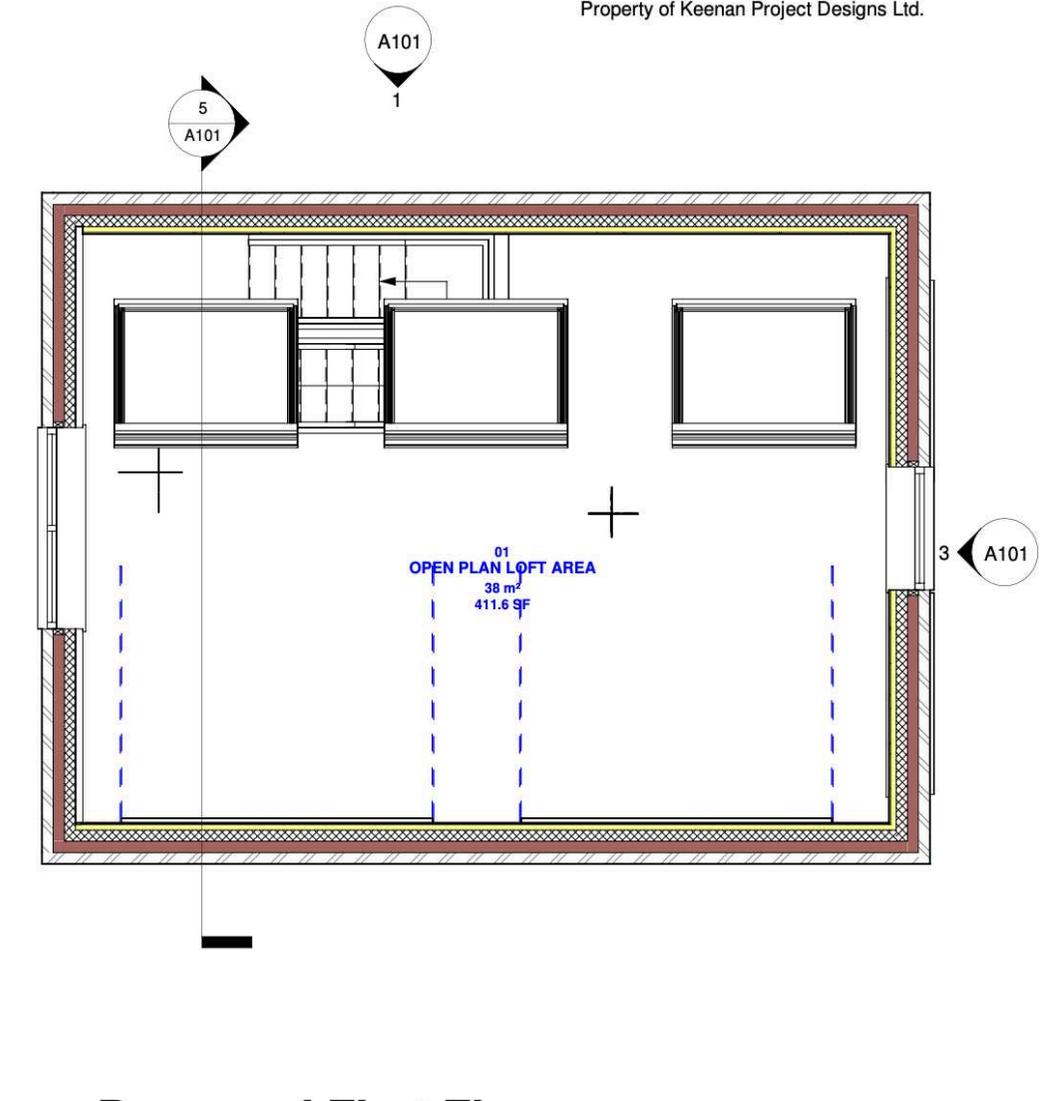
The spacious and characterful accommodation is complemented by grounds extending to approximately 0.3 acres, with a further 0.15 acres available by separate negotiation. This outside space is not only ideal for family life and entertaining, it also offers development potential, with planning approved for both a two-bedroom bungalow annex within the grounds and a detached double garage with office space above. The availability of additional land enhances the flexibility of the plot and may provide further scope for those seeking extended gardens or future development potential (subject to the relevant permissions). For further information regarding the approved planning please visit the planning section on the Malvern Hills district council website and use the following references:- Planning application number for detached bungalow - M/24/00932/HP

All Dimensions in millimetres unless otherwise stated.
Do not scale except for Planning Purpose.
IF IN DOUBT ASK

This Drawing is confidential and is the
Property of Keenan Project Designs Ltd.

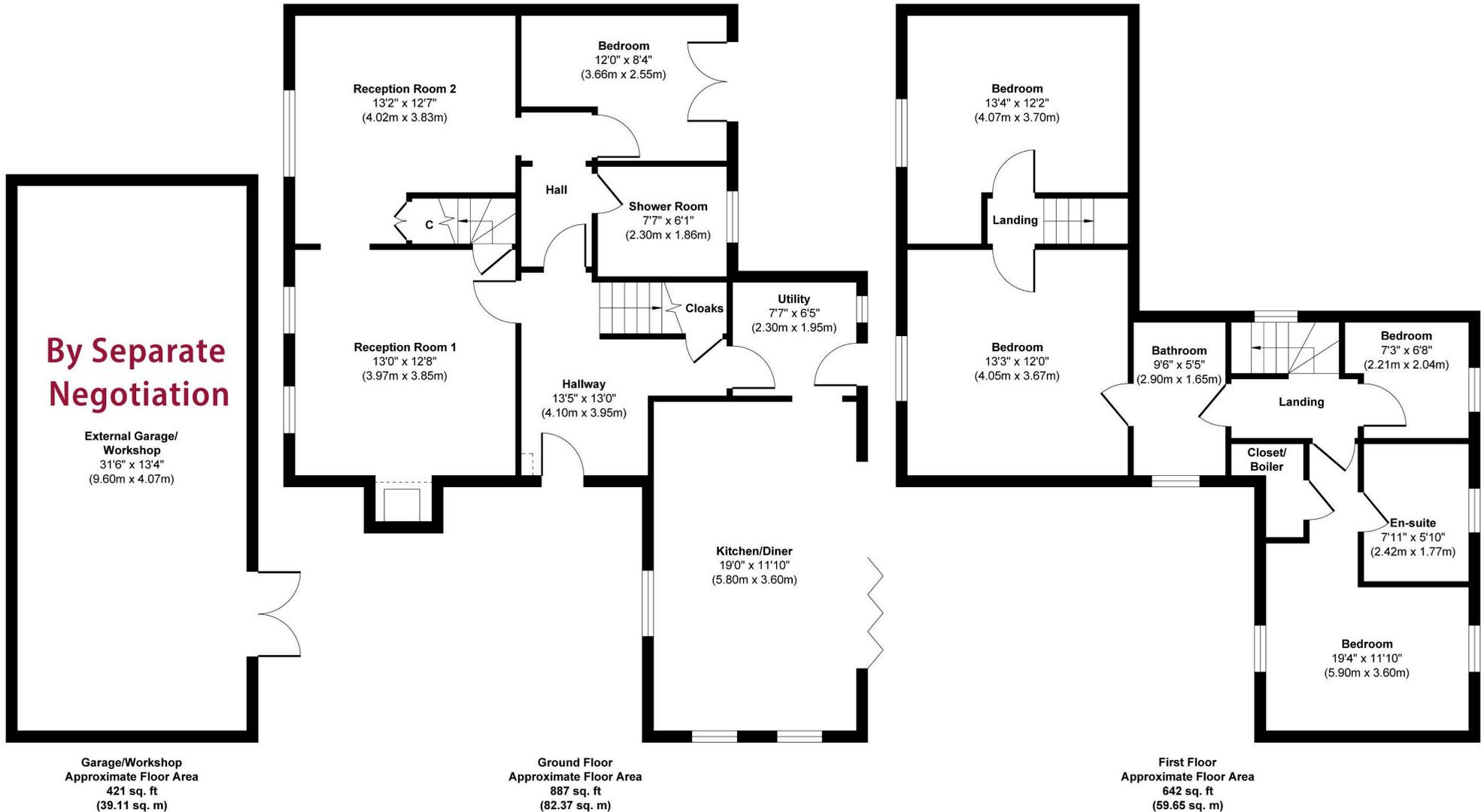


1 Proposed Ground Floor
1 : 50



2 Proposed First Floor
1 : 50

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Approx. Gross Internal Floor Area 1950 sq. ft / 181.13 sq. m (Including Garage/Workshop)
Approx. Gross Internal Floor Area 1529 sq. ft / 142.1 sq. m (Excluding Garage/Workshop)

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

Produced by Elements Property

Location

Astley Burf is a highly desirable Worcestershire village set on the banks of the River Severn, offering a peaceful lifestyle surrounded by countryside and riverside walks. Routes lead to nearby Areley Kings and Shrawley Woods, known for its spring bluebells, and the village falls within the catchment for the well-regarded Chantry School in Martley.

Amenities include a riverside pub and restaurant, with further facilities in Areley Kings such as a Co-Op, chemist and recreational field. Worcester city centre is approximately 11 miles away, with M5 Junction 6 around 13 miles distant.

Services

The property benefits from mains electricity and water, plus a septic tank.

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 EE, Three, Vodafone and O2 (source: Ofcom checker).

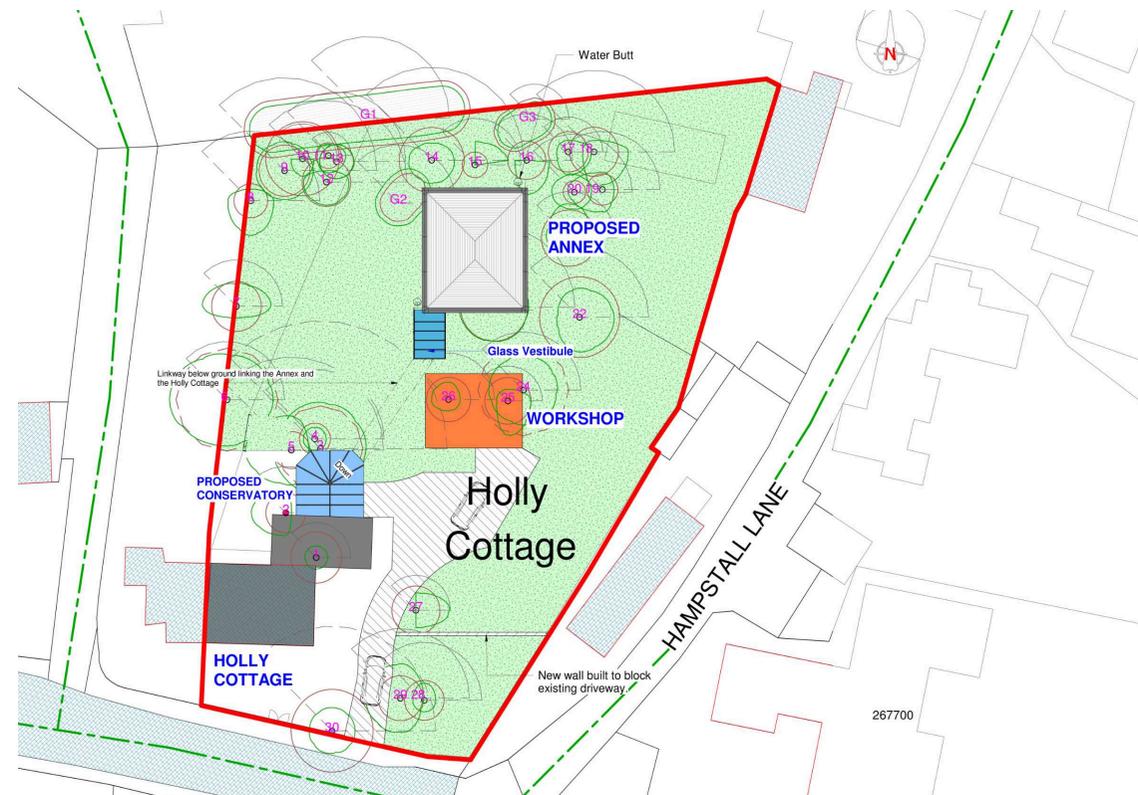
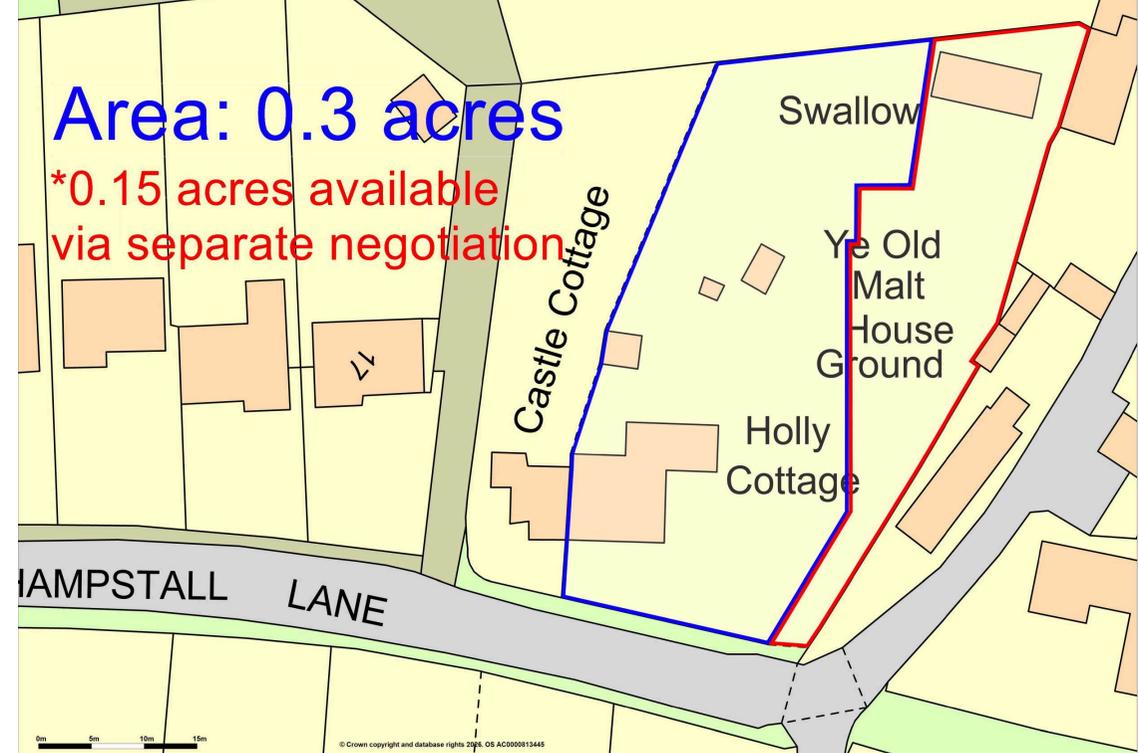
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

This property is council tax **band C**

Agent Note

Grounds of approximately 0.3 acres with a further 0.15 acres available by separate negotiation, offering a potential total plot approaching half an acre.





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