



**Hideaway Cottage**  
Bewdley, DY12 2EF

Andrew Grant

# Hideaway Cottage

18a Dog Lane, Bewdley, DY12 2EF

**2 Bedrooms    1 Bathroom    2 Reception Rooms**

A charming Grade II listed period cottage arranged over three floors offering characterful accommodation, cellar, private parking and a central Bewdley setting close to everyday amenities and transport connections.

- A beautifully presented period cottage arranged across three floors.
- Character features throughout including exposed beams and feature fireplace.
- Parking for two cars positioned within the courtyard.
- Central Bewdley location close to amenities and transport links.
- Short-term letting potential, with the current owner successfully operating the property as an Airbnb and generating a strong income stream, highlighting its appeal as a ready-made investment opportunity.

18a Dog Lane is a distinctive period cottage arranged over three floors, offering well arranged accommodation that combines character features with practical living space. The ground floor includes an entrance lobby and cloakroom with access to the cellar, while the second floor forms the main living level with a living room and kitchen diner providing clearly defined yet connected spaces for everyday living. The first floor is dedicated to sleeping accommodation and comprises two double bedrooms and a shower room, creating a clear separation between living and resting areas. Period features throughout add interest and individuality, reinforcing the cottage character. Externally, the property benefits from parking for two cars in the front courtyard and is well suited to buyers seeking minimal external maintenance within a fabulous central Bewdley setting.

**776 sq ft (72.2 sq m)**





## The kitchen and dining room

Positioned on the upper floor, the kitchen diner forms a welcoming and practical space at the heart of the home. The layout is well considered, offering generous work surfaces, extensive cabinetry and integrated appliances that support everyday cooking with ease. There is ample room for a dining table, creating an ideal setting for daily meals and informal gatherings.





Exposed roof timbers and the sloping ceiling highlight the period origins of the cottage, adding depth and visual interest without overwhelming the room. Natural light filters in through the two windows, enhancing the sense of space and making the room equally suited to relaxed family use or entertaining guests.



## The living room

Set adjacent to the kitchen, the spacious living room offers an inviting space with a strong sense of character. Exposed roof timbers and a vaulted ceiling create visual interest, while the layout allows for flexible use and comfortable circulation. A window and Velux roof light provides natural light, enhancing the welcoming atmosphere and making this an appealing room for relaxation and everyday living.





## The entrance hall and cloakroom

The entrance hall provides a welcoming introduction to the cottage, setting the tone for the character found throughout. A staircase rises to the upper floors, while access is provided to the cloakroom for everyday convenience. Positioned off the hall, the cloakroom is fitted with a WC and wash hand basin and benefits from a window providing natural light and ventilation, creating a practical and inviting space for both residents and guests. From here there is also access to the cellar.





## The primary bedroom

Located on the first floor, the primary bedroom provides a calm and comfortable retreat within the cottage. Exposed roof timbers add character, while a sash window allows natural light to enhance the space. Built in storage is incorporated within the room, complementing the practical layout and clear circulation, making it well suited to everyday use and restful nights.





## The second bedroom

Set adjacent to the shower room, the second bedroom offers flexible accommodation suited to a range of needs. A sash window provides natural light, creating a bright and comfortable environment. Built in storage is incorporated within the room, complementing the practical layout and clear circulation, making it ideal as a guest or additional family bedroom within the home.



## The shower room

The shower room is arranged to support daily routines with ease. It includes a shower enclosure, WC and wash hand basin set within a practical layout. Positioned on the first floor, the room is well placed for both bedrooms and offers a clean, functional space suited to modern living.





## The driveway and parking

The property benefits from dedicated parking for two vehicles positioned to the front, providing a valuable feature within this central setting. The paved courtyard arrangement allows convenient access to the entrance. This practical provision enhances day to day living, offering ease of arrival and departure rarely found with period homes in such a location.

## Location

Hideaway Cottage is a period gem situated within a small cluster of homes on the corner of Dog Lane. This is an excellent central location just yards from Bewdley centre yet tucked away from all the hustle and bustle of the main town.

The thriving town centre has so much to offer including many interesting shops and boutiques plus an incredibly diverse range of pubs and restaurants. The town is also home to several attractions, including a museum on Load Street and the renowned Severn Valley Railway offering scenic journeys through amazing countryside to nearby Arley and Bridgnorth.

Bewdley is also the gateway to the Wyre Forest Nature Reserve, England's largest protected woodland, which can be accessed from a number of points on the edge of town and covers around 6,000 acres complete with a myriad of trails ideal for walking, cycling and horse riding.

The town is also blessed with excellent schooling facilities located on Wyre Hill and Stourport Road, both of which are within reasonable walking distance of the property.

## Services

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

## Council Tax

The Council Tax for this property is Band B.

## Agent Note

The property is held on a commonhold leasehold basis and forms part of a small management company serving the three properties beneath the same roof. A contribution of approximately £320 per half year is payable, covering buildings insurance and external maintenance.

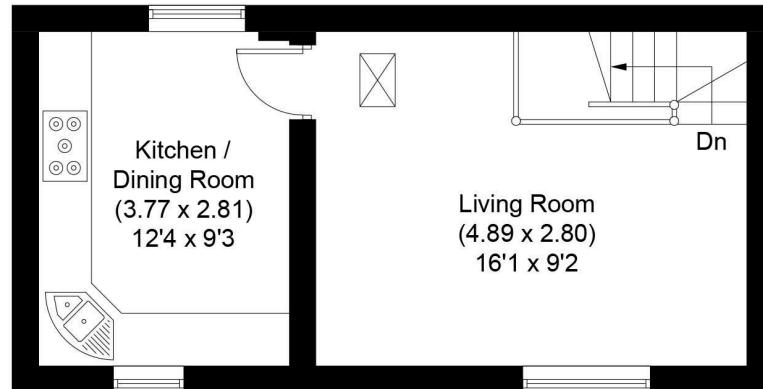
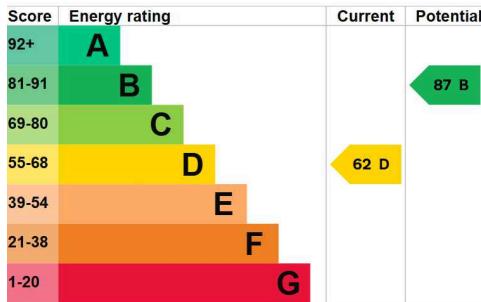


# Dog Lane

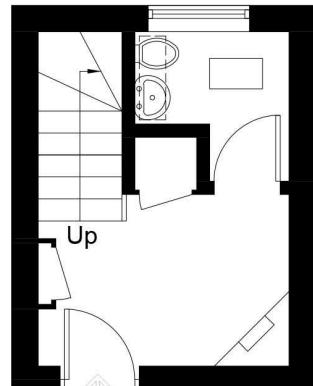
Approximate Gross Internal Area  
 Ground Floor = 11.0 sq m / 118 sq ft  
 First Floor = 30.6 sq m / 329 sq ft  
 Second Floor = 30.6 sq m / 329 sq ft  
 Total = 72.2 sq m / 776 sq ft



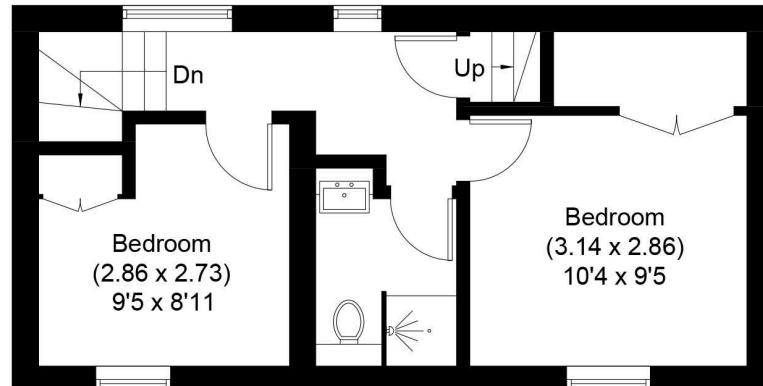
= Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

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



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