



The Granary

Bewdley, DY12 2UA

Andrew Grant

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Liveridge Farm, Ribbesford, Bewdley, DY12 2UA

4 Bedrooms 3 Bathrooms 2 Reception Rooms

Substantial barn conversion offering versatile family accommodation, mature gardens, panoramic countryside views and extensive parking in a secluded rural setting

- A spacious four bedroom barn conversion with adaptable living space and far reaching rural views
- Character features throughout include exposed timbers, an inglenook fireplace and a wide bay window
- Large garden with patio, lawns, mature trees, fruit trees, vegetable beds and a timber summerhouse
- Long driveway ending in ample parking, timber double garage, carport and log store
- Idyllic rural position near Ribbesford Woods and Bewdley with easy access to road and rail links

Dating from a conversion in the mid 1990s, The Granary is a substantial barn conversion set in around half an acre within a select cluster of barns. Arranged around a welcoming living room with brick inglenook and bay window, the flexible layout includes a large dining kitchen, utility room and a ground floor bedroom with its own shower room. Three further double bedrooms and two bathrooms occupy the first floor, the principal suite having a dressing area and private shower room. A long driveway leads to extensive parking, a double garage and carport. The gently tiered gardens have patio areas, sweeping lawns, fruit trees, vegetable beds and a summerhouse, all enjoying open views over the valley and Ribbesford woods.

2574 sq ft (239.1 sq m)





The kitchen and dining room

Forming the social heart of the home, the kitchen and dining room combines cooking and dining in one inviting space. A run of timber cabinets with a ceramic sink beneath a mullioned window, quarry tiled flooring, tiled splashbacks and a range cooker beneath a decorative hood anchor the kitchen. Exposed beams stretch overhead, while the dining area features a brick wall and French doors to the rear entrance along with a useful cupboard and access to the living room and utility.







The utility

Tucked off the kitchen, the utility provides practical space for laundry and household tasks. Matching cabinets, a built-in sink with tiled splashback and quarry tiled floor complement the beamed ceiling. Plumbing for appliances is discreetly arranged and a window provides ample light.



The living room

The living room invites relaxed family living and entertaining. A substantial brick inglenook fireplace with oak bressummer and multi-fuel stove forms a striking focal point alongside a wide bay window that frames pastoral views. Exposed timbers crown the ceiling, while the room links to the staircase and flows into the kitchen and dining area.







The hallway and cloakroom

The hallway creates a welcoming arrival and unites the ground floor rooms. A pine staircase climbs to the galleried landing under a beamed ceiling and panelled doors and wainscoting add character. Off the hall lies a cloakroom with a traditional low level WC and wall-mounted basin beneath an exposed timber.





The primary bedroom

Occupying much of the first floor, the primary bedroom provides a generous retreat with long rural outlooks. Extensive built-in wardrobes line the walls and a dedicated dressing area is framed by a deep dormer window flanked by bespoke cupboards. Dual aspect windows brighten the space and the bedroom enjoys immediate access to its own en suite.





The primary en suite

Serving the main bedroom, the en suite is fitted for modern convenience. A curved corner shower with glazed enclosure, pedestal basin and low level WC sit against tiled walls and floor, while a window offers ventilation and a view.



The second bedroom

The second bedroom offers comfortable guest or family accommodation on the first floor. Dual aspect windows ensure a pleasant outlook and an in-built airing cupboard provides useful storage. The generous floor area allows space for wardrobes or seating.



The third bedroom

Currently arranged as a home office, the third bedroom offers flexibility for work or sleep. A deep dormer window between two fitted cupboards provides far reaching views and ample built-in storage. The room's proportions accommodate a double bed or desks with ease.





The bathroom

Serving the first floor bedrooms, the family bathroom is neatly appointed. It comprises a panelled bath with tiled surround, a pedestal basin and a low level WC. A window with privacy blinds and a shelf above the cistern complete the room.



The fourth bedroom and en suite

Ideal for guests or multi-generational living, the fourth bedroom with en suite sits on the ground floor in a quiet corner of the home. This large double room enjoys dual aspect windows, exposed timbers and fitted storage. The adjoining en suite includes a generous walk-in tiled shower, pedestal basin and low level WC.





The garden

The gardens are a standout feature, extending to a generous plot bordered by open fields. The home overlooks multi level lawns interspersed with mature trees and shrubs, while steps lead down to a sweeping lawn edged by hedging and fruit trees. There are productive vegetable beds, a greenhouse and a timber summerhouse, all enjoying panoramic views across the valley and Ribbesford woods.



The driveway and parking

Approached via a long private driveway, the property enjoys extensive parking discreetly set away from the home. The gravel drive culminates in a large turning and parking area beside a timber double garage with power and light and an adjacent timber carport with an integrated log store. This arrangement accommodates multiple vehicles and provides easy access to the house.

Location

Set within rolling countryside on the edge of a small development beside Liveridge Farm, this period property enjoys a peaceful yet well-connected setting. A small collection of barn conversions creates a sense of privacy and community, while open fields and mature woodland provide far-reaching views.

Country lanes and footpaths, including the Worcestershire Way, are close at hand, along with Ribbesford Woods for walking and cycling. The Georgian riverside town of Bewdley, around 2.5 miles away, offers independent shops, cafés, schools and leisure facilities, as well as attractions such as the Severn Valley Railway and West Midlands Safari Park. Road and rail links connect easily to Kidderminster, Worcester and Birmingham.

Services

The property benefits from mains electricity and water. There is Liquid Propane Gas for central heating and drainage is supplied via a septic tank.

Broadband Speed: Standard broadband available. Download speeds up to 18 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, EE, Three 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

The Council Tax for this property is Band F



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Approximate Gross Internal Area
 Ground Floor = 113.6 sq m / 1223 sq ft
 First Floor = 94.3 sq m / 1015 sq ft
 Double Garage = 31.2 sq m / 336 sq ft
 Total = 239.1 sq m / 2574 sq ft
 (Excluding Carport / Log Store)



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



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