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**Andrew
Grant**



Crofton Park



Crofton Park

Trimpley, Bewdley, DY12 1NL

Far reaching views across the Habberley Valley define this characterful country home, with established gardens and a paddock extending its rural appeal.

4 Bedrooms | 3 Bathrooms | 2 Receptions | 1.3 Acres | One acre paddock

Crofton Park combines a distinctive brick exterior and decorative gables with an elevated outlook across the Habberley Valley. The living room opens onto the garden, complemented by a separate dining room, country kitchen, utility, study and ground floor shower room. Upstairs are four bedrooms, including a primary bedroom with an en suite, a second bedroom with its own shower and basin and a family bathroom. Extending to 1.3 acres, the grounds include established gardens, terraces and a one acre paddock, together with private parking and a garage.

1893 sq ft (175.9 sq m)

Freehold

The ground floor

A deep green Aga gives the country kitchen a strong focal point, framed by timber cabinetry and contrasting dark work surfaces. A separate oven and hob supplement the cooking facilities, with space for a breakfast table.

The adjoining utility continues the cabinetry and tiled flooring beneath a pitched ceiling and Velux window. A double-drainer sink and additional cupboards create a substantial extension to the kitchen, with the added benefit of a separate external stable door.

Exposed ceiling timbers and a substantial brick fireplace give the living room its country character, with a stove set on a raised hearth. Glazed double doors frame the valley outlook and open onto the terrace, while the adjoining study provides a separate retreat.

Full height glazing and double doors draw the garden into the dining room, opening directly onto the paved terrace. Exposed beams, illuminated arched recesses and a glazed internal screen give this separate reception room a character of its own.





Opening from the living room, the study has windows on two sides and ample space for a large wraparound desk. Ceiling beams continue the character of the adjoining reception room.

The ground floor shower room has a glazed shower enclosure, pedestal basin and WC. Tiled flooring continues from the entrance hall, and a window provides daylight.

A broad entrance hall introduces the ground floor, with tiled flooring and a wide opening extending towards the side window. Previously utilised as a library, this versatile space offers excellent flexibility and could easily be reconfigured to suit a variety of uses. A glazed dining room screen provides an attractive glimpse through to the garden.







The first floor

The primary bedroom enjoys an expansive outlook over the gardens and surrounding countryside, creating a peaceful and inviting retreat. Its private en suite features a separate shower enclosure, basin, WC and bidet, with tiled walls and a window providing natural light.

Dual aspect windows give the second bedroom a bright outlook. An individual shower enclosure and a basin set into fitted vanity cupboards provide additional facilities within the bedroom, separate from the family bathroom.

The third and fourth bedrooms both overlook the grounds towards the countryside beyond. Each opens independently from the landing, with the fourth bedroom enjoying dual aspect views.

The family bathroom features a panelled bath with traditional-style taps, a basin set into a vanity cupboard and a WC. A window provides natural light while offering attractive views towards the treetops and distant countryside.









The garden and grounds

Broad paved terraces outside the living and dining rooms make the most of the elevated views across the Habberley Valley. Steps descend to an extensive lawn, with the red brick elevations and decorative gable forming a striking backdrop.

Beyond the lawn, established shrubs, mature trees and rock-edged flower beds bring colour and variety to the garden. A dedicated vegetable patch, an assortment of fruit bushes and several established apple trees add to the garden's charm and appeal. A pond forms a focal point among the borders, while paths and steps connect the different levels and lead towards a garden shed.

The one acre paddock adds appeal for buyers with equestrian interests, offering potential for grazing alongside the garden. Gated access and timber post and rail fencing define the sloping grassland, with mature hedgerows, trees and sweeping countryside views enhancing its rural setting.







The driveway and parking

A driveway shared with Crofton Lodge leads to the property's private parking area and garage. Hardstanding extends beside the entrance, with a block paved section outside the garage and gated pedestrian access through to the garden. The cavity wall-insulated garage offers excellent potential for conversion into a games room or additional leisure space, with French doors opening directly onto the garden.



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Location

Crofton Park occupies an elevated rural setting in Trimpley, with views across the Habberley Valley. Fields and woodland shape the surrounding landscape, while Bewdley and Kidderminster provide the wider town connections.

Trimpley Village Hall hosts community groups and events. Bewdley offers independent shops, cafés and restaurants, with businesses around Load Street and the riverside providing a varied choice beyond the village.

The property falls within the catchment area for Upper Arley Primary School and Bewdley High School, with a school bus conveniently passing the end of the driveway. Further educational options are available in nearby Wolverley, including Wolverley High School and Sixth Form College.

The A442 connects the area with Kidderminster and Bridgnorth, while the A456 provides an onward route towards Birmingham. Kidderminster railway station offers services to Worcester and Birmingham Snow Hill.

Habberley Valley Local Nature Reserve offers heathland, woodland and waymarked walks, including a circular route through Trimpley. The wider area also offers the Wyre Forest and the heritage Severn Valley Railway.



Services

The property benefits from mains electricity and water, with heating supplied by an oil-fired combi boiler housed in a dedicated boiler room, which is accessed separately from outside. Drainage is to a shared septic tank located beneath the far stable at Crofton Lodge.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

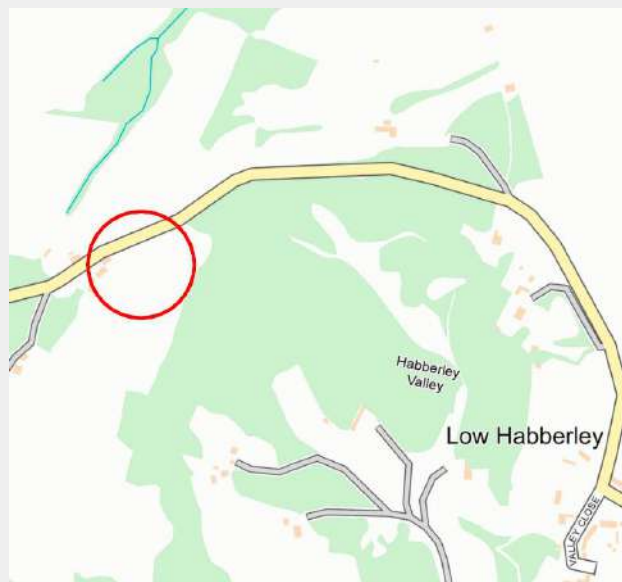
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low for river and surface water flooding.

EPC

The EPC rating for this property is: E

Council Tax

The Council Tax for this property is Band G

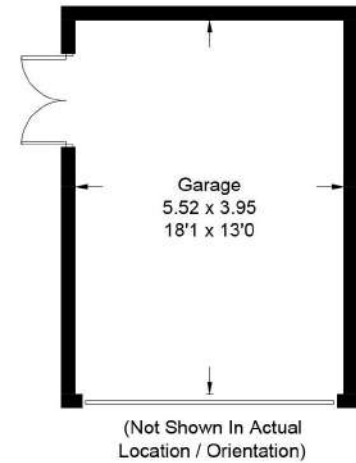
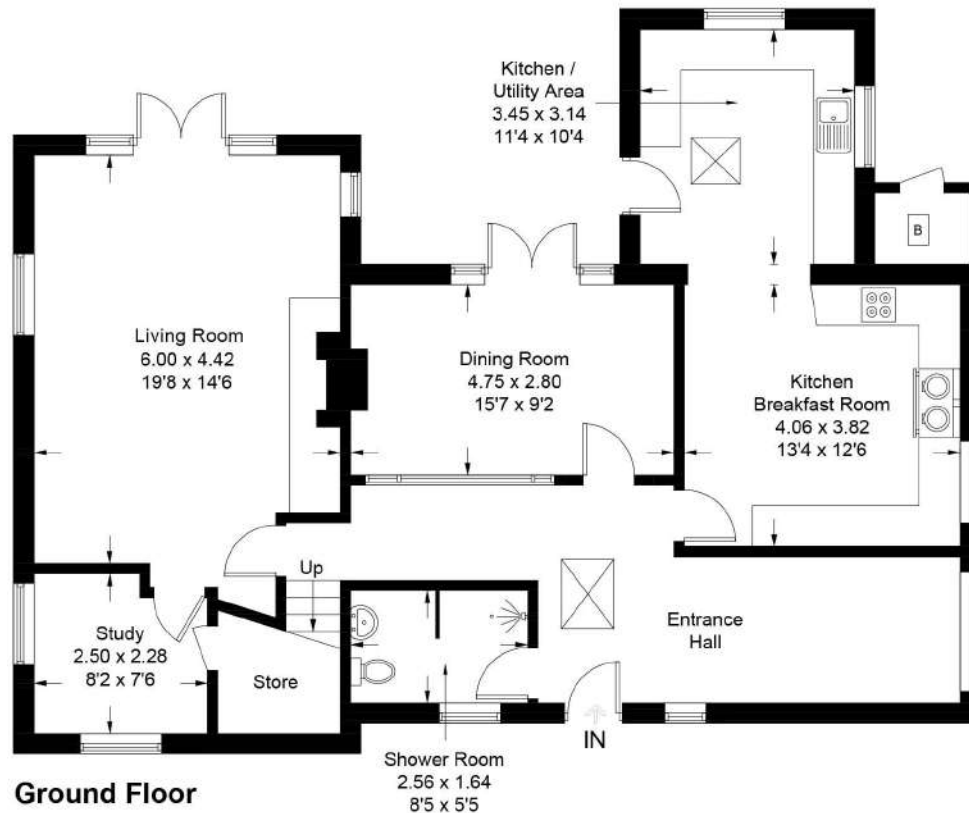


Crofton Park, Trimpey

Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft
 External Boiler Room / Garage = 23.2 sq m / 250 sq ft
 Total = 199.1 sq m / 2143 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		



This plan is for guidance only and must not be relied upon as a statement of fact.



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