



**44 Gilgal**

Stourport-on-Severn, DY13 9AJ

**Andrew Grant**

# 44 Gilgal

Stourport-on-Severn, DY13 9AJ

**3 Bedrooms   2 Bathrooms   2 Reception Rooms**

Characterful end of terrace home with period beams, three bedrooms, two receptions, large garden and parking, dating from the 1700s.

- This sizeable and characterful end of terrace home provides three bedrooms, two bathrooms and two reception rooms over four floors
- Period features such as exposed beams and brick fireplaces recall its eighteenth century origins and enhance the living spaces
- Generous dimensions and richly planted landscaping create a wonderful rear garden with paved seating areas and meandering pathways among established trees and shrubs
- Parking is provided by a paved area to the side of the home offering convenient off road space by the front door
- The location offers access to Stourport on Severn's shops, schools, canal basins and road links to Kidderminster and Worcester

Situated on Gilgal in historic Stourport on Severn, this sizeable end of terrace home dates from the 1700s and blends period character with flexible accommodation arranged over four levels. The ground floor houses a rustic kitchen while two reception rooms provide space to dine and relax. Upstairs are three double bedrooms, including a generous principal suite, served by a family bathroom and an en suite. The lower ground floor offers useful cellar rooms for storage. Outside, a large established garden and a driveway providing off road parking complete the appeal. The home retains many exposed beams and fireplaces throughout, adding character.

1751 sq ft (162.7 sq m)





## The kitchen

At the heart of the home, the kitchen is a rustic workspace ideal for family cooking and informal gathering. It features exposed timber ceiling beams, terracotta tiled flooring and bespoke wooden cabinetry with display units. A central island provides additional storage and preparation space, while the sink is positioned beneath a window, allowing for natural light. An integrated oven and gas hob are set within the surrounding worktops.





## The dining room

Perfect for family meals and entertaining, the dining room sits just off the living room on the first floor. Period timber beams span the ceiling and walls, and a decorative brick fireplace adds character. There is ample space for a large table, and the layout allows for easy movement between the adjoining living areas.



## The living room

Designed for relaxation, the living room offers a cosy retreat for evenings with family and friends. A substantial brick fireplace with a timber bressumer forms an attractive focal point, complemented by exposed ceiling beams. The layout allows for comfortable seating and easy movement through to the adjoining dining room.



## The primary bedroom

Occupying its own floor, the primary bedroom provides a tranquil haven away from the living spaces. Period charm is showcased by a cast iron fireplace with wooden surround, while three dual aspect windows bring in daylight. The sloping ceiling adds character and there is ample room for wardrobes and dressing furniture. A door leads to the en suite.



## The primary en suite

Serving the principal bedroom, the en suite shower room offers convenient private facilities. It includes a tiled shower cubicle with sliding doors, a pedestal basin and a low flush WC. Fully tiled walls and slate style flooring provide a practical finish.



## The second bedroom

This second bedroom is well proportioned and provides comfortable accommodation for family members or guests. A window provides a pleasant outlook, and there is space for a double bed and freestanding wardrobes.



## The third bedroom

The third bedroom makes an excellent guest room or child's bedroom with its generous dimensions. A striking exposed brick fireplace with cast iron insert provides character, while a large window brings in ample light. The room accommodates a double bed and other furnishings with ease.



## The bathroom

The family bathroom caters to guests and the household's daily needs. It is fitted with a panelled bath with mixer tap, pedestal basin and WC.



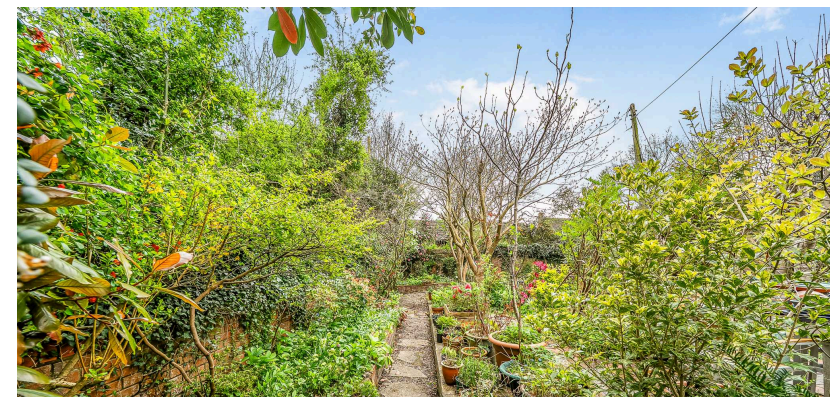
## The office

A versatile room currently used as a home office provides a quiet space for study or hobbies. The sloping ceiling adds character, and there is room for a desk and computer equipment, making it an ideal workspace or library.



## The garden

Extending to an impressive length, the rear garden is a haven for gardeners and those who enjoy outdoor living. A paved terrace next to the house provides space for dining and seating, while winding paths meander between deep planted borders and mature trees. There are numerous established shrubs, flower beds and a timber bench tucked away among the greenery.



## Location

Gilgal forms part of Stourport on Severn, a historic riverside town renowned for its canal basins and attractive waterside walks. Residents enjoy a range of local shops, cafés and everyday amenities close by along with schools for all age groups. The larger towns of Kidderminster and Worcester are within easy reach by road, and there are regular bus services connecting the surrounding villages. Rail links from nearby Kidderminster and Hartlebury stations provide routes to Birmingham, Worcester and beyond. The area offers leisure facilities, parks and countryside on the doorstep, making it a practical yet pleasant place to live.

## Services

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

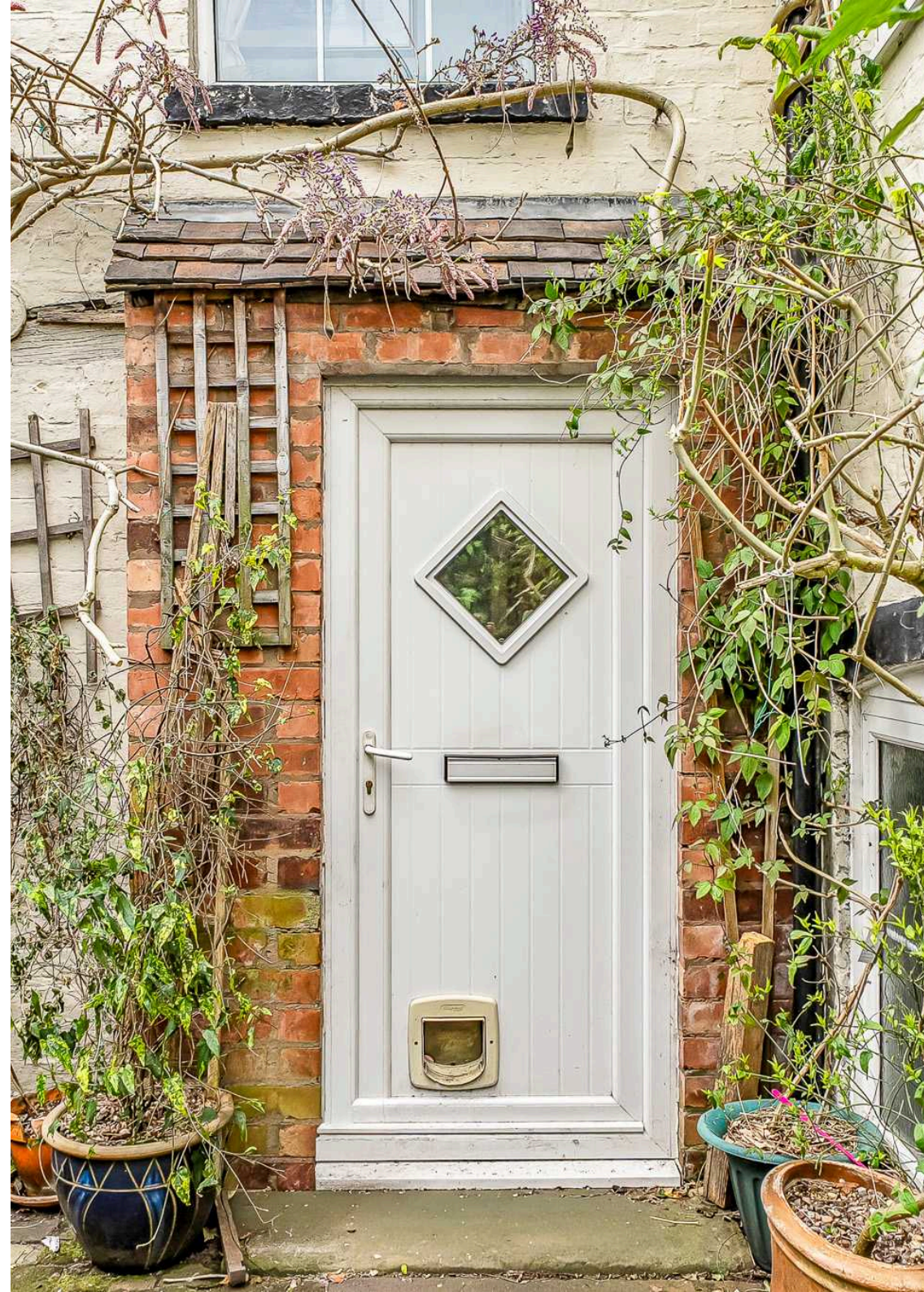
Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

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 medium risk for surface water flooding, rising to a high risk between 2040 and 2060. The property is at a very low risk for river flooding.

## Council Tax

The Council Tax for this property is C.



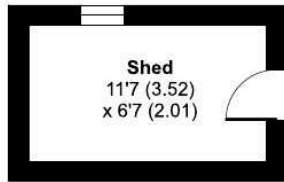
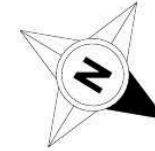
# Gilgal, Stourport-on-Severn, DY13

Approximate Area = 1675 sq ft / 155.6 sq m

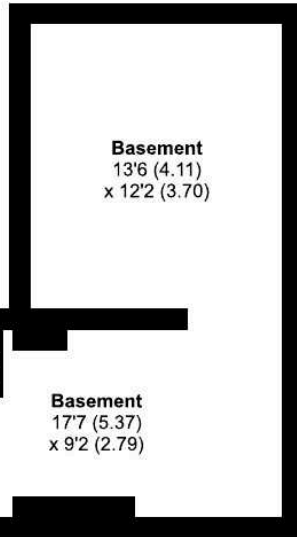
Outbuilding = 76 sq ft / 7.1 sq m

Total = 1751 sq ft / 162.7 sq m

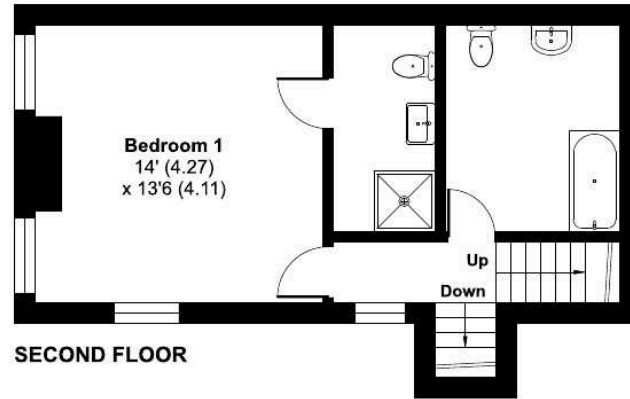
For identification only - Not to scale



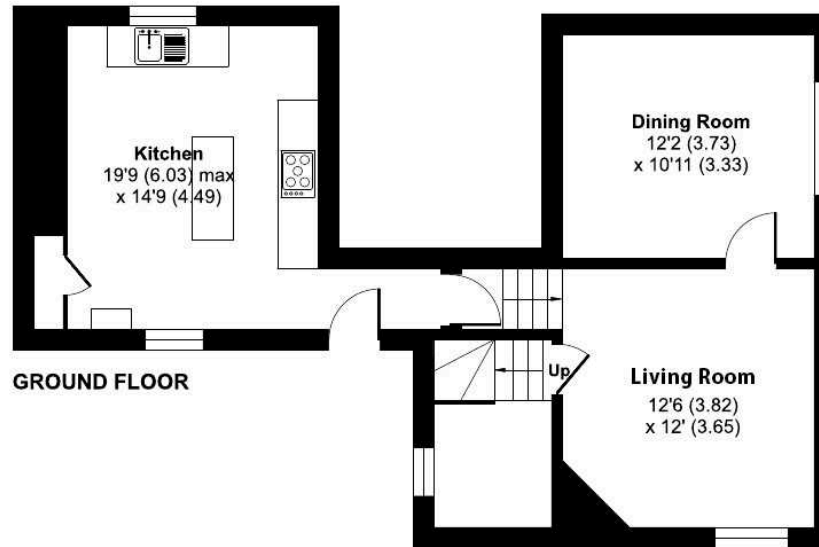
**OUTBUILDING**



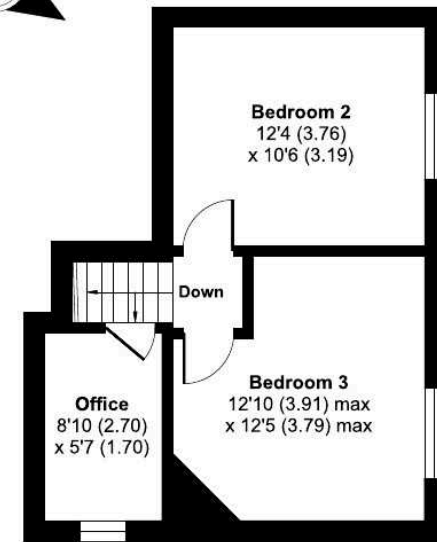
**LOWER GROUND FLOOR**



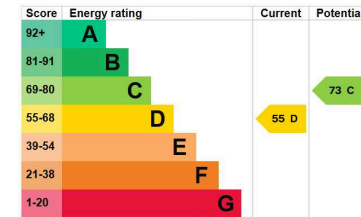
**SECOND FLOOR**



**FIRST FLOOR**



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Andrew Grant. REF: 1440591



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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