



The Larches

Kidderminster, DY11 7AA

£865,000

Andrew Grant

The Larches

Larches Road, Kidderminster, DY11 7AA

8 Bedrooms 7 Bathrooms 3 Reception Rooms

An impressive traditional detached property with generous gardens and car parking for several vehicles. This property was used as a successful specialist care home for twenty years prior to the owner's retirement. The entire property offered is freehold.

Guide price £865,000

- 8 bedrooms, 7 bathrooms, 3 reception rooms & extensive gardens.
- Potential care home or large family home.
- Ample scope for expansion.
- Picturesque location.
- Elevated position with park views.
- Expansive mature grounds.
- Secure and not overlooked.
- Close to town centre.
- 2,605 sq ft (242 sq m)





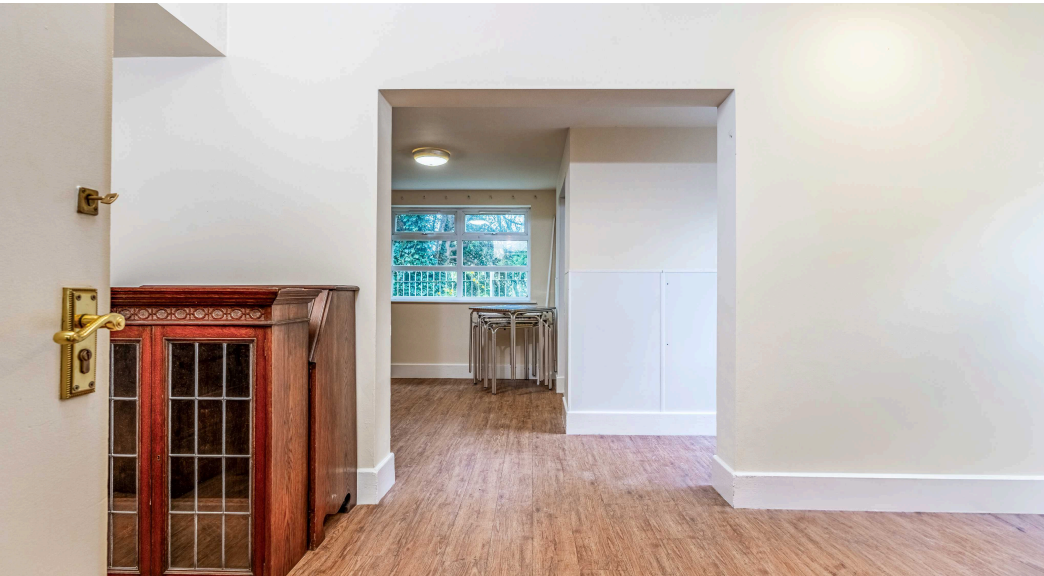
The approach

Dating back to the inter-war period, this property exudes a timeless elegance in a classic traditional design. Positioned beautifully and not overlooked, it sits well back and elevated from Larches Road, welcoming visitors with a long driveway that opens up to a generous parking area, providing ample space for multiple vehicles. There is excellent potential to expand the parking facilities further, should the need arise, with ample space available to the front and side of the property.



The accommodation

Upon entering the house, one is welcomed with an abundance of carefully arranged accommodation offering considerable flexibility, affording a future owner the opportunity to customise it according to their needs. The property is presently arranged featuring eight bedrooms across two floors, complemented by seven bathrooms/en-suites, a well-equipped kitchen, utility room, and three reception rooms. Many of these rooms offer delightful views of the garden and woodlands surrounding the property, plus a backdrop of the charming Brinton Park.



The entire property is in excellent condition inside and out, well maintained and in good decorative order. Throughout the buildings, attention to detail is evident, including the installation of double-glazed windows and doors (with FENSA certificate) in 2022, enhancing both comfort and energy efficiency. The entire roof covering has been replaced, including new breathable felt, battens & slates in 2024, including a 10-year written guarantee. The modern condensing boiler has benefited from an annual manufacturer's parts and labour maintenance contract from new and is ongoing.



Property potential uses

This unique stand-alone property offers a versatile investment opportunity suitable for a specialist care home, a range of commercial uses, or as a large exclusive private residence. Situated on a captivating plot, it enjoys a picturesque, elevated position overlooking Brinton Park and the Staffordshire & Worcestershire Canal. This is a rare chance to acquire prime commercial real estate set in an upmarket residential area within a mile of Kidderminster town centre.

This property, with its spacious layout and serene surroundings, holds the potential to be transformed into an amazing family home. There are plans drawn up for a substantial extension above the existing lounge, around 400 sq ft, indicating the property's potential for further development and enhancement.

This very attractive site offers immense potential far beyond its previous use. A very convenient location on the edge of this well-populated town, positioned ideally for local amenities and transport links, enhances its appeal and makes it well-suited for a range of uses. This includes the possibility of establishing, for example, a doctor's or dentist's surgery, veterinary practice, office-based businesses, childcare facilities, etc.



The gardens and grounds

The property is nestled within expansive mature grounds, providing abundant outdoor space that offers unparalleled privacy with a picturesque leafy backdrop. The grounds are fenced and secure, ensuring a sense of safety and tranquillity.



Property history

Until 2018, the present owner successfully operated a long-established and profitable specialist care home on this site, prior to retirement. Most of the facilities are still intact, allowing for a swift resumption of operations for a new owner. It is still recognised with the local authority as a care home and with the planning department as a commercial site. There is also no VAT element in this sale.

Location, links and amenities

Nestled in a commanding position, this property overlooks Brinton Park to the front and side and the Staffordshire & Worcestershire Canal to the rear. Set within its extensive grounds, with the park and canal as its picturesque backdrop, this property offers a setting far removed from the typical town environment, evoking a semi-rural charm.

Despite its tranquil surroundings, Kidderminster town centre lies less than a mile away, ensuring exceptional convenience for both commercial and residential purposes. Owners enjoy easy access to a host of amenities, including a charming pub/restaurant nestled along the canal's banks. There is also immediate access to Brinton Park, located yards away from the property. This well-maintained green space provides an array of attractions, from picnic areas to playing fields, perfect for activities like dog walking or leisurely strolls.

Kidderminster town further enhances its residents' lifestyle with a diverse range of supermarkets, high street shops, pubs, banks, building societies, restaurants, and riverside bistros. Additionally, its central location facilitates travel and commuting, with the town's railway station serving as a key transport hub, offering seamless connections to nearby cities such as Birmingham and Worcester. The M5 motorway is just a few miles away.

The nearby towns of Bewdley and Stourport-on-Severn offer riverside appeal and attractions. Kidderminster's unique features, the Severn Valley Steam Railway and West Midlands Safari Park, are both less than two miles away, adding to its distinctive character and appeal.

Services

Services are TBC.

Broadband: 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).

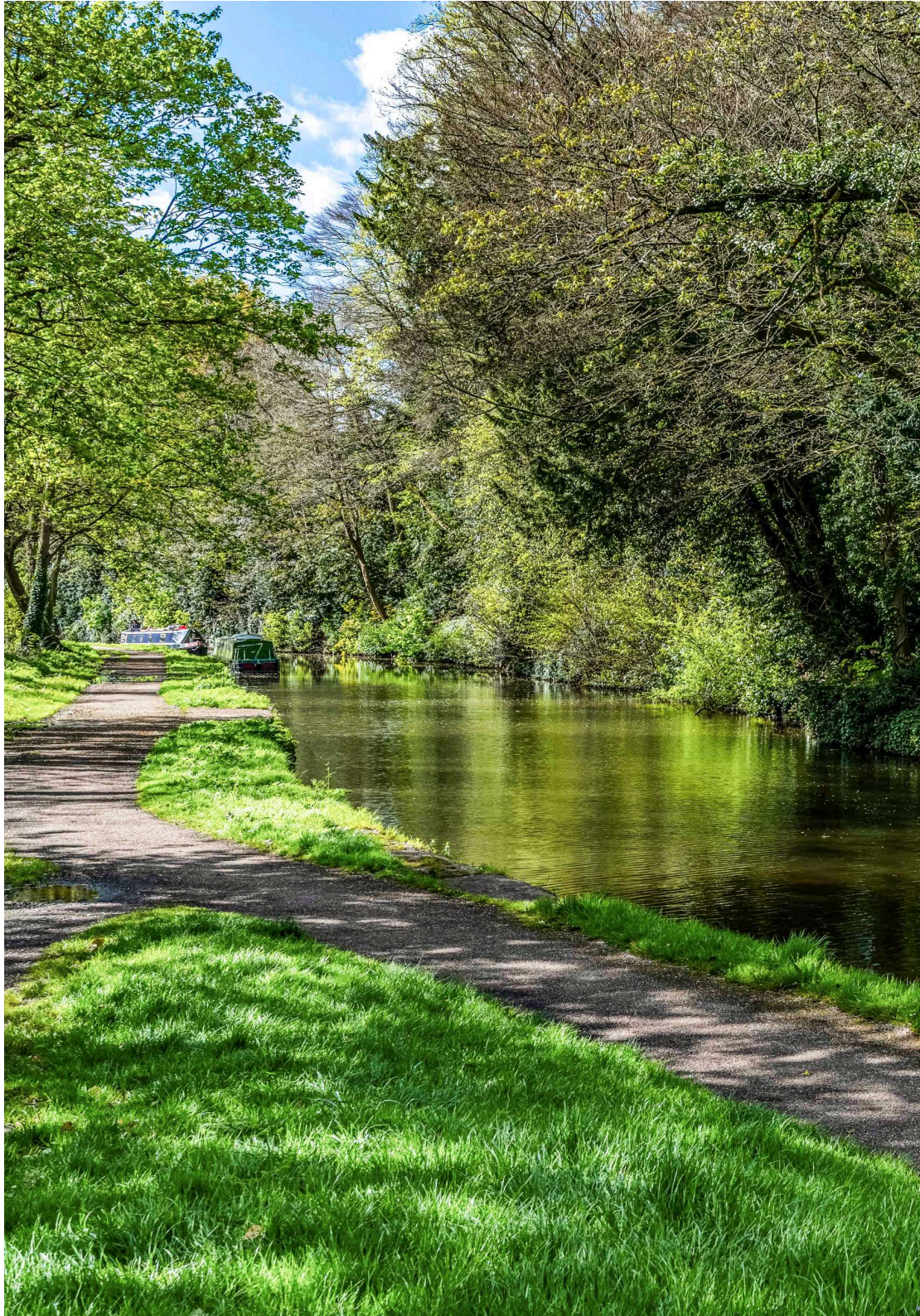
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F

Agent Note

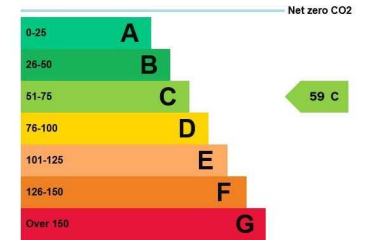
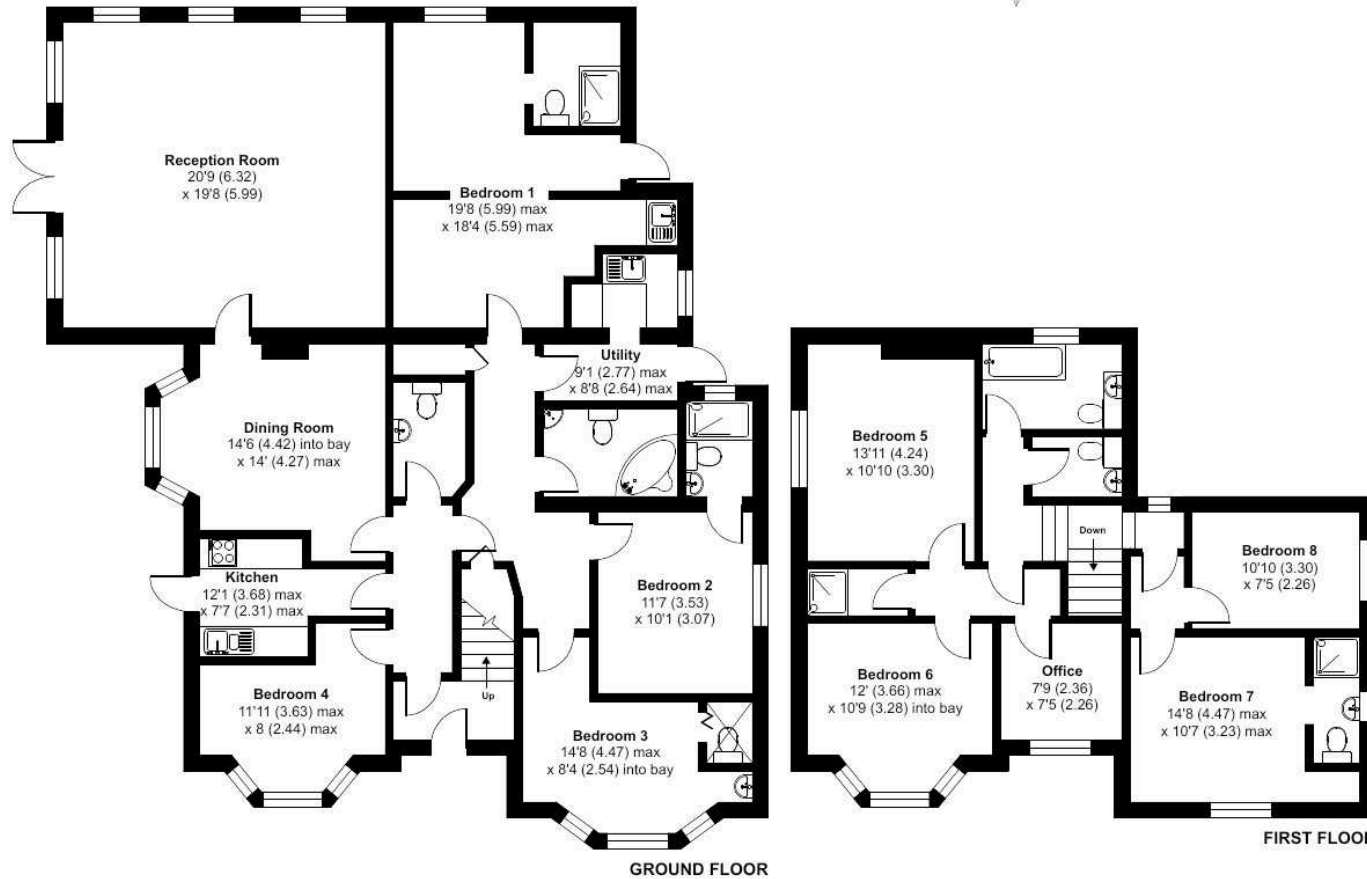
Important information for buyers: The seller has agreed that the usual withdrawal fee will not apply to this property.



Larches Road, Kidderminster, DY11

Approximate Area = 2605 sq ft / 242. sq m

For identification only - Not to scale



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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