



1 Beechcote House, Mill Lane, Wolverley, DY11 5TR

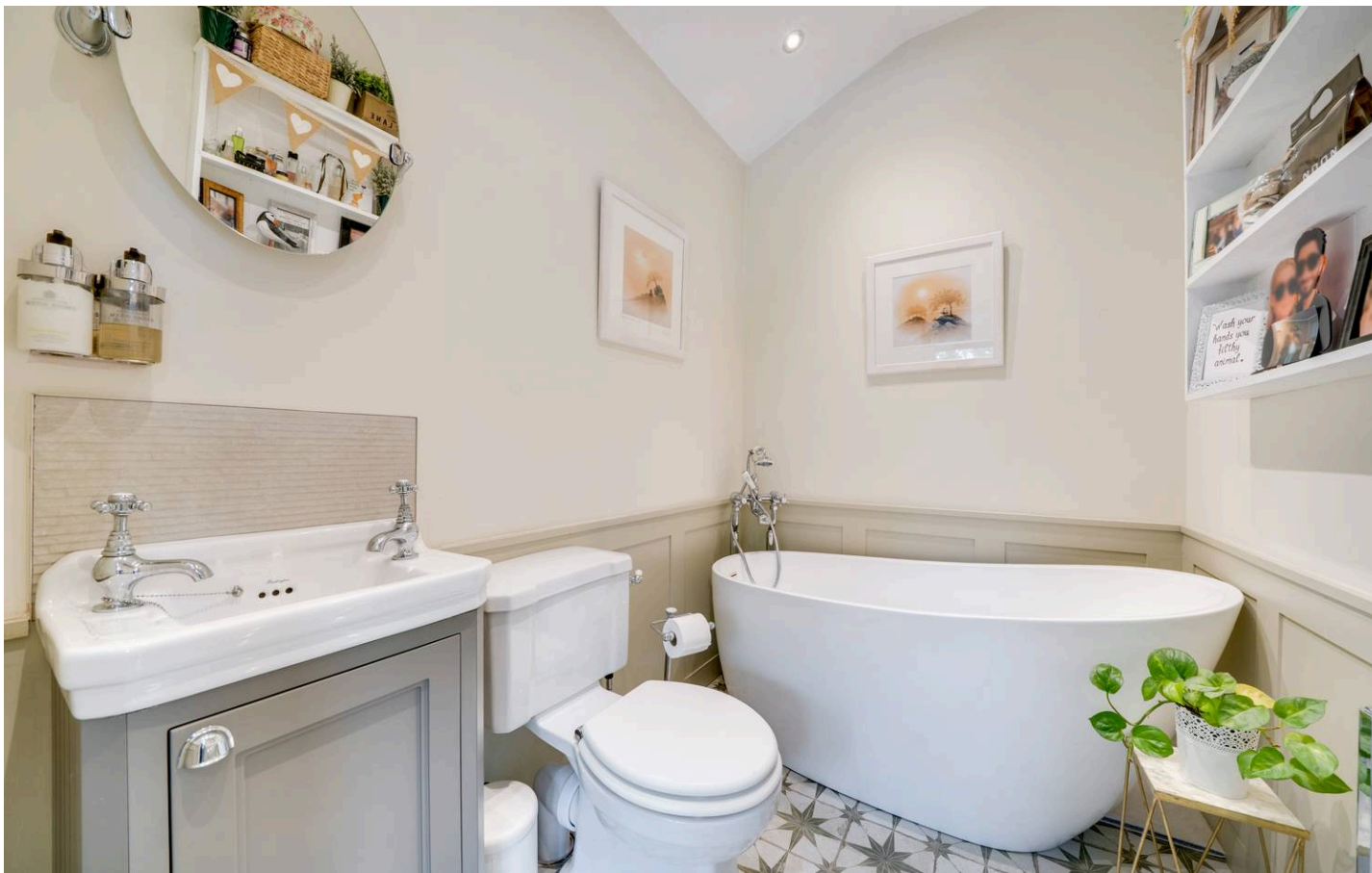


Occupying a most appealing position on the edge of Wolverley village, surrounded by beautiful countryside and enjoying a wonderful sense of peace and privacy, 1 Beehcote House is a charming Georgian terraced home of notable character and substance. Beautifully presented and thoughtfully enhanced by the current owners, the property combines the elegance and proportions of a period home with the comfort and practicality required for modern day living, all whilst being just a stone's throw from the excellent amenities of this sought-after village.

This attractive home immediately conveys a sense of warmth and quality, with high traditional ceilings, spacious rooms and an abundance of natural light enhancing the accommodation throughout.



- Gated Driveway
- Tranquil Garden With Outbuilding
- High Ceilings With Original Features
- Private Countryside Location
- Close To Amenities
- EPC - E
- Council Tax band: D
- Tenure: Freehold



The period origins of the property are evident in its pleasing proportions and characterful feel, yet the overall finish is one of refined modern living, thanks to the extensive programme of improvements undertaken by the current owners. The house has been fully redecorated throughout and fully recarpeted, creating a fresh, stylish and beautifully cohesive interior that is entirely in keeping with its age and setting.

The accommodation is well balanced and generously proportioned, offering versatility for a range of buyers, whether as a family home, a village retreat or a character property with space to work from home. Particular note should be made of the beautifully appointed refitted bathrooms, which have been upgraded to provide a fresh and contemporary finish, with the downstairs kitchen and bathroom benefitting from the added comfort of underfloor heating. Elsewhere, thoughtful enhancements such as fitted wardrobes to the third bedroom add both convenience and a bespoke touch, enhancing the room's flexibility as a bedroom, dressing room, nursery or study. The sitting room is further enriched by the addition of a wood burner, creating an especially welcoming focal point and adding greatly to the home's cosy and inviting atmosphere.



Outside, the property continues to impress with a private rear garden that provides a delightful setting for outdoor dining, relaxation and entertaining. The garden has been further enhanced by the rebuilding of the garden outbuilding, including a new roof.



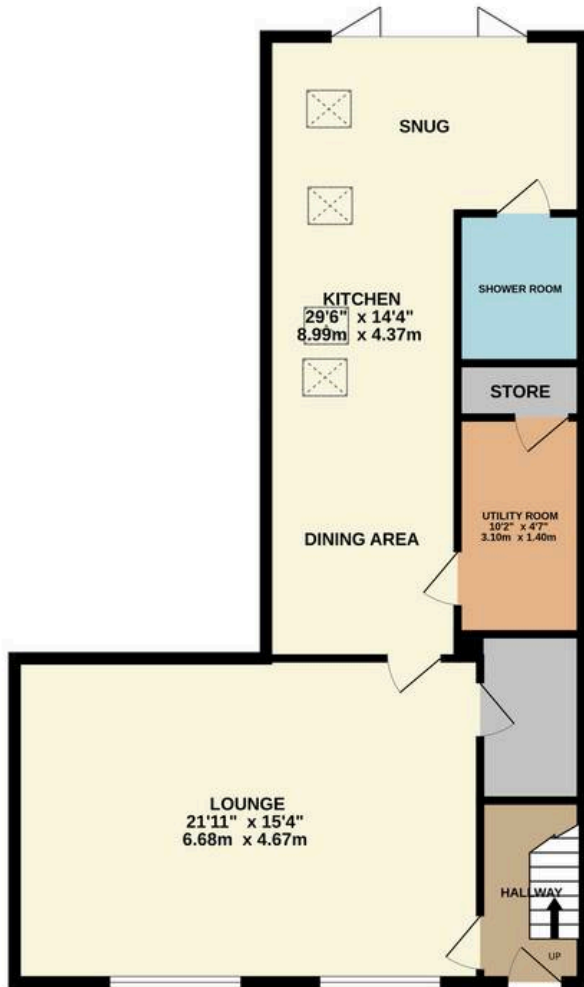
To the front, landscaping has been carried out to create an attractive approach, complemented by driveway gates and lighting which add both practicality and a smart sense of arrival. The care and investment shown by the current owners extends beyond presentation alone, with a number of important improvements having also been made to the fabric of the building, including external window redecoration and attention to draining and guttering. A new dishwasher has also been installed, contributing to the home's ready-to-enjoy appeal.

One of the property's most compelling attributes is undoubtedly its setting. With open countryside close at hand, the area is ideal for those who enjoy an active outdoor lifestyle, with a wealth of scenic walks nearby. The nearby canal is an especially attractive feature, offering picturesque towpath walks and an idyllic backdrop for leisurely afternoons, morning exercise or walking the dog. This enviable location allows buyers to enjoy the very best of village-edge living, immersed in the beauty of the surrounding landscape without feeling isolated.

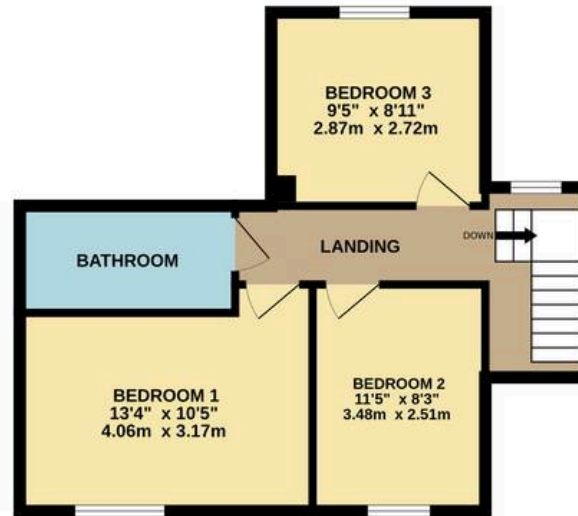
Despite this tranquil setting, Wolverley village and its amenities remain conveniently close by, ensuring day-to-day needs are easily met. This rare combination of rural charm, character architecture and extensive modern enhancement makes 1 Beechcote House a particularly special home — one that offers not only space and style, but also an exceptional lifestyle opportunity in a highly regarded village setting.



GROUND FLOOR



1ST FLOOR



GAMES ROOM/OFFICE



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