



Rock Cottage

Hartlebury, DY11 7TE

Andrew Grant

Rock Cottage

The Village, Hartlebury, DY11 7TE

4 Bedrooms 2 Bathrooms 3 Reception Rooms

Immaculately maintained and beautifully presented village home with far reaching views which dates back in parts to 1850 with latter day additions, renovated in 2000 with a contemporary extension added in 2008

- Beautifully presented village home combining character features with contemporary comforts
- Large breakfast kitchen with central island, range style cooker and separate snug and living room.
- Tiered west-facing garden with patio, lawns, summerhouse and raised decking for panoramic countryside views
- Block-paved driveway parking for two vehicles and Pod Point EV charger
- Set within a Conservation Area in Hartlebury village close to amenities and countryside

An attractive period home combining character and modern comfort. The spacious kitchen/dining room forms the heart of the home, featuring Farrow & Ball "Elephant's Breath" cabinetry, granite worktops, quality integrated appliances and a contrasting central island, complemented by a separate utility. A generous living room and cosy snug both feature stoves. Four first floor bedrooms include a spacious principal suite with en suite and a versatile dressing room/fourth bedroom, served by a modern family bathroom. A fully tanked basement provides an excellent home office with space for a den or playroom. Outside, the private west-facing tiered garden enjoys beautiful far-reaching views from its elevated terrace, with all-day and evening sun, while driveway parking includes an EV charging point.

2182 sq ft (202.8 sq m)





The kitchen and dining room

At the heart of the home, the kitchen and dining room provides a generous, practical space for family life and entertaining. Painted Shaker-style cabinetry finished in Farrow & Ball "Elephant's Breath" is complemented by granite worktops and a contrasting central island with breakfast bar, creating a stylish focal point.





A Britannia range cooker with double oven and six-ring hob, built-in Miele dishwasher, butler sink with feature high-gloss metro tile splashback and space for an American-style fridge freezer (available by separate negotiation) combine practicality with quality. Ceramic tiled flooring runs throughout, while the double-aspect design fills the room with natural light and provides attractive views across the garden. Glazed doors at two ends open directly outside and the layout flows effortlessly into the dining area for relaxed gatherings.



The living room

Forming the main reception area, the living room is ideal for relaxing or entertaining. A striking exposed brick chimney breast houses a gas stove and is framed by a timber arch and beams, giving the room real character. The principal reception rooms, together with the hall, stairs and landing, were tastefully redecorated in 2024, enhancing the home's immaculate presentation.







The snug

A cosy snug provides a quiet place to read or unwind away from the main living spaces. A cast-iron stove sits within a chimney recess on a slate hearth and is paired with elegant wall lights. A front-facing window brings in light and the room sits just off the hall for easy access.





The office/games room

A versatile, fully tanked office/games room occupies the lower ground floor and offers excellent space for working from home, studying or play. Its distinctive arched ceiling and high-level windows create a characterful atmosphere, while a spiral staircase links this area to the ground floor. A useful cupboard provides storage and soft carpeting adds comfort. The generous proportions allow flexibility for a dedicated home office together with a separate area ideally suited as a children's den or playroom.





The cloakroom

Located off the kitchen, a handy cloakroom on the ground floor caters for guests and family alike. It has a modern wall-mounted basin with vanity unit, a low-level WC and a chrome towel rail. An obscure-glazed window provides privacy.



The primary bedroom

The primary bedroom is a generous retreat set across the front of the home. A painted ceiling beam highlights the character of the sloping ceiling and twin casement windows overlook the surrounding greenery. There is ample floor space for furniture and the room enjoys direct access to its own en suite.





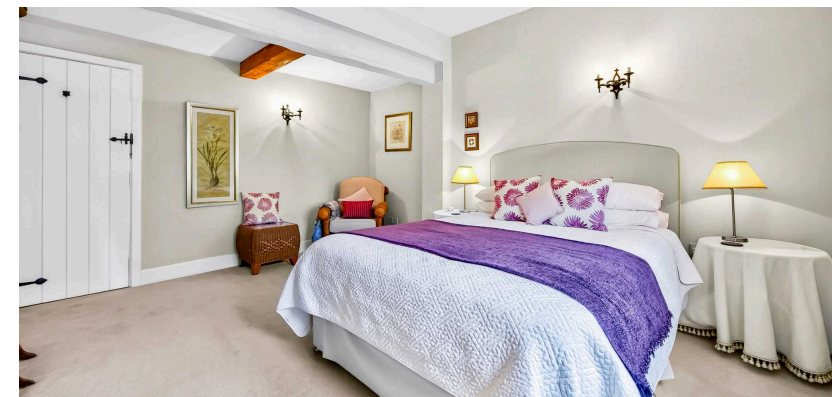
The primary en suite

Serving the primary bedroom, the en suite is stylish and practical. It contains a glass-enclosed shower, a contemporary vanity unit with basin and concealed-cistern WC. A heated towel rail and wood flooring complete the space.



The second bedroom

The second bedroom is a comfortable double bedroom with plenty of room to relax. A feature timber beam spans the ceiling, while a casement window overlooks the garden. The generous floor space allows for various furniture arrangements.





The third bedroom

The third bedroom offers a peaceful space for guests or family members. A characterful exposed beam adds period charm, while a front-facing window brings in natural light. Its proportions lend themselves to a double or twin arrangement.



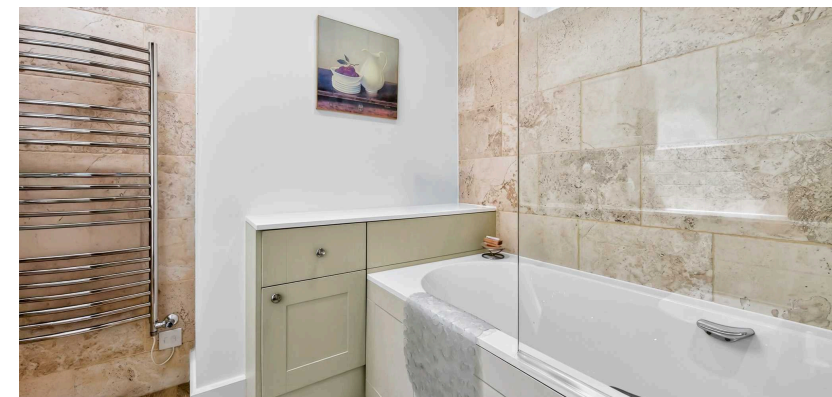
The fourth bedroom/dressing room

Currently arranged as a dressing room, the fourth bedroom provides useful additional space. Fitted wardrobes with sliding mirrored doors line one wall, creating an organised dressing area. A rooflight brightens the room and it could easily revert to a single bedroom.



The bathroom

The family bathroom serves the remaining bedrooms with a combination of style and practicality. It includes a panelled bath with shower screen, a vanity unit with basin and concealed-cistern WC, all set against travertine-effect tiling. A skylight draws in overhead light and a chrome towel rail keeps towels warm.





The garden

Outside, the garden is a real feature of the home and has been carefully landscaped for year-round enjoyment. Enjoying a private west-facing aspect, the garden provides an excellent degree of seclusion while making the most of the afternoon and evening sunshine.





Stone steps lead from a paved patio up to a level lawn edged by colourful borders and a timber summerhouse, while higher up a raised terrace provides a superb seating area with beautiful far-reaching views across the surrounding village and countryside. The elevated position makes this an ideal spot to enjoy sunshine throughout the day and into the evening. The tiers are retained by brick walls and mature hedging enhances the privacy of the plot, with established planted beds providing seasonal colour and interest.







The driveway and parking

To the front of the home, the driveway and parking provide practical convenience for residents and visitors. A block-paved surface accommodates two vehicles and includes a Pod Point electric vehicle charger, with steps rising to the front door beneath a canopy. A gated pathway provides access to the separate utility room before continuing through to the rear garden, while brick-edged borders planted with shrubs and hedging create an attractive approach. The exterior of the property was redecorated in 2025, complementing the beautifully maintained appearance of this character home.

Location

Hartlebury is an historic Worcestershire village with a sense of community, offering everyday amenities, and good road and rail connections to nearby towns and the wider region. Residents enjoy a village pub, shop and recreational grounds, along with scenic countryside walks right from the doorstep. There is a choice of schools for all ages within the surrounding area and regular bus and rail services provide easy access to Kidderminster, Worcester and beyond. The local landscape also offers opportunities for cycling, riding and exploring the beautiful countryside. The village lies within a Conservation Area, preserving its historic charm and character.

Services

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

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

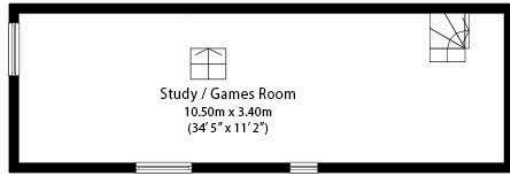
Mobile Coverage: Likely available from Three, Vodafone, EE and O2 (source: Ofcom checker).

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.

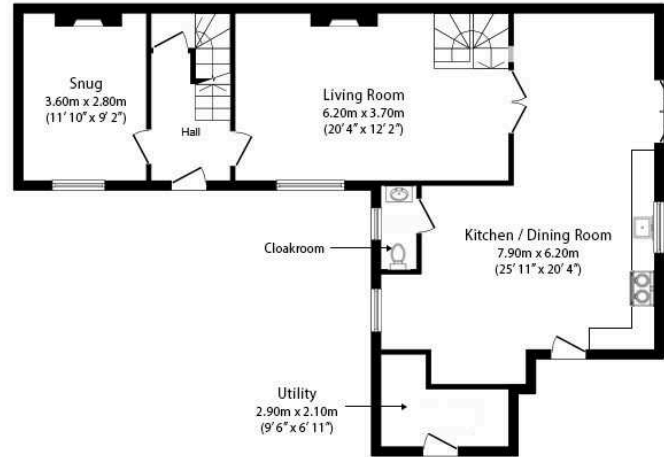
Council Tax

The Council Tax for this property is Band F.





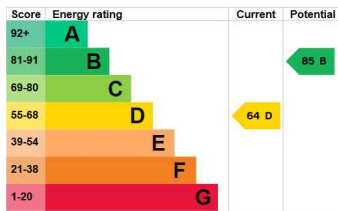
Lower Ground Floor



Ground Floor



First Floor



Total floor area 202.8 sq.m. (2,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com