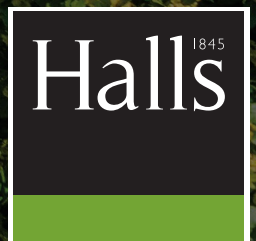




BARNCROFT

CALLOW HILL | ROCK | KIDDERMINSTER | DY14 9XB





BARNCROFT

CALLOW HILL | ROCK | KIDDERMINSTER | DY14 9XB

Kidderminster 6 miles | Bewdley 3 miles | Cleobury Mortimer 5 miles | Birmingham 25 miles
Worcester 16 miles | Ludlow 16 miles
(all mileages are approximate)

BARNCROFT IS A CHARMING AND SPACIOUS DETACHED PERIOD COTTAGE DATING BACK TO AROUND 1836. IT HAS ONLY HAD TWO OWNERS IN THE LAST 80 YEARS, WITH THE CURRENT VENDORS HAVING PURCHASED THE PROPERTY IN 1977. OFFERING GENEROUS ACCOMMODATION THROUGHOUT AND IS SET WITHIN BEAUTIFUL GARDENS, ENJOYING LOVELY REAR VIEWS.

- Wonderful Detached Country Cottage
- Popular Rural Location
- Beautiful South Facing Cottage Gardens
- Stunning Views Over Abberley
- Open Plan Breakfast Kitchen / Living / Dining Room
- Four Double Bedrooms & Two Bathrooms
- Off Road Parking, No Onward Chain
- 0.18 acres of land available by separate negotiation



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, DY11 5AP

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E: kidderminster@halls.gb.com

Viewing is strictly by appointment with the selling agents

ACCOMMODATION

Entered through a glazed door into the spacious breakfast kitchen, featuring tiled flooring and exposed beams which adds an abundance of character throughout. There is a range of cottage style cabinets with working surfaces over, spaces for undercounter appliances and a separate bricked unit with worktop and spaces for further undercounter appliances. The Kitchen offers delightful views over the rear patio and garden.

A raised step leads into the generously sized dining area, boasting exposed beams, a striking brick-surround fireplace with a 'Villager' log burner set on a tiled hearth. The dining area is a great entertaining space offering a nice flow to the kitchen.

The large entrance hall which is currently being utilised as an office area is spacious and welcoming, stairs rise to the first floor with useful understairs storage cupboard.

Off the entrance hall is a generously proportioned lounge with dual-aspect windows overlooking the beautiful rear garden. A charming Inglenook fireplace houses a 'Euro Heat' log burner and stable door opens directly onto the rear patio and garden.

The first floor landing splits into two wings, to the right are three double bedrooms and to the left is a useful airing cupboard, spacious family bathroom, the master bedroom with en-suite bathroom off.

Bedrooms two and three enjoy beautiful views towards the rear garden and fields.

The family bathroom is an excellent size with a panelled bath, Velux window, pedestal wash hand basin, WC, and a separate tiled shower cubicle.

Situated in an extended part of the home, the master bedroom has dual aspect windows and exposed beam. The large en-suite bathroom comprises a panelled bath, WC, and wash hand basin. There is also potential to incorporate a separate shower cubicle if desired.



OUTSIDE

The outdoor space is a true highlight of the property and benefitting from being south facing. With an initial paved patio area which is perfect for entertaining, this opens into the mature garden, rich with a variety of trees, bushes, and planting.

Steps descend to a private lawned area surrounded by palm trees and a small decking area. The garden is thoughtfully sectioned, creating an enchanting yet layered landscape.

Small brick outhouse, useful timber shed and gardener's WC which also houses the 'Worcester Bosch' boiler. Outdoor cellar. Stoned driveway offering parking for circa 3 cars with fencing and gate leading into the rear garden.

There is also the option to purchase 0.18 acres of land by separate negotiation.



TENURE & POSSESSION

Freehold with Vacant Possession upon Completion

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. LPG central heating. None of these services have been tested.

COUNCIL TAX

Council Tax Band – G
Wyre Forest District Council

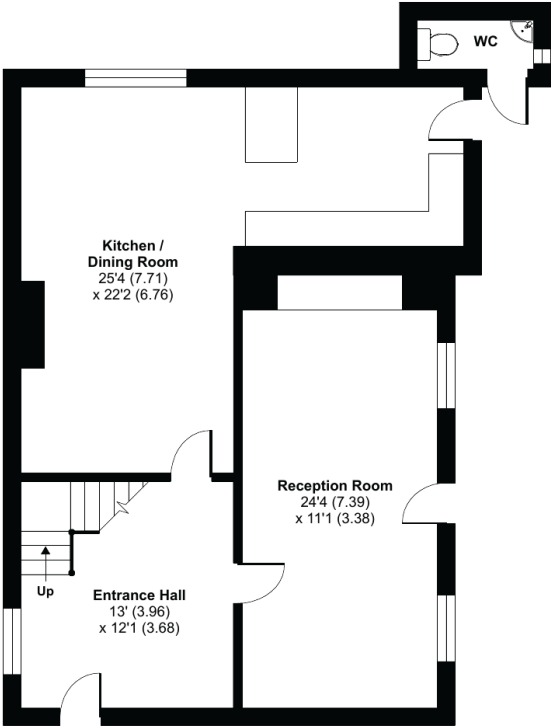
DIRECTIONS

What3Words ///items.fights.fail

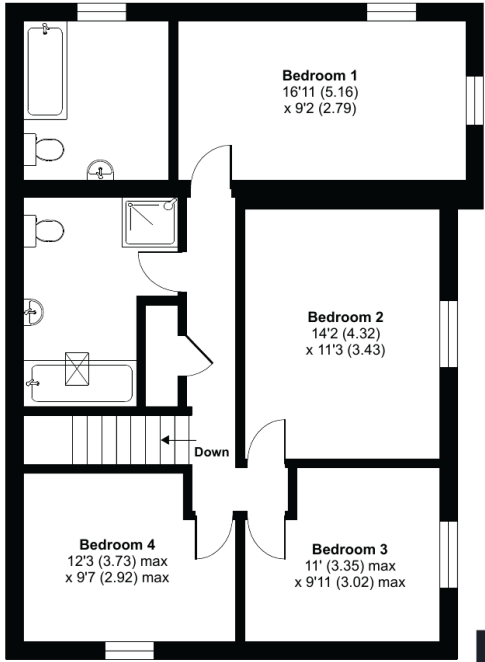
From Kidderminster proceed through Bewdley or via the Bewdley Bypass and at the island take the turning onto the A456 signposted Leominster onto Longbank. Continue straight along this road for some distance, past The Royal Forester Country Inn and the property will be found on the left hand side as indicated by the agents For Sale board.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1272505



LOCATION

Barncroft is set in a most attractive position in north west Worcestershire countryside bordering the Wyre Forest. The property is within walking distance to the beautiful Wyre Forest and the immediate area provides a range of amenities including The Royal Forester Gastro Pub, The Colliers Farm Shop & Tea Rooms. Local amenities can be found in the nearby village of Far Forest, Rock which includes a General Store and public house. The historic Georgian riverside town of Bewdley is circa 3 miles distant providing a comprehensive range of local amenities including both junior and senior schools. The Cathedral city of Worcester is

approximately 18 miles distant which provides direct rail connections to both London Paddington and Birmingham. There is M5 Motorway Junction access via 5 at Wychbold and 6 & 7 to the north and south of Worcester



