



## Rossendale House

Bewdley, DY12 1AQ

Andrew Grant

# Rossendale House

25 Kidderminster Road, Bewdley, DY12 1AQ

**5 Bedrooms    3 Bathroom    2 Reception Rooms**

A substantial detached period home in the heart of Bewdley, offering generous accommodation, charming gardens and the unique appeal of backing onto the Severn Valley Railway.

- A substantial detached period home offering extensive accommodation across three floors.
- Character features throughout including fireplaces, decorative detailing and a traditional layout.
- Beautiful tiered garden with lawns, patios, mature planting, pergola seating and outbuildings for storage, tools and bikes.
- Private driveway with ample parking for multiple vehicles.
- Prime central Bewdley location close to local amenities, schools and backing onto the Severn Valley Railway

Set in the heart of Bewdley, this impressive detached period home offers generous and versatile accommodation. The ground floor includes a welcoming entrance hall leading to a bright living room, dining room and separate study, a ground-floor shower room and a useful utility. The well-proportioned kitchen enjoys views across the garden and a cellar provides additional storage and flexibility. The first floor features five bedrooms and two bathrooms. Outside, the property opens onto a beautifully maintained tiered garden. A central lawn is bordered by pathways, seating areas and a delightful pergola. There are outbuildings for storage, tools and bicycles, while the driveway offers parking for multiple vehicles. Perfectly placed for town amenities, riverside walks and the nearby Wyre Forest, this is a home that blends period charm, substantial living space and an enviable setting in one of Worcestershire's most attractive Georgian towns.

**2427 sq ft (225.5 sq m)**





## The kitchen

The kitchen is a generous and welcoming space that lends itself to family life, with extensive timber cabinetry providing abundant storage and long work surfaces arranged for practical everyday use. Colourful tiled splashbacks frame the room and complement the traditional range cooker, which forms an attractive focal point for those who enjoy cooking.





The layout encourages relaxed dining, with plenty of room for a table at the centre, and the dual aspect helps the room feel bright while offering a pleasant outlook over the garden. This is a kitchen designed for those who value space, practicality and a warm atmosphere at the heart of the home. A utility room provides a highly practical extension to the kitchen, with fitted cabinetry offering generous storage and long worktops that support the demands of a busy household. Space is available for laundry appliances, and the tiled flooring ensures the room is easy to maintain.



## The living room

The living room is an impressive space that highlights the character of the home, with tall ceilings and generous proportions that create a sense of elegance. Large sash windows draw in natural light and frame views of the historic townscape, giving the room a welcoming atmosphere throughout the day. A striking marble fireplace sits at the heart of the room and provides a traditional focal point that enhances the period charm.







## The dining room

The dining room offers a generous and versatile setting suited to both everyday meals and larger gatherings. Large windows draw in plenty of natural light and give pleasant views over the front of the property, helping the room feel bright throughout the day. A traditional fireplace provides an attractive focal point that enhances the character of the space, while the high ceiling adds to the sense of openness.





## The study

The study provides a quiet and practical workspace, well suited to home working or private study. A window brings in natural light and gives a pleasant aspect towards the rear, while the room's proportions allow for a desk, storage and additional shelving without feeling crowded. Its position on the ground floor offers a degree of separation from the main living areas, creating a calm and focused environment that supports productivity.



## The ground floor shower room

The ground floor shower room offers a practical and convenient facility, particularly useful for busy households and visiting guests. It features a corner shower enclosure, a traditional pedestal basin and a WC, all set against tiled flooring that is well suited to everyday use. A window brings in natural light and provides ventilation, while the room's layout ensures comfortable movement and easy access. This is a useful addition to the ground floor that enhances the home's overall flexibility.



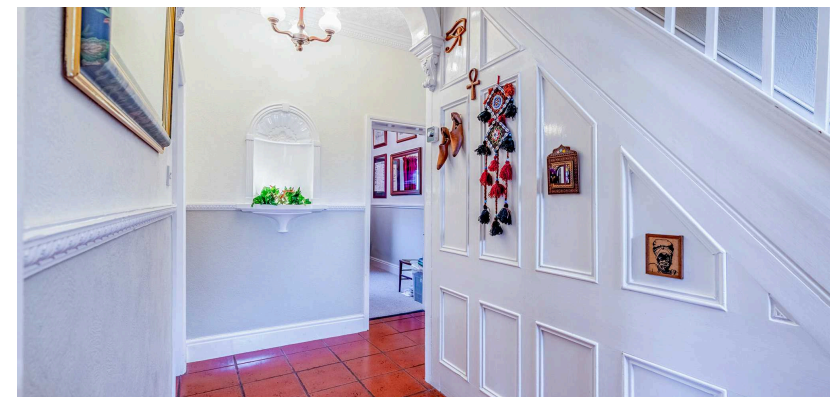
## The cellar

The cellar offers a substantial additional space that increases the home's versatility, providing a useful area for hobbies, storage or creative projects. Its generous proportions allow for flexible use, and the solid painted surfaces create a practical environment that is easy to maintain. Accessed via a dedicated staircase from the ground floor, it sits securely within the footprint of the house and presents a valuable extension to the overall accommodation.



## The entrance hall

The entrance hall sets an inviting tone for the home, with generous proportions and period detailing that reflect the character found throughout. Terracotta style flooring creates a practical and attractive surface, while the archway and staircase add a sense of elegance as you move through the space. A hatch links directly to the kitchen, offering a charming and useful feature. The hall provides easy access to the main reception rooms and cellar.





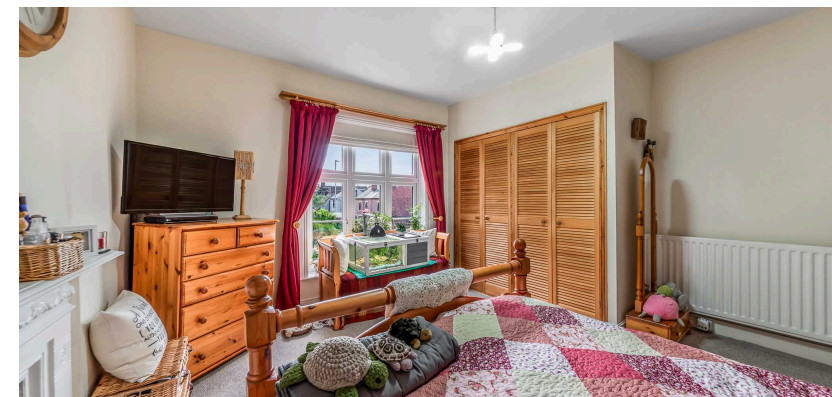
## The landing

The landing is a bright and well proportioned space that connects the first floor accommodation with a sense of openness. The balustrade and period detailing complement the character of the home, while the generous layout allows for easy movement between rooms. Natural light enters from multiple directions and a linen room provides a useful storage area, creating a pleasant central area that enhances the flow of the upper floor.



## The primary bedroom

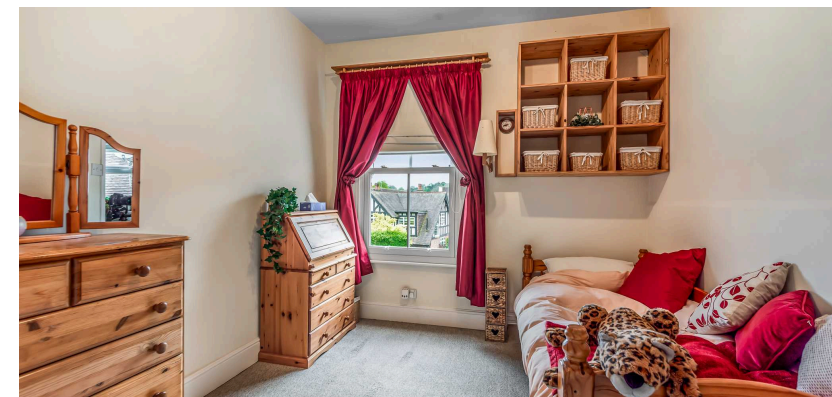
The primary bedroom is a notably spacious room that offers a calm and comfortable setting, enhanced by a wide window that brings in generous natural light and provides an open outlook towards the garden. Its well balanced proportions allow for a full bedroom arrangement with ease, while the built in wardrobes offer valuable storage that helps keep the space organised. A decorative fireplace adds a traditional touch in keeping with the character of the home.





## The second and third bedrooms

The second bedroom is a generous double room with a pleasant outlook towards the front, offering ample space for a full bedroom arrangement. A decorative fireplace adds to the sense of character, and the proportions make it a comfortable and versatile room for family members or guests. The third bedroom is a well sized room that also enjoys views over the front, its layout accommodates a bed, storage and a study area with ease, making it a practical choice for a child, guest or office.





## The fourth and fifth bedrooms

The fourth bedroom is well suited for study or guest room. A sash-style window draws in natural light and built-in shelving provides additional storage. The fifth bedroom overlooks the rear garden, featuring a deep window that brings in plenty of daylight. Fitted wardrobes offer useful storage space and finished in a simple, neutral scheme that supports a variety of furniture layouts. Currently set up as a quiet reading or relaxation space.





## The family bathroom

The family bathroom presents a generous layout, a raised section draws attention to the substantial bathtub, fitted with traditional brassware that adds a touch of period charm. A wide window brings in natural light, while a matching set of fitted cabinetry offers ample surface space and storage. The room is completed by a classic high-level cistern WC and a well-proportioned wash basin, creating a functional setting with plenty of scope for personal touches.





## The secondary bathroom

The secondary bathroom offers a practical layout that works well for everyday routines, with a full sized bath and an overhead shower providing useful flexibility for family living, a wash basin and WC complete the room. Bright and welcoming, helped by a good sized window that brings in natural light, this is a functional room that supports the needs of a busy household.



## The patio

The patio forms a charming and well arranged area that wraps around the front of the home, offering an inviting space for outdoor dining and everyday use. Its block-paved surface creates a neat and durable setting, shaped by gently curved pathways that guide you through established planting and raised borders. The pergola adds a focal point and gives the area a sheltered feel, while the layout provides several distinct spots for seating. This section of the garden serves as a practical extension of the home and is ideal for relaxing or entertaining.





## The garden

Beyond the patio lies a generous lawn framed by tiered planting that rises up the hillside, adding depth and interest to the outdoor space. Mature shrubs and rockery features create a natural landscape with winding brick steps leading to higher levels. The garden feels private and well defined, offering a peaceful backdrop with plenty of room for recreation. A shed sits conveniently to one side for storage, while the overall arrangement provides a balance of open green space and structured borders.





## The driveway and parking

The property benefits from a generous asphalt driveway positioned behind a traditional brick boundary wall, providing ample off-road parking for multiple vehicles. The driveway offers easy access directly to the front entrance and side of the home, and its layout allows for straightforward manoeuvring in and out of the plot. Secure gated entry from the neighbouring courtyard further enhances privacy, while the walled setting creates a sheltered and enclosed feel.

# Location

Nestled on the banks of the River Sever, Bewdley is a picturesque Georgian town celebrated for its character, riverside setting, and proximity to the Wyre Forest. The property occupies a particularly historic corner of the town, surrounded by charming period homes and conveniently close to the centre, just a short walk over the Telford Bridge leads directly to the heart of Bewdley, where winding streets are lined with unique shops, pubs, and restaurants.

Families are well served, with St Anne's C of E Primary School, Bewdley Primary School, and The Bewdley School all close by, alongside respected independent options in Kidderminster and Worcester. Nearby on Stourport Road, primary and senior schools sit side by side, adding further convenience.

The area provides excellent leisure and recreation. Bewdley offers a range of sports clubs, while outdoor enthusiasts can explore riverside footpaths and the extensive Wyre Forest Nature Reserve. The property also backs onto the iconic Severn Valley Railway, where steam locomotives pass over the striking sandstone viaduct before continuing into scenic countryside, an ever-changing and memorable backdrop.

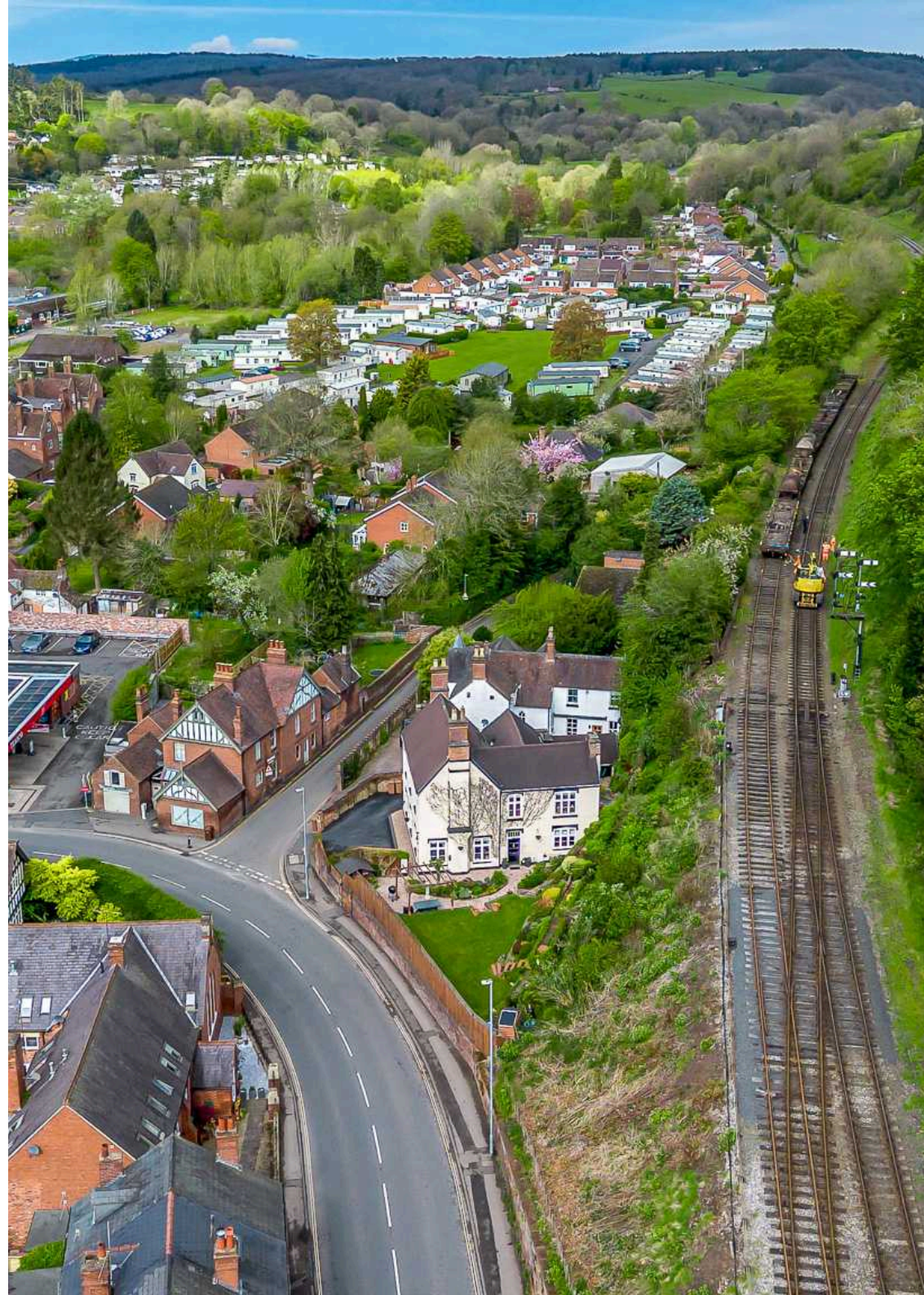
Transport links are strong, with Kidderminster station around three miles away offering services to Birmingham, Worcester, and onward connections to London. The A456 and A449 provide easy access across the Midlands, while the M5, M42, and Birmingham International Airport are all comfortably within reach.

# Services

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

# Council Tax

The Council Tax for this property is Band F



# 25, Kidderminster Road, Bewdley, DY12 1AQ

Approximate Gross Internal Area = 225.5 sq m / 2427 sq ft

Cellar = 23.0 sq m / 247 sq ft

Outbuilding = 5.5 sq m / 59 sq ft

Total = 254.0 sq m / 2733 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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