



Evergreen Cottage, Rock, Worcestershire

G HERBERT
BANKS

EST. 1898

Evergreen Cottage
Tenbury Road
Rock
Kidderminster
Worcestershire
DY14 9RB

A superb country home with glorious large gardens and grounds.

Formerly run as a commercial conifer nursery.

- Entrance porch, lounge/dining room, fitted breakfast kitchen, conservatory, utility room, shower room, side hallway.
- Three bedrooms, bathroom.
- Gated driveway with ample parking. Two detached modern barns, charming garden room. Detached double garage.
- Wonderful gardens and grounds, as a whole about 3,288 acres. Stunning rear views towards Clee Hill

Situation

Evergreen Cottage is situated in a rural area in the very popular village of Rock. There are quite exceptional rear views over the surrounding valley towards Clee Hill.

Rock has the splendid Norman St Peter and St Paul Church together with the Colliers Farm Shop & Tea Room. Other nearby facilities include The Forresters Gastro pub, Hopley Farm Shop and Wharton Park Golf Club.

The beautiful Wyre Forest is a short driving distance away with its outstanding riding, walking and biking opportunities. The charming and highly favoured riverside town of Bewdley has an extensive range of amenities including both junior and senior schools, a large medical centre, a range of local bars, restaurants and cafes and the renown Severn Valley Railway. There is also a popular junior school at Far Forest.

M5 motorway access is available via Junction 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. The principal Wyre Forest town of Kidderminster has excellent rail links to Worcester, Birmingham and London.

Description

This is an incredibly appealing country home comprising an extended period house with well-presented double-glazed accommodation.

The house is approached by an entrance hall with tiled floor. This leads through to an excellent sized through lounge/dining room with glazed and timber display cabinets and woodburning stove. Beyond this is the well fitted breakfast kitchen with range of wall and floor mounted light Elm units including a central island unit. Appliances include a Zanussi ceramic hob with extractor over, Zanussi double oven and integral fridge. There is a timber effect vinyl floor.

The generous, double-glazed conservatory has underfloor heating, a warm roof and twin double-glazed doors to rear.

There is a useful utility room with range of cupboards, oil fired boiler.

Tiled shower room off with twin shower head, pedestal wash hand basin, WC, tiled floor.

At the other end of the house is a rear entrance hall/laundry with range of cupboards.

The first floor is served by a central landing leading to three bedrooms, all with fitted furniture/wardrobe cupboards. The master bedroom is a good-sized room. There is well appointed family bathroom with white suite including panelled bath in tiled surround with shower over.

A number of these first-floor rooms enjoy gorgeous views over surrounding countryside.

Outside

Evergreen Cottage is approached via twin ornate electronically controlled gates and a tarmac driveway leading to a good amount of parking. This driveway continues to a rear yard area.

Detached double garage with power and lighting and door to side.

Garden room with power supply.

Two excellent steel framed outbuildings/workshops, both with alarms, power and lighting and one with suspended first floor.

Adjacent to the rear building is a useful former container.

Beautifully stocked gardens and grounds. These are a real delight and feature expansive lawned gardens and grounds with a truly wonderful selection of unusual conifers and ornamental trees. There is a small orchard area. The house provides good, paved seating/entertaining areas and a particularly attractive bed adjacent to the garden room with pond with filtration plant.

The gated rear yard is an expansive area which leads as previously mentioned to one of the barns.

Agents Note

This was formerly a commercial nursery which was open to the public. There is a separate driveway to the commercial buildings.

GENERAL INFORMATION

Energy Performance

Current Rating: 45E Potential Rating: 82B
Carried out: 11th August 2026

Services

Mains electricity and water.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///panoramic.reflector.equal

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

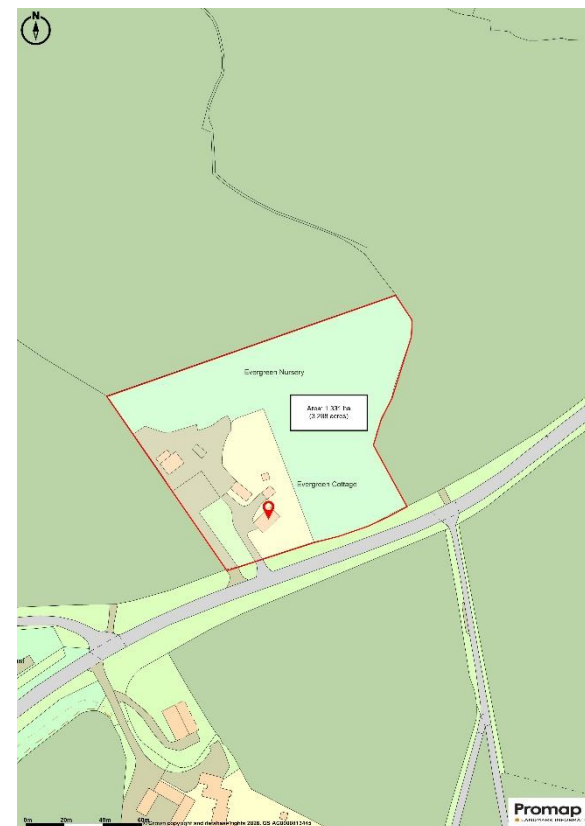
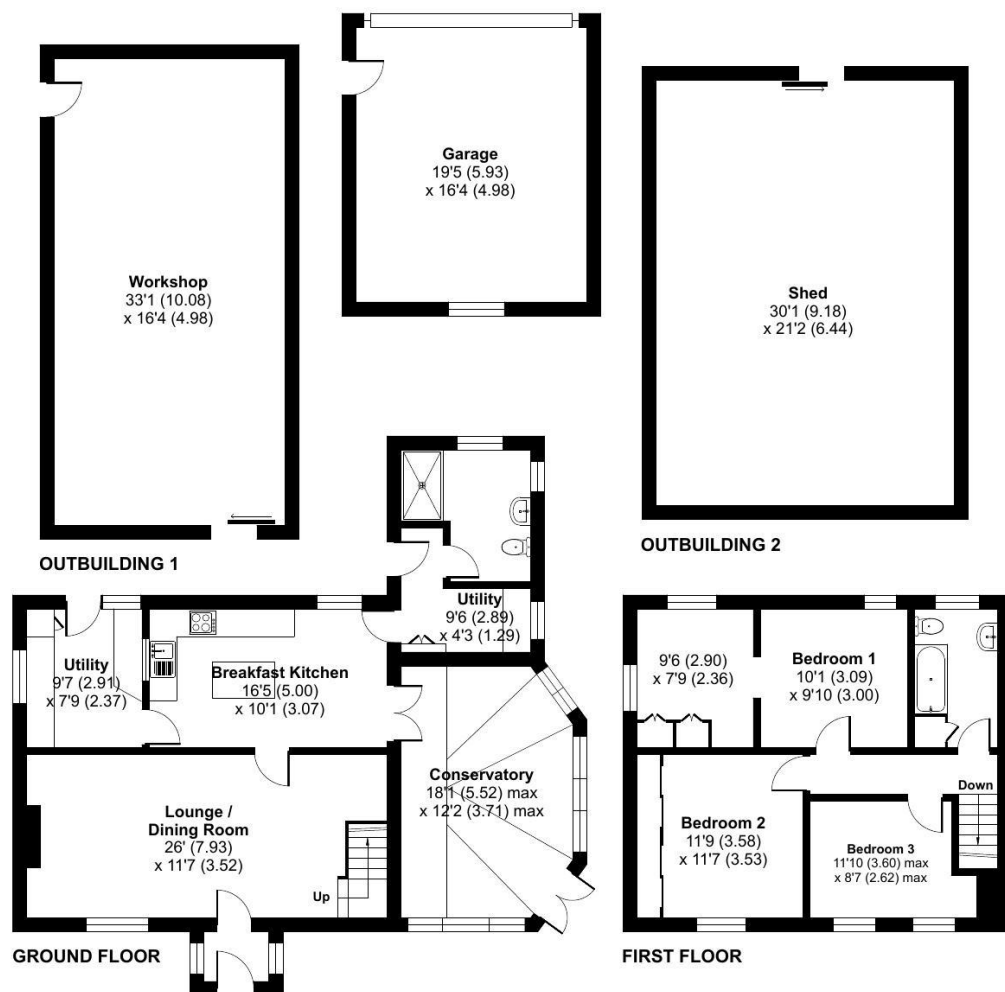
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Tenbury Road, Rock, Kidderminster, DY14

Approximate Area = 1505 sq ft / 139.8 sq m
 Garage= 318 sq ft / 29.5 sq m
 Outbuildings = 1176 sq ft / 109.3 sq m
 Total = 2999 sq ft / 278.6 sq m

For identification only - Not to scale





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