



Wharfinger Cottage

Tardebidge, B60 1NF

Andrew Grant

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New Wharf, Tardebigge, B60 1NF

3 Bedrooms 1 Bathroom 1 Reception Room

A renovated Grade II Listed character home offering three storeys of accommodation beside the Worcester and Birmingham Canal.

- Wharfinger Cottage is a beautifully presented Grade II Listed home, renovated throughout and arranged across three floors within the Tardebigge Conservation Area.
- Open plan ground floor accommodation brings together living, dining and kitchen areas, with exposed stonework, ceiling beams and a substantial fireplace reinforcing the property's character.
- Three double bedrooms occupy the upper floors, including a particularly generous third bedroom extending across the second floor beneath the characterful roofline.
- The private garden combines a lawn with a paved seating area enclosed by fencing, with a detached utility also sitting at the bottom of the garden.
- A broad gravelled driveway provides parking for up to four vehicles, offering a valuable practical feature within this distinctive waterside setting.
- Sitting beside the Worcester and Birmingham Canal, the property enjoys a semi-rural position at New Wharf within the sought-after area of Tardebigge.

801 sq ft (73 sq m)





The living room

Forming the principal relaxation space, the living room introduces much of the home's distinctive historic character. An exposed brick fireplace with a substantial timber lintel houses a wood-burning stove, while ceiling beams and exposed stonework add further architectural interest. The open arrangement continues directly into the dining area, creating an inviting setting for everyday life and entertaining.





The kitchen

Designed as an integral part of the open plan ground floor, the kitchen provides a well-organised setting for cooking and preparation. Shaker-style cabinetry is arranged around generous work surfaces, incorporating a sink, oven, gas hob and extractor. Its open connection with the dining area allows conversation to continue between the spaces, while windows above the worktops provide an outlook towards the surrounding setting.







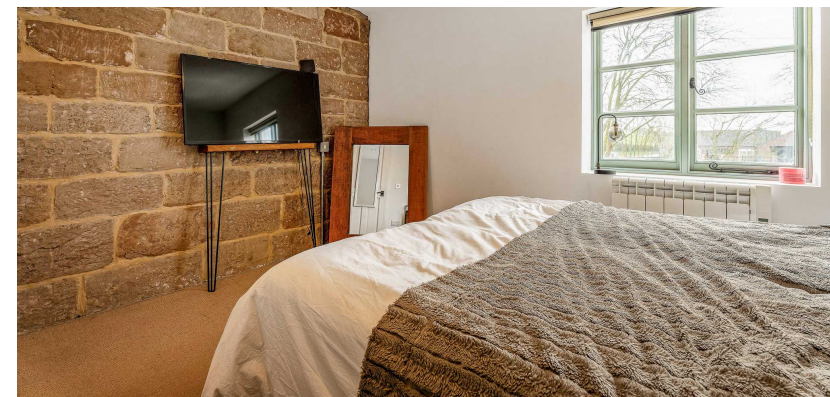
The cloakroom

Providing a convenient facility on the ground floor, the cloakroom is discreetly arranged beside the kitchen. A contemporary wall-mounted basin is paired with a WC, with both fittings accommodated efficiently within the compact space. A small window and understated finish complete this useful addition to the open plan living accommodation.



The primary bedroom

Creating a comfortable retreat on the first floor, the primary bedroom offers generous proportions for a double bedroom. An exposed stone wall and recessed fireplace provide distinctive reminders of the building's heritage. The room sits close to the shower room and retains sufficient space for additional bedroom furniture without detracting from its calm, well-balanced feel.







The second bedroom

Offering flexible accommodation on the first floor, the second bedroom is well suited to use as a double bedroom for family members or guests. A broad window and exposed stone wall contribute to its individual character.





The third bedroom

Extending across the second floor, the third bedroom provides a generous and distinctive space beneath the roofline. Exposed stonework and a recessed fireplace lend character, complemented by the varied ceiling profile. Occupying its own floor gives the room a greater sense of separation from the accommodation below, making it particularly suitable as a private family or guest bedroom.

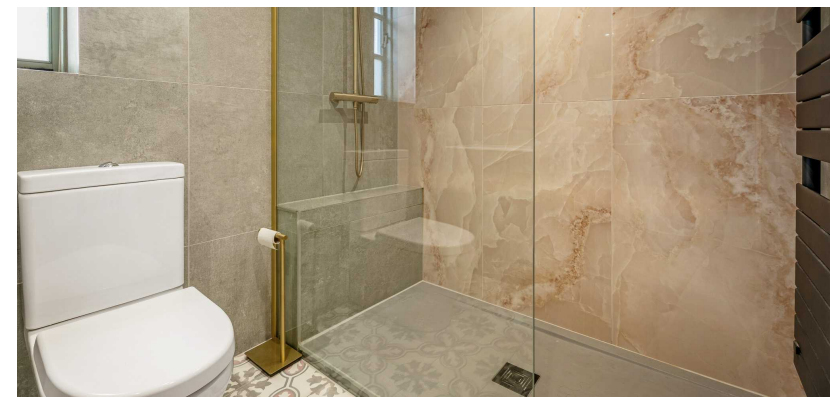






The shower room

Serving the three bedrooms, the shower room combines contemporary fittings with a practical first floor position. A generous walk-in shower enclosure is accompanied by a WC and a wide vanity unit with an inset basin. Underfloor heating adds comfort beneath the tiled finish, completing a thoughtfully renovated space suited to daily routines.





The garden

Providing a private outdoor setting beside the home, the garden includes a central lawn and a paved area suited to outdoor seating. Timber fencing, established brick walls beyond and railings define the space, while open surroundings reinforce its semi-rural character. A detached utility building stands within the grounds, adding a practical facility separate from the main accommodation.





The driveway and parking

Approached from New Wharf, the broad gravelled driveway provides parking for up to four vehicles alongside the property. The generous frontage allows straightforward access to the main entrance and garden, with fencing and established boundaries enclosing the area.



Location

Wharfinger Cottage occupies a semi-rural position at New Wharf in the sought-after area of Tardebigge. Sitting beside the Worcester and Birmingham Canal, the setting combines waterside character with views across the surrounding countryside. Tardebigge offers a peaceful environment while remaining connected to neighbouring communities, where general amenities, schools and transport links can be found. The property's position within a Conservation Area reflects the historic character of its surroundings, while the canal and nearby rural landscape provide opportunities to enjoy walking and outdoor pursuits. This setting will appeal to buyers seeking a distinctive home beyond a conventional residential development.

Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

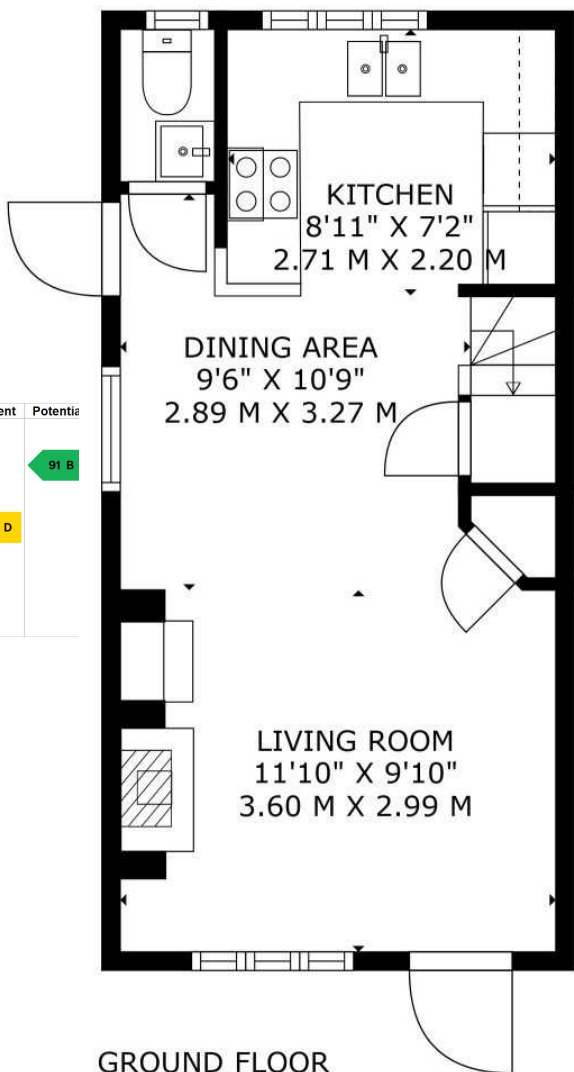
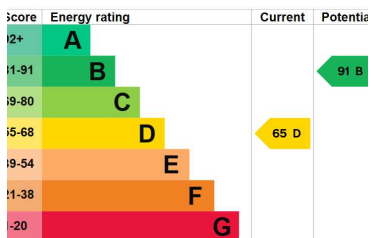
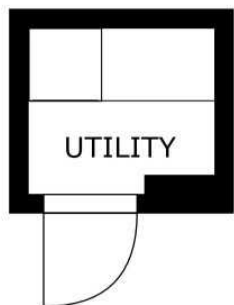
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

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.

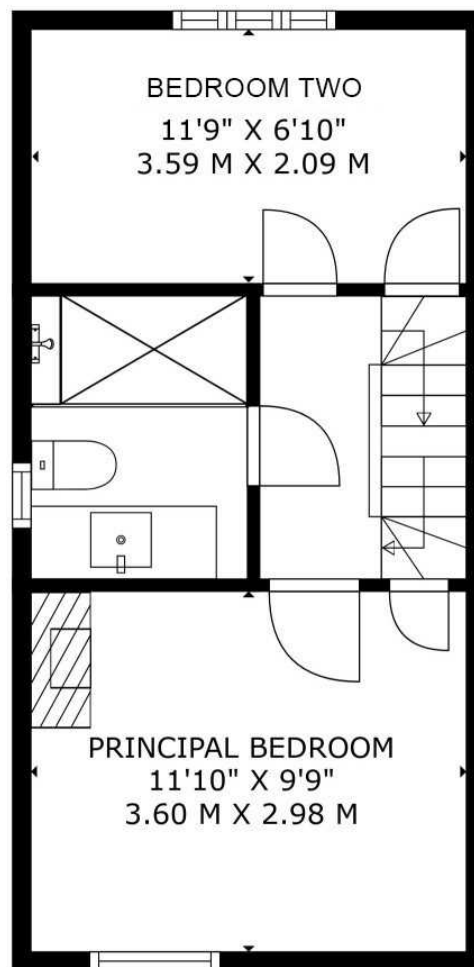
Council Tax

The Council Tax for this property is Band D.

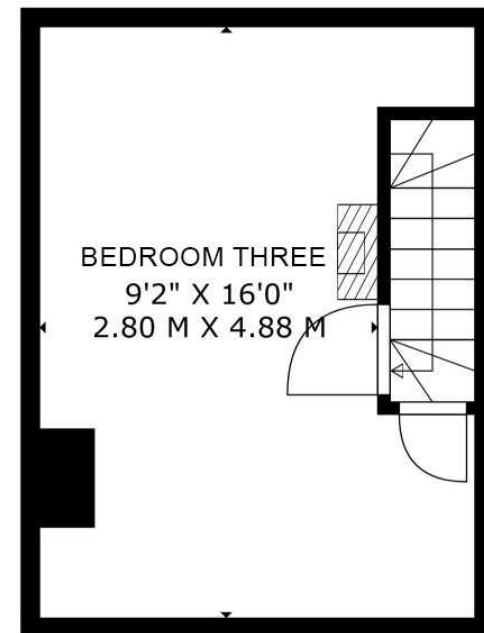




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA: 801 sq ft, 73m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

