



THE FORGE

WORCESTER ROAD | HARVINGTON DY10 4LJ





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Kidderminster 4 miles | Worcester 13 miles | Birmingham 26 miles | Stourbridge 7.5 miles | Bewdley 7 miles
(all mileages are approximate)

A SUBSTANTIAL AND CHARACTERFUL FOUR BEDROOM PERIOD
RESIDENCE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION

Characterful four-bedroom period residence
Three reception rooms
Two bathrooms and two WC's
Generous established gardens
Included on the Chaddesley Corbett Local Heritage List



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Halls are delighted with instructions to offer Worcester Road for sale by Private Treaty. An impressive and highly individual period residence, a home of considerable character and historic interest, incorporating the original Smithy building and displaying an appealing combination of traditional red-brick elevations, exposed timbers and original-style features.

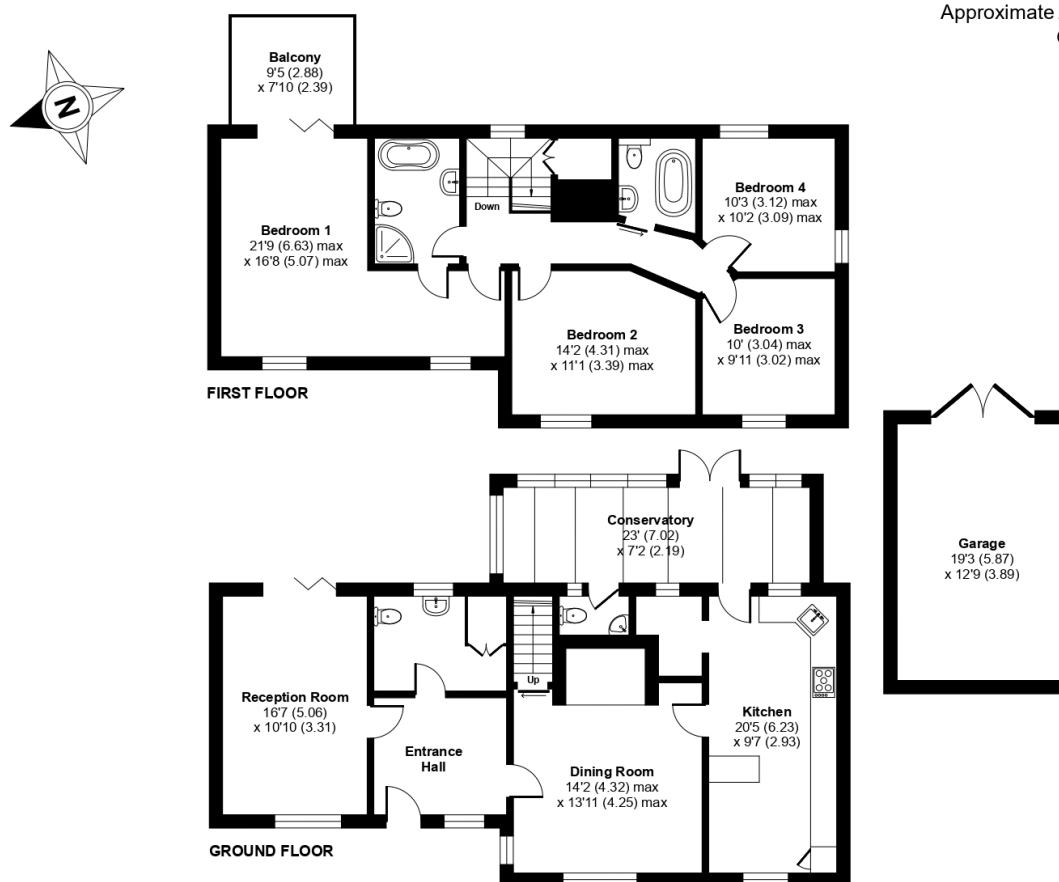
The property is included on the Chaddesley Corbett Local Heritage List, although it is not understood to be a statutorily Listed Building.

PROPERTY

An impressive and highly individual period residence, displaying an abundance of character throughout and providing substantial, versatile accommodation.

The interior successfully combines the warmth and charm of the original building with comfortable, generously proportioned living spaces, with exposed structural timbers, traditional brickwork and carefully retained architectural details providing a recurring reminder of the property's history as a former Smithy.

The property is principally accessed through a covered entrance, opening into the main accommodation and immediately establishing the character found throughout the house. The ground floor provides an excellent arrangement of reception and entertaining spaces. The kitchen is a particularly characterful room, fitted with a comprehensive range of traditional-style base and wall units complemented by contrasting work surfaces. There is space for a range of appliances, whilst a useful breakfast bar provides an informal place for morning coffee or casual dining. Substantial exposed ceiling timbers add warmth and architectural interest to the room, whilst an adjoining pantry provides valuable additional storage. The principal reception room is a comfortable and generously proportioned living space, providing ample room for a variety of seating arrangements.



Approximate Area = 1412 sq ft / 131.2 sq m
Garage = 246 sq ft / 22.8 sq m
Total = 1658 sq ft / 154 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2026. Produced for Halls. REF: 1515566

Its proportions make it particularly well suited to family living, whilst the outlook towards the established gardens creates an attractive connection with the property's more rural surroundings.

A further dining room is especially rich in character and provides an atmospheric setting for both family meals and more formal entertaining. Exposed brickwork and substantial ceiling timbers contribute considerably to the room's traditional appearance and

reinforce the historic origins.

The garden room/conservatory, an attractive and light-filled addition with extensive glazing overlooking the gardens.

Two separate ground-floor WCs complete the accommodation on this level.





The first floor continues the generous proportions of the ground floor and provides four well-proportioned bedrooms and two bathrooms, creating excellent accommodation for a family and visiting guests.

The principal bedroom is a particularly appealing room, enjoying generous proportions and its own private balcony overlooking the rear garden. This is a lovely feature of the house, providing an elevated outlook across the established grounds and a quiet place from which to enjoy the property's garden setting.

The remaining three bedrooms provide comfortable and flexible accommodation. Together with the two bathrooms, they complete a particularly versatile first-floor arrangement.

OUTSIDE

The property is complemented by a particularly generous and established garden, enhancing its appealing semi-rural character. Predominantly laid to lawn, the gardens feature mature trees, shrubs and established planting, providing excellent space for recreation and outdoor entertaining.

A covered seating area adjoining the property provides an ideal setting for alfresco dining, whilst a further seating area beneath an attractive pergola overlooks the the gardens. There is also a dedicated vegetable and planting area with greenhouses.

SCHOOLING

Winterfold House School, an independent co-educational day school and nursery, together with Chaddesley Corbett Endowed Primary & Pre-School and Comberton Primary School.

Secondary education is available at King Charles I School, whilst further independent options include Holy Trinity School and Heathfield Knoll School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF.

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating -D

DIRECTIONS

W3W-///months.splinters.forklift



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



