



## The Forge

Dunhamstead, WR9 7JX

Andrew Grant

# The Forge

Dunhampstead, Droitwich, WR9 7JX

**3 Bedrooms    2 Bathrooms    1 Reception Room**

A generously proportioned three-bedroom home with character features, a large corner plot, double garage and parking, set in a desirable canal-side hamlet.

- Unique three-bedroom home with spacious layout and historic character.
- Impressive main living area set in the original forge.
- Wraparound gardens offering privacy, lawn, patio and well-stocked borders.
- Detached double garage and driveway parking for multiple vehicles.
- Canal-side hamlet near Worcester and Droitwich with coffee shop and countryside walks.

The Forge is a distinctive three-bedroom home occupying a generous corner plot in the heart of the attractive village of Dunhampstead.

Originally part of the old village forge, the property retains subtle reminders of its heritage, including a substantial exposed brick chimney breast in the main living space. The ground floor comprises a spacious kitchen/breakfast room, a large sitting and dining area and a convenient ground floor shower room. Upstairs are three bedrooms, one with an en suite shower and a separate family bathroom. Externally, mature gardens wrap around the house, while a detached double garage and ample parking lie to the rear. A beautiful stretch of the Worcester and Birmingham Canal runs just metres from the property boundary, making waterside walks and cycling exceptionally accessible. Tucked away in a quiet village setting, yet offering excellent connections to Worcester and beyond, this is a rare opportunity to acquire a home with both character and convenience in a truly special location.



**1833 sq ft (170.3 sq m)**



## The kitchen

This generous kitchen and breakfast area provides ample space for day-to-day family living, with direct access to both the sitting room and hallway. The layout includes plenty of work surface space and storage, along with ample room for a table. A window above the sink offers a view across the garden, while a glazed patio door leads outside, making it a functional and social heart of the home.





## The dining area

Forming part of the larger sitting room, the dining space is positioned beside a bay window and offers a lovely view over the garden. It's ideal for family meals or entertaining guests, with enough room for a large table and natural division from the main seating area.





## The living area

The living room forms part of what was once the original forge, featuring a characterful chimney breast with recessed fireplace and log burner. With dual aspect windows, this is a bright and spacious room with a warm and inviting atmosphere. The generous proportions make it suitable for a range of furniture arrangements and relaxed family use.





## The ground floor shower room

Conveniently located off the hallway, this practical ground floor shower room includes a WC, wash basin and shower cubicle. It is ideal for guests or those preferring ground floor access and it provides flexibility for multi-generational living or visiting family. From here there is direct access to the garden.



## The primary bedroom

The principal bedroom is a generously sized double room filled with character, featuring exposed beams and a central red brick chimney breast that visually separates the sleeping area from a versatile adjoining space. This extra area offers great flexibility as a dressing, sitting, or office area.





## The second bedroom

This substantial double bedroom is located at the rear of the property and features generous dimensions, a large window with views of the garden and built-in storage. This room also features its own shower room with shower cubicle and hand basin for added convenience.



## The third bedroom

The third bedroom is a good-sized double located at the front of the home. It benefits from a window overlooking the surrounding countryside and would work equally well as a nursery, guest room or dedicated study. There is convenient built-in storage and a wash basin.





## The bathroom

The main bathroom includes a tiled bath, WC and wash basin. Dual-aspect windows bring in plenty of natural light and provide ventilation.



## The garden

The property sits beautifully within a generous and well-established plot, surrounded by mature greenery that provides both charm and privacy. The front garden is laid mainly to lawn and framed by a variety of shrubs and tall hedging, with a striking mature tree standing proudly before the red-brick façade of the house, creating a picturesque approach from the quiet country lane.





To the rear, there is an enclosed outdoor space ideal for families or entertaining. A large lawned area is bordered by a mixture of established planting, flowering shrubs and climbers. A spacious patio and gravelled section offer ample space for seating areas, with a charming wooden pergola to one side. A timber summerhouse and deck provide a perfect setting for alfresco dining or relaxing.







## The driveway and parking

To the side of the home is a driveway that offers parking for multiple vehicles, with a large detached double garage also offering excellent storage or secure parking. There is also potential for a workshop or conversion subject to any necessary consents. There is further hardstanding to the front, allowing additional space for visitor or casual parking.





## Location

Dunhamstead is a small and peaceful hamlet nestled between Droitwich Spa and Worcester. Its tranquil setting is defined by surrounding countryside and its close proximity to the Worcester and Birmingham Canal, offering scenic walks and a slower pace of life. The property sits adjacent to the former Firs Inn, now operating as a popular coffee shop and social spot for walkers and locals alike.

Despite its rural feel, Dunhamstead is extremely well-connected. The historic spa town of Droitwich is just a few minutes' drive away, offering a wide range of shops, supermarkets, pubs, restaurants and leisure facilities. Worcester city centre is also within easy reach, providing excellent schooling, culture and transport links.

The area benefits from easy access to the M5 at Junctions 5 and 6, making it ideal for commuters or those needing to travel regionally. The surrounding countryside includes a network of public footpaths, bridleways and canal towpaths, with Bredon Hill and the Malvern Hills both within striking distance for weekend adventures.

## Services

The property benefits from oil-fired central heating and mains electricity and water. Drainage is supplied via a cesspit. The cold water tank serving the hot water and heating system is located on the roof. This setup has worked reliably for over 40 years, keeping the house consistently warm.

## Council Tax

The Council Tax for this property is Band F



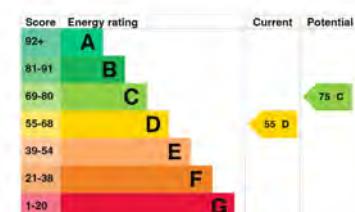
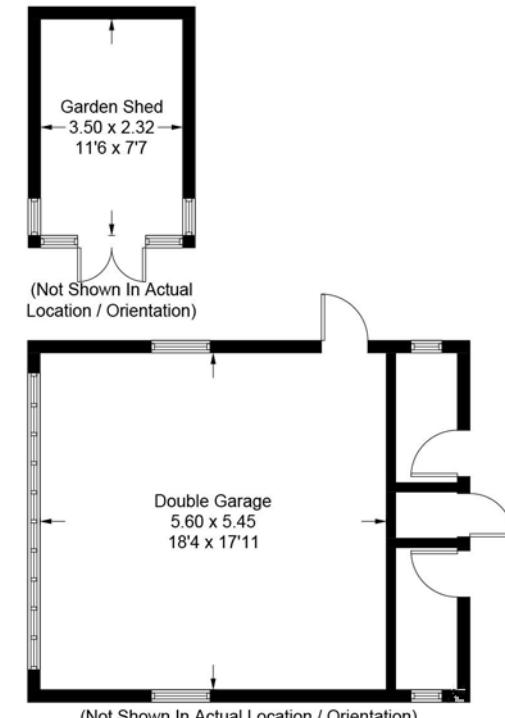
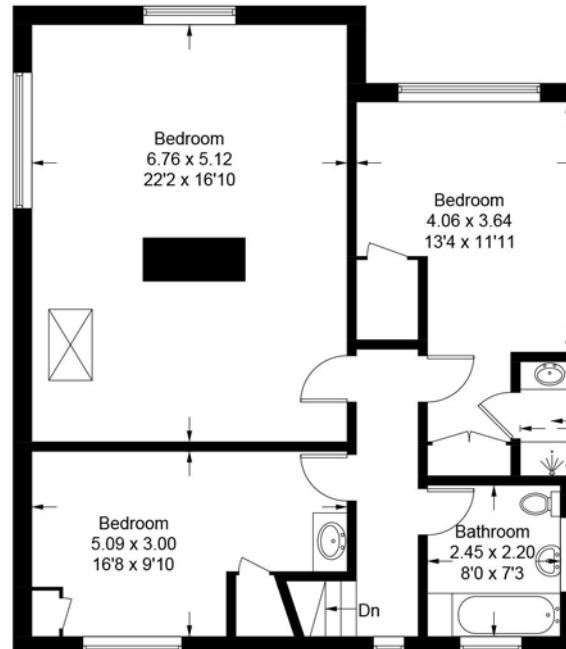
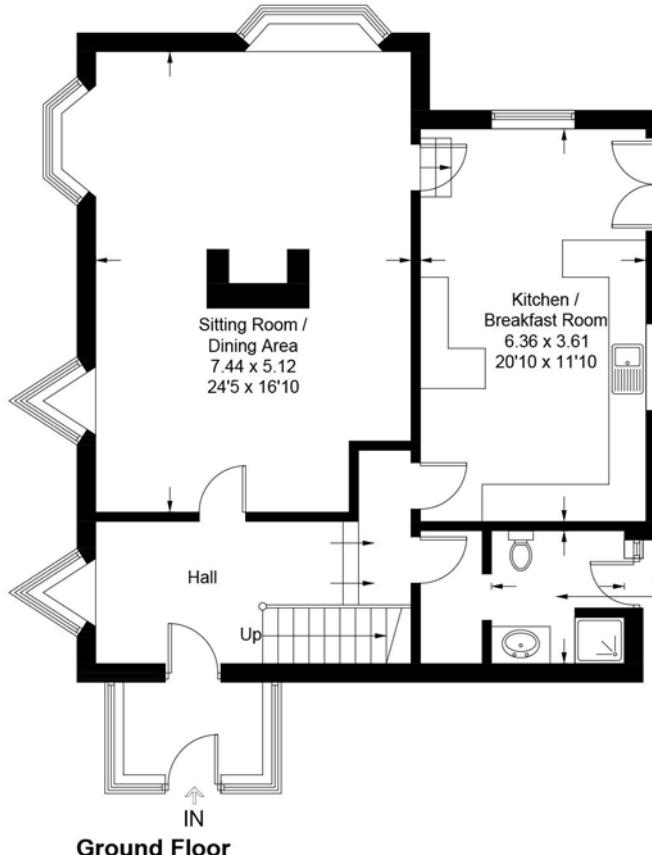


# The Forge, Dunhampstead, Droitwich

Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft

Outbuildings= 44.8 sq m / 482 sq ft

Total = 215.1 sq m / 2315 sq ft



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

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