

Wassell Wood Farm, Bewdley, Worcestershire

DY12 1LD



Wassell Wood Farm, Bewdley DY12

A period house offering flexible living in 51 acres with excellent equestrian facilities and incredible far-reaching southerly views across the land.

Directions - DY12 1LD

To locate the property via What3Words (www.what3words.com), reference: [///client.riverboat.register](https://www.what3words.com/riverboat/register)



Tenure: Available freehold

Local authority: Wyre Forest District Council

Council tax band: G



The property

Wassell Wood Farm is a period country house that offers flexible accommodation, which currently incorporates a one bedroom annexe. It provides scope for a new owner to place their stamp on it.

The front door opens to a conservatory where the fantastic countryside views can be enjoyed, and from here, double doors open to the drawing room. From the drawing room is a door to the dining room that can also be accessed from the inner hall. A cosy sitting room with a working fireplace is accessed from the kitchen, and a glass door opens to the rear courtyard.

Off the inner hall is a door to the cloakroom, double doors to a cloak cupboard, and a door opens to the fitted utility room that has a rear entrance door to the walled courtyard. The pine-fitted kitchen has a pantry. A turning staircase rises from the drawing room to the first-floor landing.

The main house currently comprises a principal en suite bedroom and two further double bedrooms, all of which have built-in wardrobes, one has a fitted dressing table, both are served by a family bathroom.





A wonderful property with far-reaching views in a rural location.





Annexe

Although the annexe forms part of the main house, it can be accessed independently from the upper courtyard. A door opens to a porch with cloaks hanging space, and from here, a door opens to the fitted kitchen incorporating a study area.

The utility room has space for a washer dryer; from here, a door opens to the bathroom. The annexe double bedroom has built-in wardrobes and a dressing table accessed from the utility room. The annexe sitting room has a door connecting to the landing in the main house.





Gardens and grounds

A shared private lane extending to about one mile provides access to the land, the house and the stables located at its very end.

There is tarmac parking in front of the house and an open-sided carport. From the parking area, steps lead up to a raised terrace, a garden room, and the annexe's front door.

The parking area overlooks the lawned garden, which includes a brick outbuilding divided into three garden stores. From the garden, fantastic south-facing views can be enjoyed.

A feature archway, which forms part of the house, opens from the parking area and leads to a charming walled rear courtyard and a door to a garden store with a WC. The boiler room/store is situated under the archway.

The land extends to approximately 51 acres in total and comprises a large, wooded area on the eastern side of the track extending to about 21 acres, and on the western side of the track is about 25 acres of pasture land.

The top field closest to the house is divided into four paddocks with post and rail fencing and includes an Olympic 20m x 60m arena with a surface of silica sand and rubber chip laid in 2010, that rides and drains well. Beyond these paddocks are three further fields.

At the top of the private lane is a smaller 20m x 40m arena with floodlights and a silica sand and rubber chip surface with a superb stable block opposite. The stable block comprises six large loose boxes, two smaller loose boxes, a tack room, feed area and a staircase to extensive top-floor storage that includes a secure rug, tack room and a secure store. The top floor storage space also offers scope to be converted to ancillary accommodation or a home office subject to obtaining the relevant consents. To the right of the stable block is a five-bar gate to a horse wash area/ haylage store.

Services

Mains electricity and water feed from Wasell Wood Farm. Private drainage. Oil-fired central heating is a Farm 2000 batch-fed biomass-fired boiler.





Set in around fifty
one acres of
woodland and
paddocks.

Location

Bewdley 2.5 miles

Ludlow 22 miles

Worcester 18 miles

Birmingham 22 miles

M5 (J4) 13 miles

M5 (J5) 15 miles

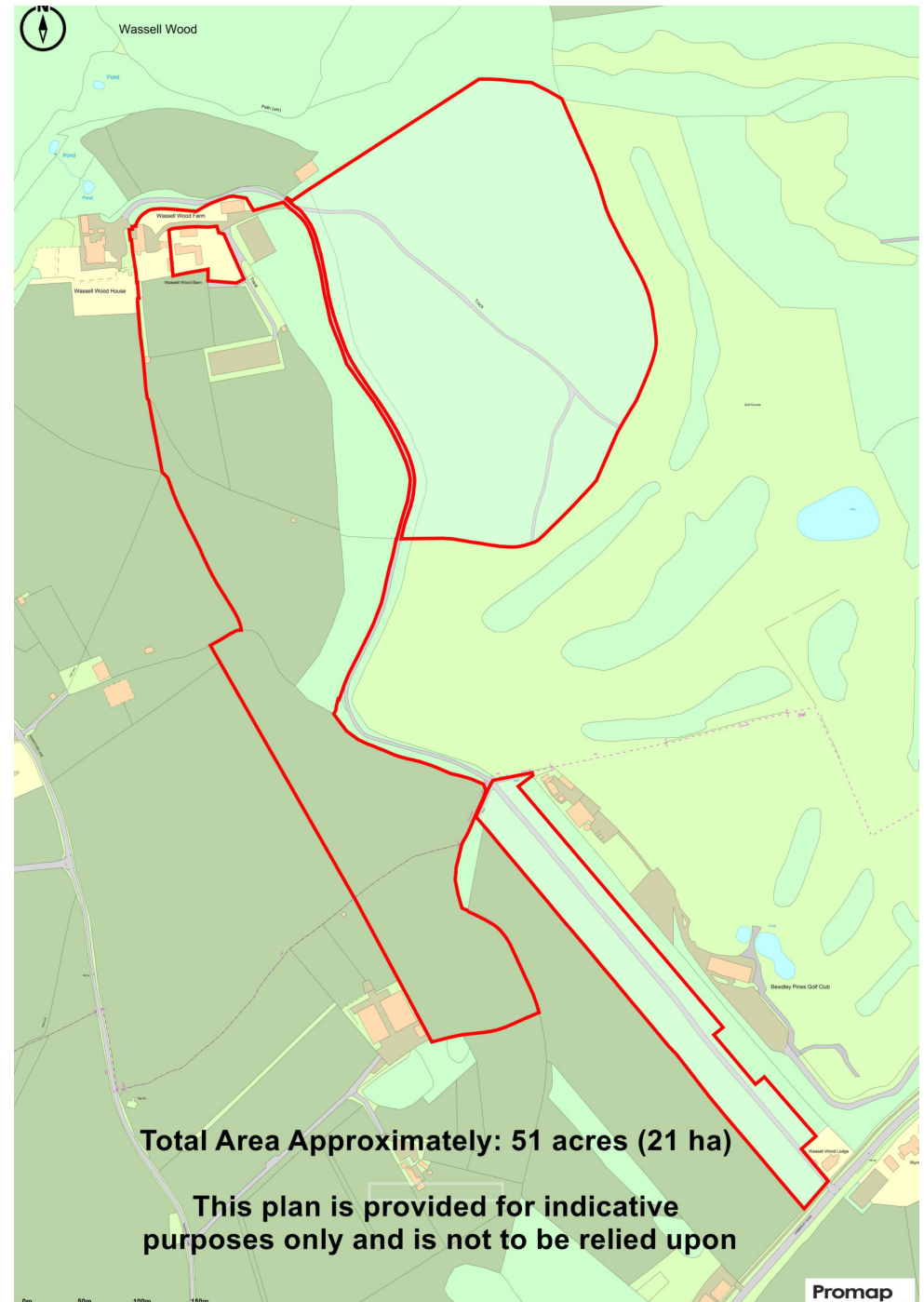
(Distances approximate)

Wassell Wood Farm is at the end of a shared private lane. The nearby Georgian market town of Bewdley offers excellent shopping, restaurants and schools in a beautiful position beside the River Sever. It is also home to the Bewdley Museum, one of the stations for the Severn Valley Steam Railway and the West Midlands Safari Park.

Worcester is to the southeast and has all that would be expected of a cathedral city, including excellent private schooling, County cricket and horse racing on the banks of the River Severn.

Excellent access to the M5 makes Birmingham and its conurbation commutable. Regular trains run from Kidderminster, Droitwich and Worcester, with connections to Birmingham and London.

The surrounding landscape is characterised by rolling fields and valleys with impressive views. The nearby, quiet lanes, footpaths and bridleways provide access to this wonderful countryside, and the beautiful Wyre Forest, with its many walking and riding opportunities, lies a short driving distance away.





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