



The Garrods, Rock, Worcestershire

G HERBERT  
BANKS

EST. 1898

The Garrods  
Rock, Kidderminster  
Worcestershire  
DY14 9YH

A fabulous country house with creatively designed accommodation.

Situated in a country lane in a highly favoured location.

Reception hall, library/living room, charming sitting room, garden room, study, long dining kitchen, inner hall, cloakroom, laundry.

4 bedrooms, en-suite shower to master and family bathroom.

**In all about 2563 sq.ft**

Detached garage, large attractive gardens and grounds with fine rear view. Various outbuildings.

**Set in about 0.73 acres**

### Situation

The Garrods is situated in the very popular North Worcestershire village of Rock. The surrounding area provides some great amenities including the wonderful Normal St Peter and St Paul Rock church, The Royal Foresters Gastro pub, The Colliers Farm Shop and tearoom, Hopleys Farm Shop and Wharton Park Golf Club. There is a post office / general store and junior school in Far Forest.

The beautiful Wyre Forest is a short drive away with its superb riding and walking opportunities.

Bewdley is a highly favoured and historic riverside town with extensive amenities including both junior and senior schools, a large medical centre, range of independent bars, cafes and restaurants.

There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. There is an excellent rail link from Kidderminster to Worcester, Birmingham and London.

### Description

Originally a period cottage with some exposed timber frames, this striking house has been remodelled, extended and fully refurbished by the present owners over the last 5 years. They have created an outstanding family home which is appointed to a high standard. It includes an impressive range of ground floor rooms perfect for entertaining. The house is double glazed.

A generous reception hall leads to the delightful large library/living room with glass brick wall. The charming sitting room has a timbered ceiling and inglenook fireplace with wood burning stove. Glazed doors lead through to the stunning garden room with roof lantern and double doors to the gardens. In addition there is a useful study.

The long dining kitchen is an excellent space with range of cabinets, Rangemaster (propane gas) and electric range cooker with extractor hood over, wooden working surfaces, integral fridge freezer and attractive dining area.

Inner hallway with plant cupboard, cloakroom, laundry and boiler cupboard.

The first floor is served by a gallery landing with glass and oak, and a shelved linen cupboard. There are 4 attractive bedrooms, en-suite shower room and well-appointed family bathroom.

### Outside

Detached double garage with tarmac drive. Additional hardstanding area to one side of the garage

Large attractive well stocked gardens and grounds with superb initial wide paved sun terrace and feature pond. Fenced vegetable garden, orchard area, greenhouse and a variety of sheds

## GENERAL INFORMATION

### Services

Mains electricity, water and drainage. LPG central heating. Ultra-fast broadband.

### Local Authority

Wyre Forest District Council Tel: 01562 732928

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in April 2024 with a rating 47/E; potential 76/C.

### 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 by Appointment Only

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

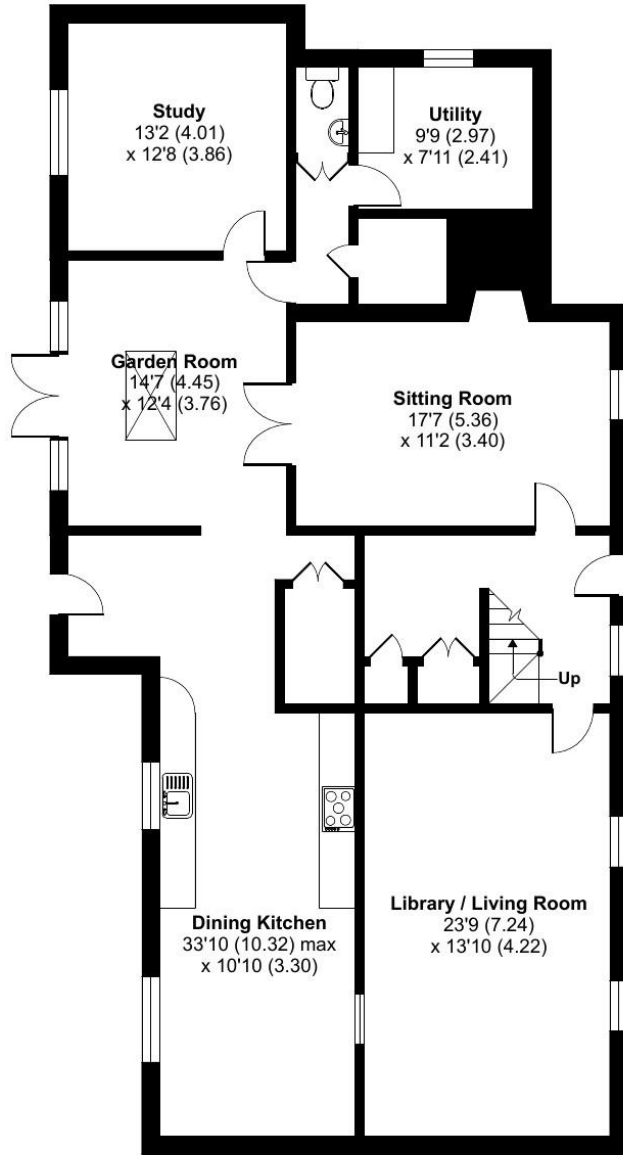
### Directions

From Bewdley take the A456 signposted to Leominster. In Callow Hill turn left by the Royal Foresters Pub to Bliss Gate. Take a left-hand turn towards Bliss Gate and Heightington before locating The Garrods ahead on your right-hand side.

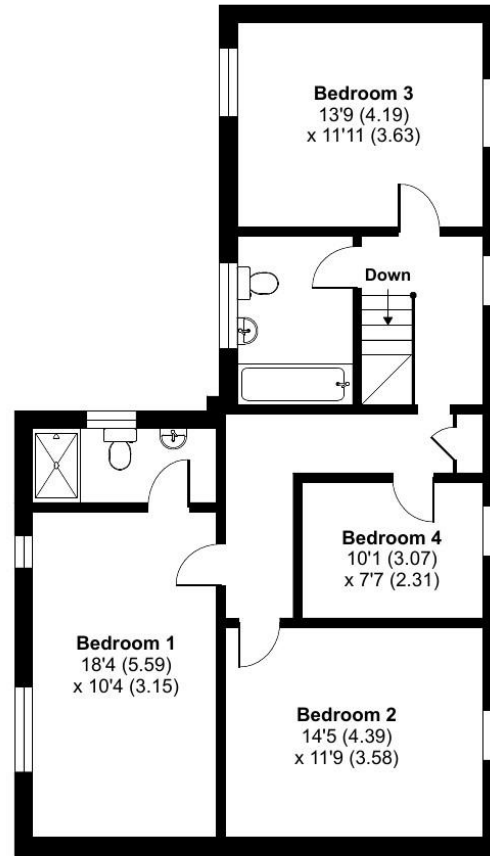


Approximate Area = 2563 sq ft / 238.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





**G HERBERT  
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