

### Hill Farm | Northwood Lane | **Bewdley** | DY12 1AT



- Three Bedrooms
- Lounge with Wood Burner
- LPG Central Heating
- Garden Area
- Views
- **Cash Purchase Only!**

*Internal Viewing Recommended*

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## General Information

Set within an area of outstanding beauty with views to the front elevation and with open fields to the rear. Imagine owning your own little piece of paradise? The wonderful scenery, flora and fauna, watching the birds of prey soar high in the air then swoop for their prey, the pheasants as they duck and dive, this really is back to nature, chilling out at this much appreciated way of life, in harmony with the grazing sheep. Yes life here is a much slower and relaxed way of life. And at the tempo of life we are now forced to adhere too. This surely is the nearest place to heaven without being there than you could ever imagine!

Tucked into the fields high above the River Severn, with the Severn Valley Railway running parallel to the site. Here you can hail the train driver who will stop and pick you up and carry you to Bewdley one way or indeed Arley or Bridgnorth the other! Fabulous!

Hill Farm has been established since before the 2nd world war when Birmingham folk would come to Bewdley for their holidays. Many of the chalets were very basic in those days with no running water, washing or toilet facilities and no electric. Yet they loved the simple way of life away from the smog and daily grind of their lives. The site grew and today is permanent home to many folk, others being used still for holidays. With the chalets varying in size and condition. Some are stunning with every available luxury, whilst others remain naivety similar to how they would have been. Hill Farm retains that feel of simplicity and olde worlde charm, where you are not judged for the car you drive, the way you dress or the job you have.

A great place to escape to and watch the kids running about in complete safety from traffic etc. Having views over the fields, it would be very unlikely one would ever tire of the view. Look carefully and the dominant stag can be spotted grazing, in another direction the rabbits happily chasing each other.

Why not take the time to view; if you, like so many others want a more relaxed existence. This life could be for you!

Delightful detached three bedroom wooden chalet being offered for sale and known as Desrez. In more detail the property boasts three bedrooms two with fitted furniture, lounge with wood burner, kitchen and bathroom. Central heating is provided by oil and there is majority double glazing. Outside is an enclosed garden, neatly landscaped with some mature planting and several seating areas to sit and enjoy the sunshine.

## Approach

Fencing to all sides with gravel boards and fence panels. Paved paths. Steps rising to decked patio seating areas, further complimented by crazy paved hard standing. Ideal for table and chairs tubs and planters for instance. Mature beds, being bark or slate with inset shrubs and delightful spring bulbs. Coal bunker, log store, open storage shed, wooden shed with power, lawn, water feature with electric. Mature Clematis adorns the garden too. A real tranquil feel to this garden. Bunded oil tank and external combination oil boiler which provides the domestic hot water and central heating requirements for this property. Through the gate and under the arbour with established Wisteria. Outside lighting. Stable door into:

## Porch

Having tiled flooring, ceiling light point, two windows to two elevations neither double glazed and further stable door allowing access into the kitchen.

## Kitchen / Diner

### 15'10 Max x 12'9 Max (4.828m x 3.890m)

Two front facing Upvc double glazed windows overlooking the open fields. Beams to ceiling, three ceiling light points. Wall and base units with the latter having complimentary rolled edge working surface over. Inset one and a half bowl sink unit having mixer tap over. Partial tiling to the walls providing splash back. Inset dual fuel (LPG and Electric) range style cooker with cooker hood over. Space and plumbing for washing machine and other white goods. Vinyl flooring, radiator and space for table and chairs. Steps rise into:

## Lounge

### 16'2 Max x 15' Max (4.926m x 4.584m)

Delightful room with a real olde worlde feel. Upvc double glazed French doors to side elevation overlooking the decking. Beams to ceiling, multi fuel burner, ceiling light point, wall light point aerial point and deep skirting board.

## Rear Hallway

Ceiling light point. Airing cupboard.

## Bathroom

Side facing Upvc double glazed window, with ceiling light point. Vinyl flooring, heated towel rail. Wall mounted shaver point and fully tiled walls. White suite to comprise P shaped bath with Triton electric shower over. Close coupled wc suite and pedestal wash hand basin.

## Bedroom One

### 12'11 Max x 9'10 Max into recess (3.926m x 2.998m)

A good range of built in wardrobes and having exposed decorate ceiling beams, radiator, aerial point, Upvc double glazed French doors onto decking area with side facing Upvc double glazed window.

## Side Hallway

Side facing Upvc double glazed window and deep skirting. Space for computer desk for instance.

## Bedroom Two

### 12' Max x 7'3 Max (3.634m x 2.202m)

Side facing Upvc double glazed window, ceiling light point, wall mounted consumer unit, radiator and built in wardrobe. Lovely views to the side elevation.

## Bedroom Three

### 12'1 Max X 7'5 Max (3.677m x 2.251m)

Side facing Upvc double glazed window, ceiling light point, deep skirting and radiator.

## Fixtures And Fittings

Nothing specifically not mentioned within shall be included in the sale. However certain items may be available by separate negotiation.

## Viewings

At any reasonable time but strictly through Hayden Estates on 01299 405062 or 07776 361012.

## OTHER USEFUL INFORMATION

The current ground rent for this property is approximately £1800 per year. The ground rent is inclusive of water rates. Drainage is via Hill Farms own treatment plant. Electric, telephone and water are connected to the property. Broadband is available.

Please note that all measurements are approximate and measured to the maximum. Therefore do not rely on the sizes if purchasing furniture and carpets etc. This is more noticeable in older properties. Please also note nothing has been tried and tested and therefore Hayden Estates advise that any such items requiring examination are so inspected by qualified technicians.

Council tax is an A band and payable to Wyre Forest District Council.

It is understood that this is a 12 month occupancy property.

The Severn Valley Steam Railway runs just a stones through from the farm. It receives many visitors every year from the steam enthusiast, those seeking nostalgia and a peep at history to those wanting to see the countryside at a slower pace of life. Open throughout the year with several events staged. These include 1940s weekends, The Santa Express, Thomas the Tank Engine, Steam Rallies to name just a few.

The Georgian town of Bewdley set beside the River Severn is a quaint town boasting a varied selection of shops and eating houses etc should you have an hour or two to spare. Super architecture is to be admired whilst browsing or better still spend an hour in the museum going over the history of the area. Perhaps stroll along the riverside, feeding the ducks, appreciating the scenery or sampling local produce in one of the eateries.

The larger town of Kidderminster is some four miles away and has larger range of stores and amenities.

### Directions

From Bewdley proceed out along the A456 in the direction of Kidderminster. At the Texaco garage turn first left and proceed along narrow country lane for approximately one and a half miles. After passing a telephone kiosk, turn next right. Go over the railway line. Continue along for a short distance, go straight on into the next field. Des Res will be found a short distance along there identified by the agents for sale board.

## Viewing details (for customer use only)

Date

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Time

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Contact at Hayden Estates

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Comments ...

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*These details have been produced by the agents and are aimed to give the buyers factual information about the property. However they are written with the opinions of the writer, thus no intention to mislead. Any clarification needed will be clearly given.*

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