



HORTONS POUND HOUSE

TENBURY ROAD | ROCK | DY14 9RB





HORTONS POUND HOUSE

TENBURY ROAD | ROCK | DY14 9RB

Kidderminster 8 miles | Bewdley 4 miles | Tenbury Wells 11 miles | Ludlow 16 miles | Worcester 17 miles
(all mileages are approximate)

A CHARMING DETACHED COUNTRY RESIDENCE OCCUPYING A
DELIGHTFUL RURAL SETTING

Three double bedrooms
Three reception rooms including study
Over 1400 sq ft, set within 0.68 acres
Beautiful mature gardens
Potential building plot subject to planning permission



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Halls are delighted with instructions to offer Tenbury Road for sale by Private Treaty.

A charming detached country residence enjoying character-filled accommodation, beautiful mature gardens and a picturesque rural setting in the heart of the Worcestershire countryside.

SITUATION

Situated in Rock Parish surrounded by attractive countryside whilst remaining accessible to the nearby towns of Bewdley, Tenbury Wells and Kidderminster. The area is renowned for its scenic rural landscape, walking routes and strong sense of community.

Kidderminster provides a comprehensive range of shopping, leisure and educational facilities together with rail links to Birmingham and beyond. The wider road network allows convenient access to Worcester, Birmingham and the West Midlands, making the property suitable for both commuters and those seeking a country retreat.

PROPERTY

A charming detached home situated in an attractive rural position on the outskirts of Rock. Enjoying a peaceful setting surrounded by Worcestershire countryside, the property combines period charm with practical family living, extending to approximately 1,433 sq ft and benefitting from generous gardens and exceptional outdoor space.

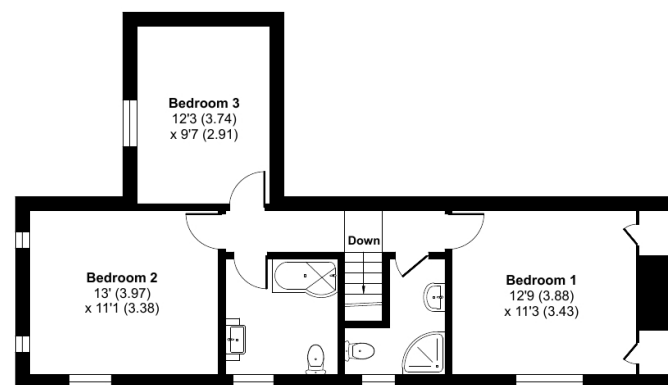
The accommodation is rich in character, with exposed beams, traditional features and well-proportioned rooms throughout. A welcoming reception hall leads through to a spacious sitting room featuring exposed timbers and a wood-burning stove, creating a warm and inviting atmosphere.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2026. Produced for Halls. REF: 1463614

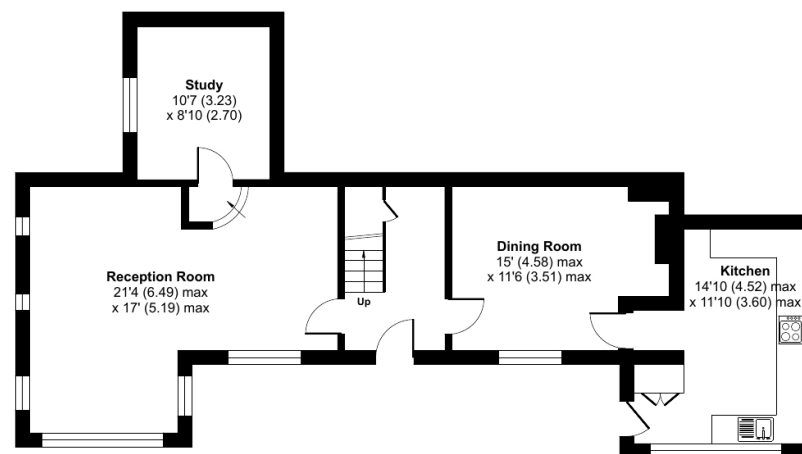


Approximate Area = 1433 sq ft / 133.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



The separate dining room provides an excellent space for entertaining and flows conveniently into the fitted kitchen, which offers a range of units, ample preparation space and views over the surrounding gardens. A useful study provides an ideal home office or occasional bedroom.

To the first floor are three double bedrooms, all enjoying pleasant outlooks over the gardens and surrounding countryside. Upstairs benefits from a shower room which facilitates the principal bedroom and the main bathroom has a shower over the bath and a fitted sink vanity unit. The first floor also enjoys access onto an impressive balcony terrace which spans the front elevation, creating a wonderful space to relax and enjoy the garden outlook.



GARDENS

A circular driveway leads to the property which is set within beautifully maintained gardens that perfectly complement its idyllic rural setting. Approached via a charming pathway, the grounds create an immediate sense of privacy and tranquillity, with mature trees, established shrubs and colourful planting providing year-round interest and an attractive backdrop to the property.

The gardens are predominantly laid to lawn, offering generous space for families, outdoor recreation and gardening enthusiasts alike. Well-stocked borders and a variety of mature specimen trees and fruit trees.

A substantial paved terrace extends from the house and provides an excellent space for al fresco dining, entertaining guests or simply relaxing whilst taking in the peaceful surroundings.

The grounds enjoy a pleasant degree of privacy and are ideally suited to those seeking a quieter lifestyle without sacrificing accessibility to nearby amenities. Whether used for family gatherings, summer entertaining or simply enjoying the changing seasons, the gardens form a particularly attractive feature of this charming country home.

SCHOOLING

Schooling options include highly-rated rural primary schools and nearby secondary options. Local Primary Schools Bayton C of E Primary School: Located nearby (DY14 9LG), this school was highly praised by Ofsted for its excellent quality of education and personal development. Far Forest Lea Memorial C of E Primary School: Located on New Road (DY14 9TQ), this academy was rated Good across all inspection areas. Secondary Schools The Bewdley School: Located a short drive away (DY12 1DT), this is the nearest mainstream secondary and sixth form academy.

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 and electricity, drainage via septic tank and oil fired central heating.

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 - E
Current EPC Rating - E



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.

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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own 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 £30 (including VAT) per purchaser.



