

'Brynstour'

50 Bridge Road, Cookley, Kidderminster DY10 3SB

David Jones

North Worcestershire Prestige Property Expert

Prestige Property Experts

Brynstour

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An unmissable opportunity in this sought after village, an attractive double-fronted Victorian house with around 1.75 acres of riverside gardens including fishing rights on the River Stour.

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The River Stour runs directly behind the property which enjoys delightful elevated views across the fields between Cookley and Caunsall, whilst the extensive gardens have a river frontage of around 120 yards.

Property at a glance

This handsome and deceptively spacious property is situated on the outskirts of the village, yet within just a few minutes walk of all amenities.

The generous plot also means there is no immediate next door neighbour to the right, creating a great sense of space around the property.

Originally two cottages, the property was successsfully converted into a single property many years ago, and offers surprisingly spacious and well proportioned accommodation extending to 1840 sq ft.

For any keen angler, the setting is a dream. The River Stour is a thriving haven for wildlife, with trout and many other species of coarse fish known to live here, as well as otters.

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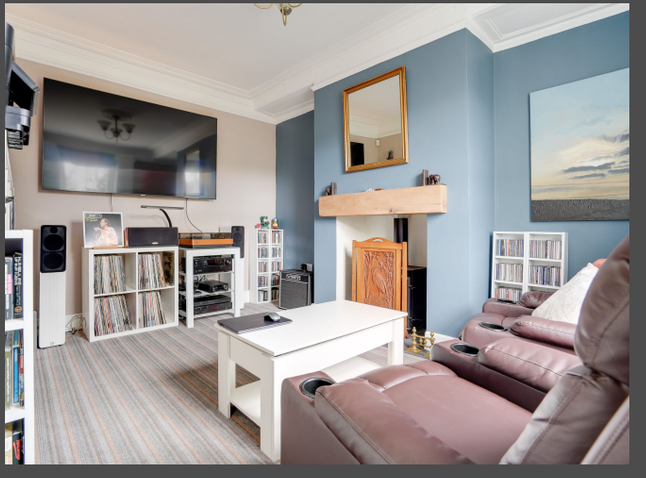












The entrance porch gives way to a cosy living room with feature fireplace and log burner, whilst there is a further separate sitting room also with log burner.

The splendid dining room measures over 22' in length, perfect for dinner parties.

The kitchen diner is of similarly generous proportions, with a range of sage green wall & base cabinets complemented by wooden work surfaces, tiled splashbacks and a white ceramic Belfast sink.

Cabinets include two full height wine racks, whilst a Leisure Chefmaster dual-fuel range cooker with 5-ring gas hob, plate warmer and electric oven is also included in the sale.

There is also a useful guest cloakroom with wc & hand basin, whilst the well proportioned separate utility room provides a range of fitted cabinets, work surfaces with sink and space for the usual laundry appliances.

In addition there is a cellar with the benefit of a central heating radiator and an exterior window letting in plenty of natural daylight, all providing scope for a potential future basement conversion if needed.

"Living here means we can enjoy living the country lifestyle, with all the benefits and amenities of a well-served village....."

To the first floor there are four double bedrooms, the larger two of which feature a good range of fitted wardrobes. The other two bedrooms are interconnecting but could easily be separated if required.

The bathroom is well appointed with wood flooring, wall panelling to half height and suite comprising clawfoot bathtub, cubicle with mixer rainfall shower, pedestal hand basin and wc.

Outside, to the front of the house is driveway parking and a sizeable detached studio of concrete sectional construction, measuring 22'6" x 8'6" with upvc double glazed entrance door, which could potentially be used as a gym, hobbies room or home office.

To the rear of the house directly accessible from the kitchen is a newly fitted metal balcony & balustrading, looking down to the river.

There is also a pleasant covered outdoor kitchen/ seating area here, with a path leading down to the gardens and riverside.

The gardens feature numerous areas of interest, including a substantial octagonal timber gazebo, two sandstone caves, storage sheds, two brick outbuildings, greenhouse and a 15' x 7' summerhouse next to the river.

The extensive lawns are interspersed with various established shrubs and trees, as well as a wildlife pond.

Brynstour offers a truly unique lifestyle opportunity, with just a five minutes walk to the excellent range of amenties found in the village of Cookley.







The Seller's View

"We have been lucky enough to live at 'Brynstour' for twelve very happy years. Being in Cookley is living the country lifestyle in a convenient well-served village. This a wonderful party house. From Summer BBQs in the extensive garden, to lovely family lunches and dinner parties with friends, in the dining room.

The garden is home to all kinds of wildlife. We see kingfishers flying along the Stour at the bottom of the garden, and welcome deer, foxes, hedgehogs and the occasional badger. We have also been delighted to watch otters in the river and an owl who regularly nests in one of the conifers. Often the only noise you can hear is wonderful birdsong, or the knocking of woodpeckers in the trees.

Having a big garden, which is set over various levels also means that on a hot Summer's day there is always the option of basking in the sunshine, or finding a nice shady spot."



"It's been a wonderful house for dinner parties"

Tenure
Freehold

Services
Mains gas, electricity, water & drainage

Heating
A gas fired central heating system is installed.

Glazing
All windows are upvc double glazed.

Local Authority
Wyre Forest District Council

Council Tax Rating
Band D

Broadband
Ultrafast broadband is available in this location (Ofcom)

Mobile
Good outdoor, variable in-home (Ofcom)

Estate Agent Contact Details
David Jones 01562 546606/ 07958 915717
david.jones@prestigepropertyexperts.co.uk

Amenties/Distances

Village Shops 350 yards

Doctors Surgery 400 yards

Cookley Primary School 0.3 mile

Kidderminster Railway Station 3 miles

Stourbridge Town Centre 6 miles

Motorway (M5 j4) 10 miles

Birmingham City Centre 16 miles

Worcester City Centre 17 miles

Birmingham Airport 31 miles





Total area: approx. 173.5 sq. metres (1867.9 sq. feet)

50 Bridge Road, Cookley

About the Area

Cookley

The village of Cookley is situated just a few minutes drive from the nearby town of Kidderminster, providing a rural setting with an excellent range of amenities.

These include the village primary school, church, two late night convenience stores, doctors' surgery, fast food takeaways, two village pubs, tea room, hair salon and a thriving community sports & social club with canalside playing fields.

The River Stour and Staffs-Worcs Canal both run through the village, which is surrounded by picturesque unspoiled countryside with the benefit of numerous country walks virtually on the doorstep.

Keen walkers can follow the canal towpath north to reach the village of Kinver, or south to reach the village of Wolverley, both villages

The location, two miles north of Kidderminster, is highly convenient for commuters to all regional commercial centres, being less than twenty miles from Birmingham, Wolverhampton and Worcester with motorway access ten miles away at Junction 4 of the M5.







Kidderminster

A wider range of amenities can be found in Kidderminster, including larger supermarket stores, retail parks, hospital, banks, college and railway station providing a regular service between Worcester and Birmingham.
The famous Severn Valley steam railway line begins at Kidderminster, passing the West Midlands Safari Park and Georgian riverside town of Bewdley before following the River Severn through glorious countryside to Bridgnorth.









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North Worcestershire Prestige Property Expert

01562 546606
prestigepropertyexperts.co.uk
david.jones@prestigepropertyexperts.co.uk

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