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**Andrew
Grant**



Hollowbank House



Hollowbank House

113 Richmond Road, Bewdley, DY12 2BQ

An elevated period home with far reaching views across Bewdley, established tiered gardens and four bedrooms, within walking distance of the town.

4 Bedrooms | 1 Bathroom | 2 Receptions | Owned solar panels with battery storage

Hollowbank House combines a detached position overlooking the River Severn with connected living and study areas, a separate dining room and an extended kitchen opening into the conservatory. Four bedrooms include a primary bedroom with its own shower, while a boot room and downstairs WC support the ground floor accommodation. Terraces and planted gardens descend through the sloping grounds, offering places to enjoy the surrounding views. A gated driveway provides parking for four or more vehicles alongside the double garage. Owned solar panels, battery storage and additional roof insulation complement the home's period character.

1451 sq ft (134.8 sq m)

Freehold

The ground floor

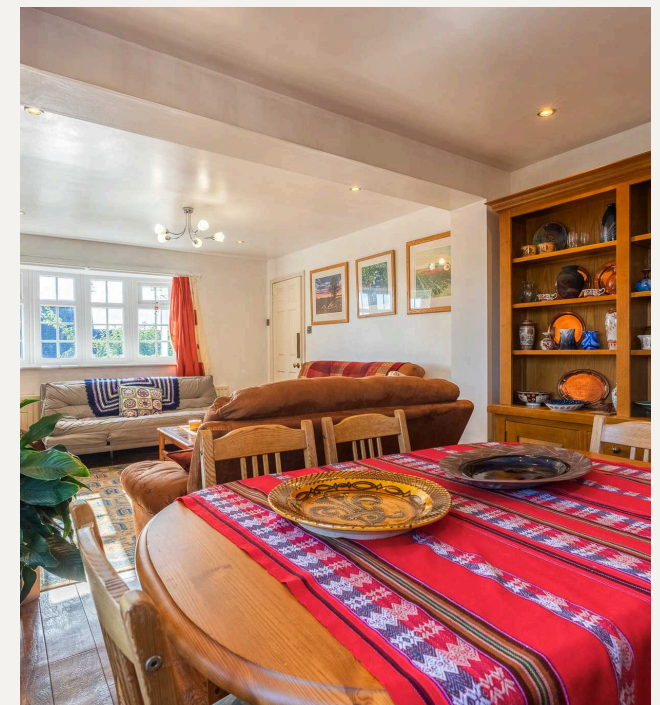
The extended kitchen features a central island incorporating cooking facilities and storage beneath an extractor. Windows on two sides overlook the surroundings and an arched opening connects with the dining room and glazed double doors lead into the conservatory.

A wood burning stove set beneath a substantial timber mantel gives the living room its principal focal point. Windows to two sides draw the outlook into the room, while a broad opening leads into the adjoining study area.

Quarry tiled flooring gives the separate dining room a traditional character, complemented by a broad window and simple ceiling cornicing. Its direct connection with the kitchen keeps meals and entertaining close to the preparation space.

Glazing wraps around the conservatory beneath a sloping translucent roof, bringing the established garden planting into view. A patterned tiled floor distinguishes the space, with glazed double doors connecting the two.

The boot room provides a separate entrance from outside, with tiled flooring and a storage cupboard helping to accommodate everyday household items. A separate downstairs WC, accessed from the kitchen, contains a wash basin and tiled walls.







The first floor

The primary bedroom combines a broad window with an extensive arrangement of fitted wardrobes and overhead cupboards. Ceiling cornicing retains a traditional finish, while a shower cubicle occupies a separate recess within the room.

Windows on two elevations give the second bedroom a wide outlook over the landscape beyond. The room allows space for different furniture arrangements and gives access to the loft.

The third bedroom has dual-aspect windows and offers a space for family, guests or other everyday use, with access from the central landing alongside the family bathroom.

The fourth bedroom gives views in two directions over the surrounding countryside. Currently used as an office, this room allows the household to balance sleeping space with a dedicated office according to its needs.

The family bathroom contains a panelled bath with a shower attachment, a WC and a wash basin with built-in storage. Large wall tiles are finished with a narrow mosaic border, while a window provides ventilation.







The gardens and parking

Terraces around the home take advantage of the elevated position, opening to far reaching views across Bewdley, the River Severn and the wooded landscape beyond. Paved areas provide places to sit close to the accommodation, with steps connecting the different levels. Established shrubs, flowering borders and mature trees give the upper garden depth and variety, framing the outlook from both the terraces and the conservatory.

Below the terraces, the grounds slope towards the river through areas of lawn, planted beds and a wooded lower setting. Retaining walls and paths define the changing levels, creating distinct parts of the garden. A timber shed provides garden storage.

Timber gates open onto the tarmacadam driveway, which broadens beside the home to provide parking for multiple vehicles. Established hedging and a planted frontage accompany the approach, with the double garage providing enclosed parking and storage. An adjoining covered area offers further shelter, while the entrance porch keeps the main arrival point close to the driveway.





Location

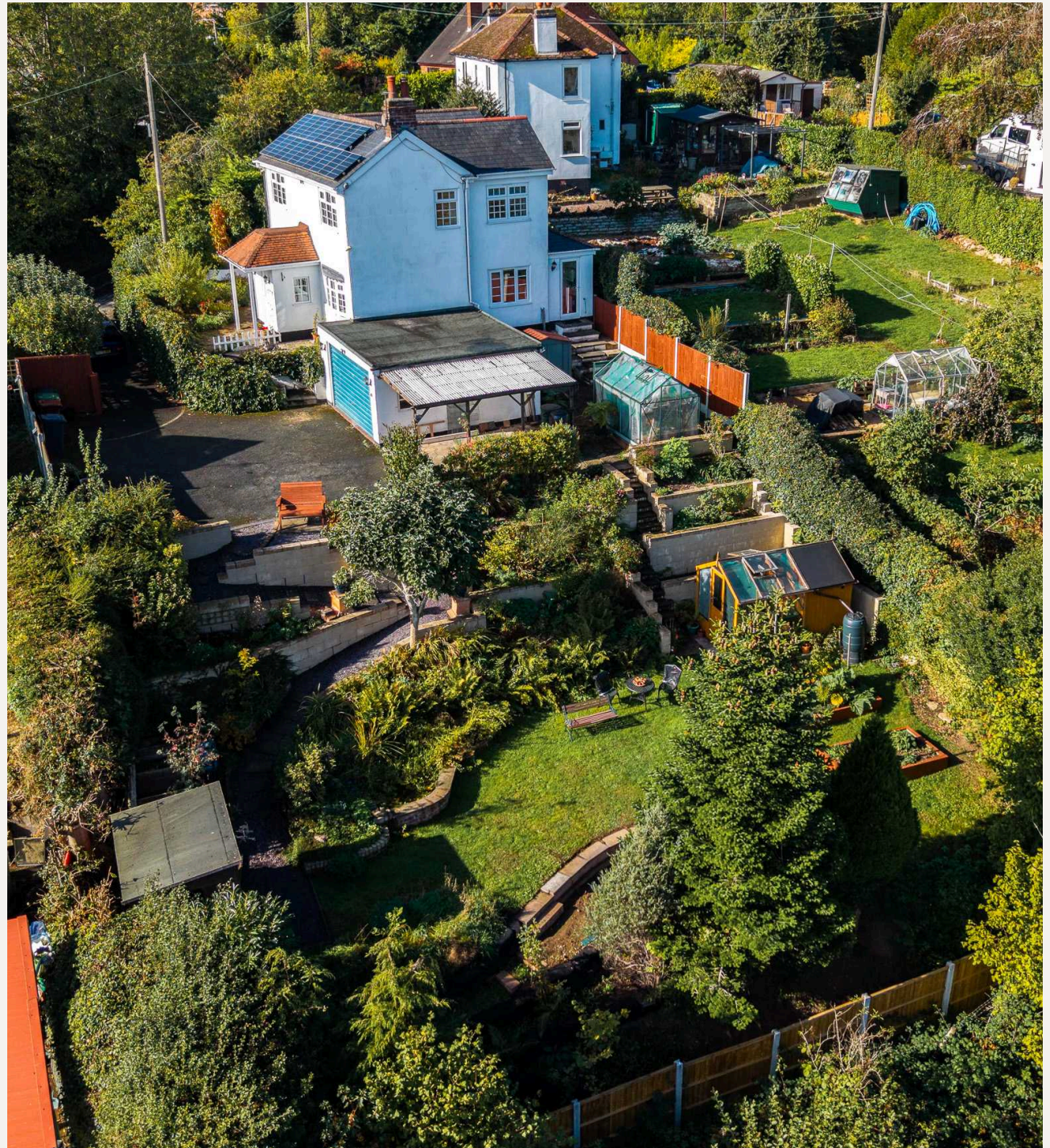
Hollowbank House occupies an elevated position just off Richmond Road, with views across Bewdley and the River Severn. Within walking distance of the town centre, the setting combines an established residential location with access to the historic streets and riverside that give Bewdley its character.

Independent shops, cafés, pubs and restaurants provide variety for everyday shopping and dining. Bewdley Museum, in the heart of the town, explores the area's history and houses craft workshops.

Local schooling includes St Anne's Church of England Primary School and Nursery, with Bewdley Primary School providing another option. The Bewdley School offers secondary education and sixth form study.

The A456 connects Bewdley with Kidderminster and onward routes towards the wider West Midlands, with Kidderminster's mainline railway station provides services to Birmingham and Worcester.

The nearby Wyre Forest offers woodland routes and opportunities to enjoy the surrounding countryside and Bewdley's Severn Valley Railway station adds a distinctive local attraction.



Services

The property benefits from mains gas, electricity, water and drainage. Owned solar panels with battery storage were installed in 2023, and additional roof insulation has been fitted. Six replacement UPVC windows were installed in 2022 and the ridge tiles were re-seated in 2025.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from Vodafone, EE, Three and O2 (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: B.

Council Tax

The Council Tax for this property is Band D.



Richmond Road, Bewdley, DY12

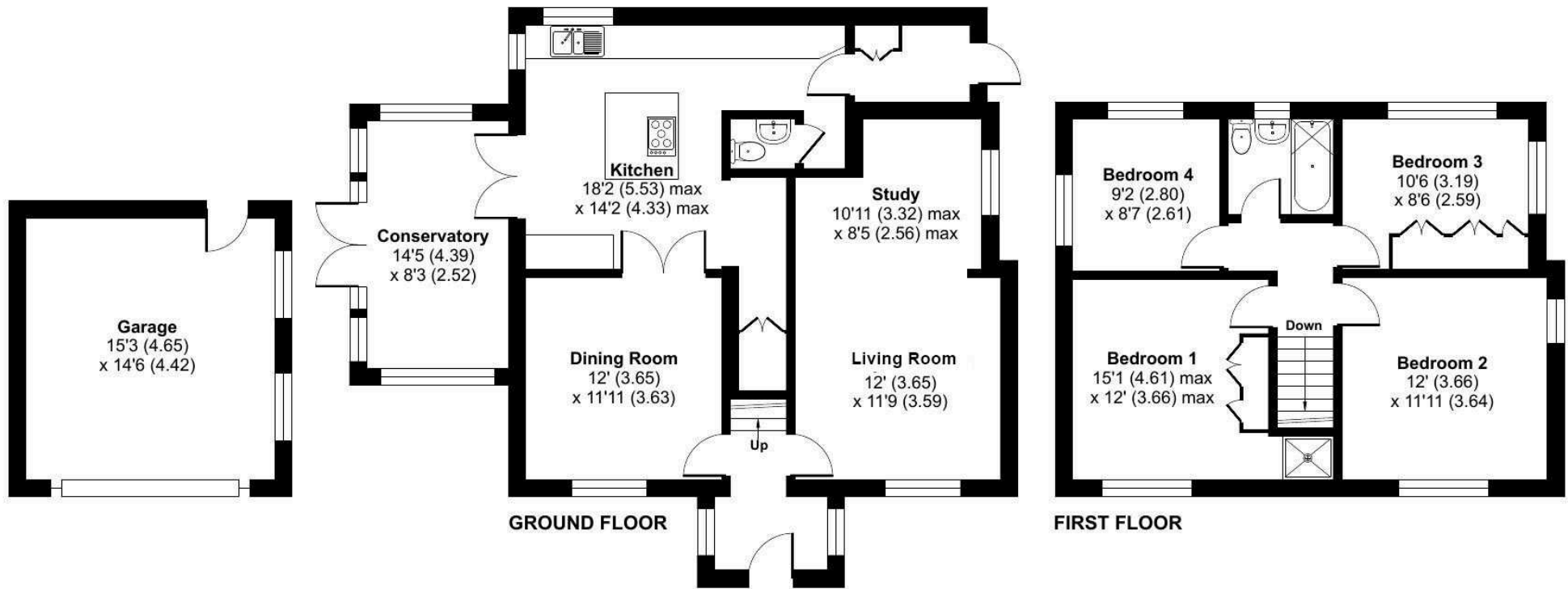
Approximate Area = 1451 sq ft / 134.8 sq m

Garage = 221 sq ft / 20.5 sq m

Total = 1672 sq ft / 155.3 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Andrew Grant. REF: 1524707



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