



Sale by Tender £140,000

3 Bedroom End of Terrace House for sale
26 Load Street, Wayside Cottage, Bewdley



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Overview

WOWEMove .Full refurbishment needed. For sale , the ifirst time in 64 years , this is enchanting c1790 Grade 11 Character Cottage, with an inglenook fireplace, exposed beams, original latch doors, a brick cellar and large walled Garden.

The enchanting grade 11, c 1790 dealing, exudes charm and the allure of a bygone era. As you step inside, you are immediately transported to another time, weathered and worn beams are a testament to it's resilience over history. This property is offered for sale through the Modern Method of Auction, which is operated by lamSold Limited.

Accessed from Load Street, through a walkway and up cobbles and 21 steps, you reach Wayside cottage. Entering the original wooden front door from the steps, you are in the triple aspect reception/dining room, which has an open fireplace, beamed ceiling and original stairs to bedroom two and three on the floor plan, access into the kitchen and also to the family room.



Key Features

- GRADE 11 PARITAL LISTED
- BEAMS
- INGLENOOK FIREPLACE
- LARGE GARDEN
- ORIGINAL FEATURES
- CENTRAL LOCATION
- CHARACTER COTTAGE





The double aspect galley kitchen , replaced in 2003 with views over the garden, is to the rear of the dining room.

The crooked stairs, a further testament to age and character, wind their way to the upper level of the house, where you find the main bedroom with beams , vaulted ceiling and garden views and to the right bedroom three.

Across the tiny landing area, to bedroom three with a full height ceiling and double aspect windows, one over looking the large garden.

Back on the first floor and through the latched door to the cosy family room with it's beamed, sloped ceiling. This beam has been strapped and requires major renovation.

The window from this room has views from the side of the house.

Through this room another wooden door leads you to the vaulted third bedroom (bedroom 1) which has a new window and views over part of central Bewdley town. This bedroom's vaulted ceiling requires major renovation.



The lower ground floor entrance leads you into the main reception room with it's historic Inglenook fireplace .

Back in the Hallway, you have the family bathroom to your left and also, via a small door under the open stairs, you find the large rounded brick walled cellar.

The 20th century staircase goes in front of the cellar, from the hallway and leads you up to the first floor and back into the family room.

As you step outside, a bricked pathway leads you to a large 25m long garden.

A lawned area also boasts four mature fruit trees, a vegetable patch and an old pond with surrounding rockery. The end of the garden has a wooden gate with pedestrian access into the public footpath and the main

road to the right.

Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc. VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.2% of the purchase price inc. VAT, subject to a minimum of £6,000 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

There is mains water and electricity to the property. No central heating.

Directions

Through the passage way from the Load Street in Bewdley, to the left of the now Chinese Takeaway, up 21 steps, to the front door.

DY12 1AS

Kitchen

12' 9" x 26' 10" (3.90m x 8.20m)

Breakfast Room

12' 9" x 10' 11" (3.90m x 3.35m)

Family Room

12' 10" x 12' 3" (3.93m x 3.74m)

Bedroom 1

12' 11" x 10' 7" (3.96m x 3.23m)

Bedroom 2 main room

12' 4" x 11' 6" (3.77m x 3.52m)

Reception Room

12' 4" x 11' 5" (3.77m x 3.50m)

Cellar

12' 10" x 47' 6" (3.93m x 14.50m)

Bathroom

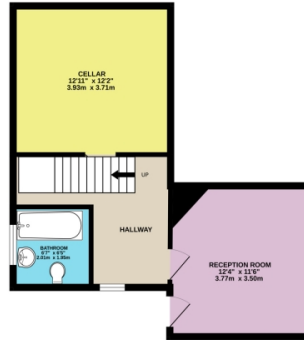
6' 6" x 6' 4" (2.00m x 1.95m)

Bedroom 3

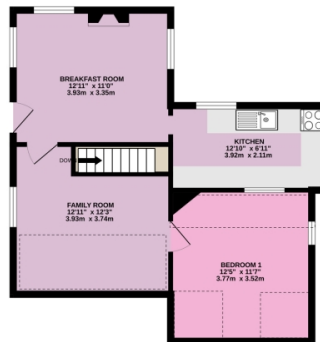
12' 9" x 6' 11" (3.89m x 2.13m)

Floorplans

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



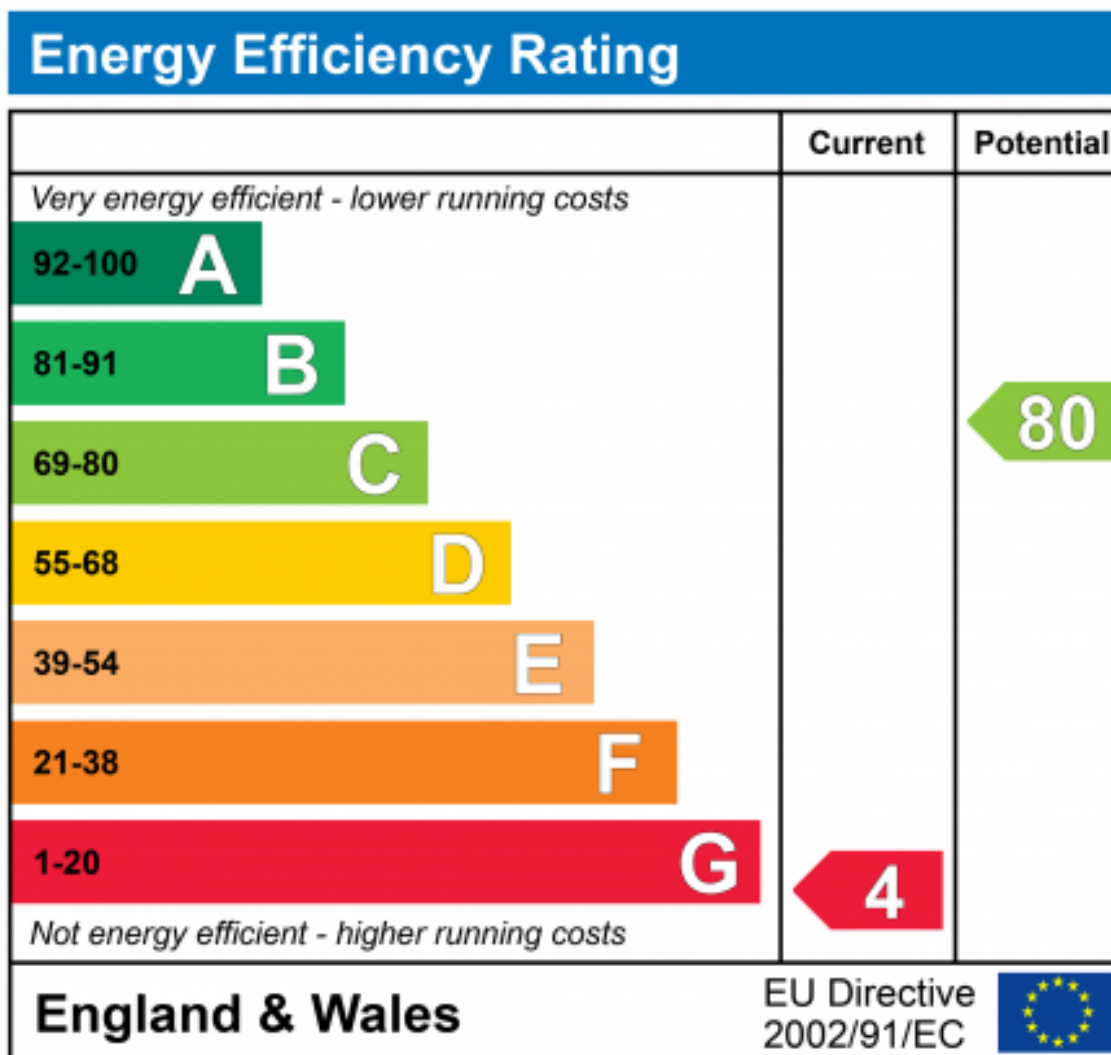
3 BEDROOM CHARACTER COTTAGE

TOTAL FLOOR AREA : 1188 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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