

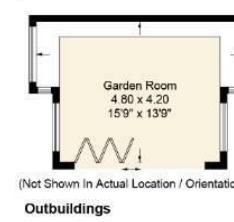
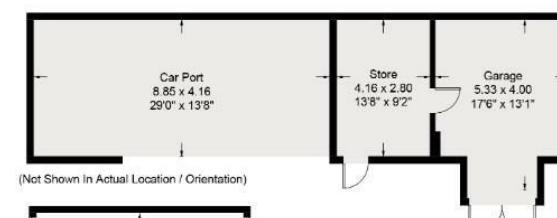


Peter Clarke

Blythe House and Blythe Lodge Grange Road, Bidford-on-Avon, B50 4BY



# Blythe House And Blythe Lodge, Grange Road , Bidford On Avon, B50 4BY



## Approximate Gross Internal Area (Including Gym)

Main House = 444.8 sq m / 4787 sq ft

Blythe Lodge = 78.2 sq m / 842 sq ft

Outbuildings = 54.0 sq m / 581 sq ft

Total = 577.0 sq m / 6210 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Outstanding detached residence including three bedroom stone cottage
- 6,210 sq.ft. including large gym/games room, garden room and outbuildings
- Gated parking, garage, workshop and double car port
- 260 ft river frontage and approx 80 ft landing stage
- Beautifully kept gardens with countryside views beyond the river
- 0.81 acre plot
- Quiet no through road in village centre
- Located on the curve of the Avon with glorious river view



Guide Price £1,750,000

Magnificent 6,210 sq. ft. (inc. outbuildings) residence with approx. 260 ft river frontage to the Avon, with landing stage and views beyond. Including three bedroom stone cottage, 0.81 acre plot with beautifully kept south facing gardens. Situated on a quiet no through road yet close to facilities. Located on the curve of the Avon with glorious river view.

Blythe House is believed to date back to the 1930s and is understood to be one of the first properties to benefit from cavity walls which are now insulated. Blythe Lodge is on a separate title deed and could be let or used for visiting family members, or sold if not required. The properties are situated in a Conservation Area, have recently double glazed and benefits from an EPC rating of D and D.

#### ACCOMMODATION

A front door leads to

#### RECEPTION HALL

with Amtico floor.

#### DRAWING ROOM

with dual aspect, large bay window, window seat, outstanding direct views to the River Avon and beyond. Stone fireplace with wood burning stove.

#### DINING ROOM

with oak floor.

#### SITTING ROOM

with stone fireplace.

#### CLOAKROOM

with fitted oak cupboards, wash basin and storage, wc.

#### FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM

with a range of cupboards and granite work tops, sink, Aga with two hotplates, double oven, second range oven with electric hob, space for dishwasher, space for American style fridge freezer, large pantry cupboard.

#### REAR COVERED PORCH

#### UTILITY ROOM

with cupboards, sink, two gas heating boilers, space and plumbing for washing machine.

#### LARGE LANDING

with range of built in cupboards.

#### PRINCIPAL BEDROOM

with double doors to stainless steel and glazed balcony with river views, fitted wardrobes.

#### EN SUITE

bath with shower over, dual wash basins, cupboards below. Door to wc.

#### BEDROOM TWO

EN SUITE  
with wc, wash basin, large shower cubicle, fitted cupboards.

#### BEDROOM THREE

vanity unit with wash basin.

#### BEDROOM FOUR

#### BATHROOM

with double ended bath with shower attachment, wash basin with cupboards below, shower cubicle with rainfall shower head, wc.

#### "THE APARTMENT"

#### HALL

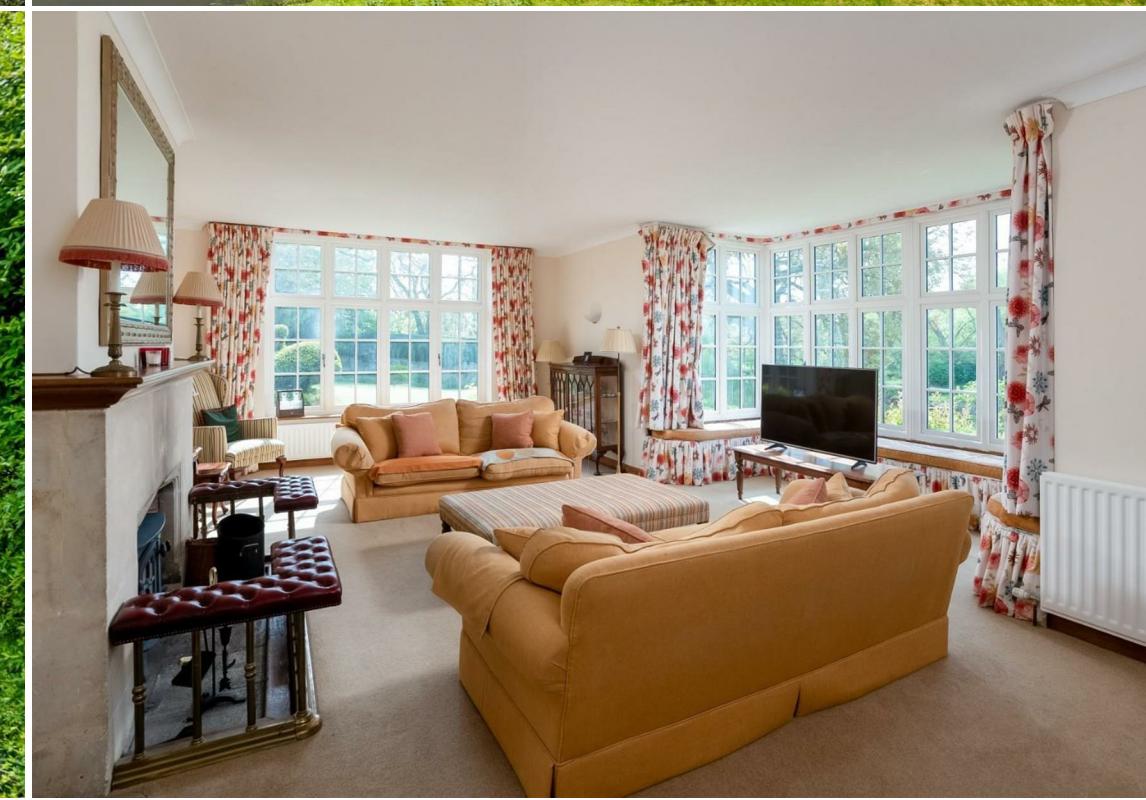
with sauna.

#### SHOWER ROOM

with wc, large shower cubicle, wash basin and fitted cupboards.

#### FIRST FLOOR BEDROOM/STUDY

French doors with stainless steel and glazed balcony with river views, fitted library area with handmade shelving and cupboards.







#### **SHOWER ROOM**

with wc, wash basin and shower cubicle.

#### **FIRST FLOOR SITTING ROOM**

with vaulted ceiling, fireplace.

#### **LARGE GYM/GAMES ROOM**

with dual aspect and exposed beams.

#### **BLYTHE LODGE**

#### **SITTING/DINING ROOM**

with flagstone floor, exposed beam, inglenook fireplace (no longer used).

#### **KITCHEN**

with range of cupboards, work surface, sink, space and plumbing for washing machine, space for fridge freezer, built in oven and grill, has hob, breakfast bar, flagstone floor. Spiral staircase to

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

with dual aspect, views to river, built in wardrobe, wash basin.

#### **BEDROOM TWO**

built in wardrobes.

#### **BEDROOM THREE**

#### **BATHROOM**

with wc, wash basin and double ended bath with central taps, shower attachment, shower screen.

#### **OUTSIDE**

To the front there is double wrought iron gated access and pedestrian gate leading to block effect driveway for several vehicles.

#### **GARAGE**

with double doors to front, leading to workshop.

#### **DOUBLE CAR PORT**

plus storage and dovecote over.

## GARDENS

A wrought iron gated access leads through with stunning views over the gardens, River Avon and beyond. There is a large terrace to the front of the property. The gardens extend to the south and east aspect, with large sweeping lawned areas, range of evergreen, shrub and perennial planted borders, mature trees, several rose beds, feature trough planters.

## SUPER GARDEN ROOM

with bi-folding doors to front, roof windows and over-hang. Plastered with power and light.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Blythe House has a pump to the mains.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority. Blythe House is understood to lie in Band G, Blythe Lodge is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Blythe House is D and Blythe Lodge is D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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