



14 Greenhill, Burcot

Bromsgrove

In Excess of **£520,000**

14 Greenhill

Burcot, Bromsgrove

Rose Cottage was originally one of the gardener's cottages for Burcot Grange, this beautiful property offers a harmonious blend of timeless charm and modern comfort making it a dream home for those who appreciate the beauty of the past and the convenience of the present. Located in a semi rural position on an incredible 0.54 acre plot (approx.) with garden office, the property is close to a sought after first school and just a couple of miles from the village of Barnt Green, Bromsgrove and Midlands motorway network.

There are opportunities to extend the existing property and a substantial area of garden to the side offers potential to develop (both subject to the appropriate planning approval).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Potential opportunity for extension (subject to PP)
- Substantial area of garden with potential to develop (subject to PP)
- Originally one of the gardener's cottages for Burcot Grange
- Incredible 0.54 acre plot (approx.)
- Triple aspect living/dining room with wood burner
- Garden room
- High quality farmhouse kitchen and utility room
- Two bedrooms and stunning bathroom
- Beautiful cottage garden with garden office
- Generous driveway





Description

The ground floor accommodation comprises: Entrance hall with under stairs storage cupboard, generous triple aspect living/dining room with wood burning stove and oak french doors to the patio, high quality farmhouse kitchen with pantry cupboard leading to a garden room (enjoying superb views of the garden) and utility room. The first floor features a landing cupboard, double bedroom and second bedroom (both with original cast iron decorative fireplaces) and a stunning bathroom with freestanding tub and separate shower enclosure.

Planning was approved in 2020 (since lapsed) for an expansion of the accommodation including an open plan family/dining room and downstairs bedroom with en suite shower room. There is potential for alternative extension plans (subject to necessary planning consents).

Outside

The garden is a paradise of several zoned areas, brimming with a delightful assortment of cottage plants. From the house, you step onto a paved seating area which leads to a large lawn including a vegetable plot with two sheds and slate chipped seating area, extending further into a beautiful wooded area adorned with mature trees, creating a canopy of dappled shade for a tranquil retreat. The impressive double glazed garden office is the perfect answer to working from home, all year round.

The generous driveway at the front provides parking for several vehicles.

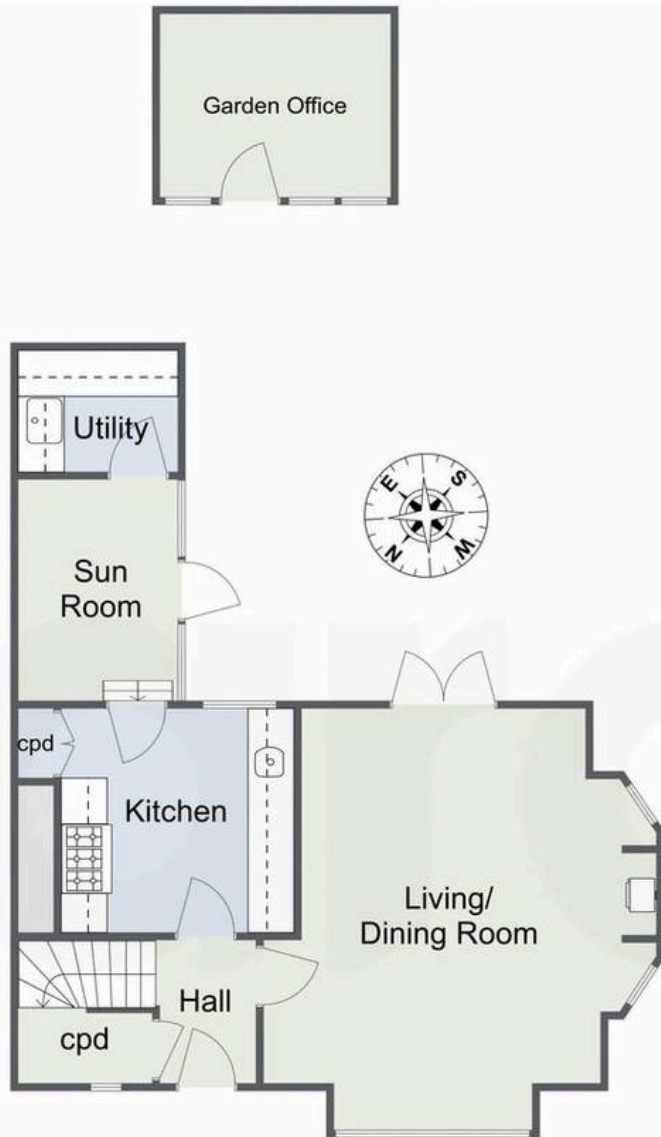
Services

Mains electricity, gas and water.
Drainage via a shared septic tank.



Greenhill, Burcot

Ground Floor



First Floor



Total Approximate Area: 87.1 sq. m (937.53 sq. ft)

Total Approximate Area (Including Garden Office): 94.3 sq. m (1,015.03 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



Arden Estates

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