



Brookfield Cottages
Whitbourne | Worcestershire | WR6 5SS

FINE & COUNTRY

BROOKFIELD COTTAGES

A detached, elevated, period cottage occupying a spectacular countryside location, set in circa 0.8 acres in a beautiful, secluded valley in west Worcestershire with a wealth of potential. This country residence boasts a detached double garage with rooms above, a long private driveway, a paddock and stable. Brookfield Cottages has been owned by the current family for 51 years and is a full renovation project – a rare opportunity.



Brookfield Cottages, originally two workers cottages, dates back to the 18th Century. The current family have owned the property since 1973. The property has been vacant for 5 years.

Ground Floor: Walking through the front door of Brookfield Cottages takes you into an entrance hallway leading through to the kitchen/diner. There is an original inglenook fireplace and windows looking out over the beautiful views. Flowing from here is the sitting room featuring a further inglenook fireplace with an oil stove and windows showcasing the view. There is a family bathroom with a separate shower and WC.

Below Floor Cellars: The property features two cellars, partially below ground, which are accessed from the rear garden patio.

















First Floor: The first floor is configured of two double bedrooms and two large landings which could be utilised as further accommodation.













Outside: Brookfield Cottages is approached from a country lane leading to private gates and a long private driveway. The property is located in an idyllic and secluded position, not clearly visible from the lane. There is a single garage halfway along the driveway which leads to parking to the front and side of the property and a detached double garage, which can fit three cars. The detached double garage features two rooms above and a useful storage room/cellar below.

To the rear of the property is an entertaining patio and lawned garden with spectacular and elevated uninterrupted views across farm pasture, Sapey Brook and woodland beyond. There is a gated paddock with shelter (in need of full repair). In addition, there is a loose stable and tack room (in need of repair).

There is also a gated paddock bounded by a brook comprising 1.3 acres, approximately 200m from the property, which may be available for sale by separate negotiation – please speak with the agent for further information.





LOCATION

Brookfield Cottages is situated along a country lane in the rural village of Whitbourne; a stunning countryside setting.

Whitbourne features a public house, village hall, village shop, and a church. The local villages of Clifton-upon-Teme and Tedstone Delamere are only a few miles away. For more amenities, there is Worcester (11 miles), Malvern (12 miles), Bromyard (6 miles) and Hereford (20 miles).

The M5 motorway (accessed via J7 at south Worcester or J6 at north Worcester) provides for ready access to the north and south-west, Birmingham (52 miles) and the surrounding industrial and commercial areas, as well as Cheltenham and its racecourse (36 miles), Gloucester and Bristol (73 miles). The M42, lying to the north of Redditch also offers access to Birmingham International Airport (49 miles) and the north-east. Road travel to London (144 miles) is best via the M40 at Warwick (54 miles).

Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. All train stations at Worcester enable access to central Birmingham and London.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels allowing parents to select the right environment for their children's needs. Nearby villages; Martley, Brockhampton and Broadwas, all have primary schools. There is a variety of independent establishments including The Kings Schools and The Royal Grammar School at Worcester, Malvern College, Hereford Cathedral School, and Bromsgrove School.

For days out and recreation, Brookfield Cottages is well placed for ready access to the North Cotswolds and Broadway (34 miles), as well as Stratford-upon-Avon (36 miles), Great Malvern (11 miles) and The Malvern Hills, and Ludlow (27 miles).





Services, Utilities & Property Information

Utilities: Mains water and electricity. Private drainage via a septic tank. Two oil tanks - one to serve the central heating and one to serve the oil stove in the sitting room.

Mobile Phone Coverage: 4G and 5G available in the area – please check with your local supplier.

Broadband Availability: Superfast fibre broadband available in the area – please check with your local supplier.

Property Information: Non-standard construction - timber framed building under a plain tile pitched roof. The Local farm owner has limited right of way over the driveway to access the field to the west of the driveway from the highway.

Directions

Postcode: WR6 5SS

what3words: ///newlyweds.looks.laying

Tenure

Freehold

Local Authority

Herefordshire

Council Tax Band F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm

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GROSS INTERNAL AREA: 2089 sq ft, 193 m2
 ADDITIONAL AREAS TOTAL: 666 sq ft, 63 m2

OVERALL TOTALS: 2755 sq ft, 256 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	23 F	
1-20	G		



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