



Cattlespool Mill
Stoney Lane | Tardebigge | Bromsgrove | B60 1LZ



Accommodation Summary

Ground Floor: Cattlespool Mill offers a seamless blend of traditional charm and contemporary style, providing versatile living accommodation perfect for family life. Entering through an enclosed porch, you are welcomed into an inviting entrance hall featuring exposed beams and flagstone flooring. The hall includes a guest cloakroom, separate boot-room and guest WC, leading into a spacious sitting room ideal for relaxation. This is an ideal cinema room which is conveniently situated adjoining the garaging/workshops for further changes.

Beyond the hallway, the well-proportioned, elegant dining room boasts solid wood flooring, exposed beams, and French doors that open to the rear garden, creating a perfect space for entertaining.

The well-appointed kitchen/diner features a range of fitted units, integrated appliances including a dishwasher, wine cooler, Stoves range cooker and additional integrated Smeg double oven. A central island with a rustic wooden countertop serves as a striking focal point. This area offers access to the utility room, separate boot room, downstairs shower room and separate WC. The kitchen conveniently steps through to another large welcoming hall with an additional WC and access to the front of the property.

The expansive living room is a true highlight, featuring a media wall with a log burner and a striking glass floor panel offering access to the feature wine cellar, adding both character and functionality to the space. There is a concealed projector for family movie fun.













Seller Insight

“Nestled in a peaceful and quiet area, yet conveniently close to essential amenities, this home offers the perfect balance of serenity and accessibility. From the moment you arrive, the location stands out as an inviting retreat from the hustle and bustle while still ensuring convenience for daily life.

This home boasts a range of well-designed spaces that cater to both relaxation and entertainment. The kitchen, living room, and outside decking area are particular highlights, each providing ample space for gatherings and social occasions. The living room, in particular, shines during the summer months when the doors open, seamlessly blending indoor and outdoor living.

One of the most unique and cherished aspects of this home is its outdoor spaces. Designed with family in mind, the secure and spacious areas have been ideal for children to play freely and safely. The house has been an incredible environment for fostering a sense of adventure while ensuring a secure and comforting atmosphere.

The interior of the home has undergone a complete transformation, with every room having been meticulously renovated. From floor to ceiling, each space has been modernised and enhanced to provide both aesthetic appeal and functionality, making this home ready for its next owners to enjoy without the need for additional work.

This home has been perfectly suited to support various lifestyle needs. With on-site stables, it has been a dream for horse lovers, eliminating the need for external travel to a yard. For children, the enclosed indoor football pitch has been an invaluable feature, allowing for year-round play regardless of the weather.

The outdoor spaces have been designed for both relaxation and entertainment. Over the years, the garden and decking areas have hosted numerous summer BBQs with family and friends, providing the ideal setting for making lasting memories. Whether for quiet mornings with a coffee or lively gatherings, the outdoor space caters to all occasions.

A home is more than just a building—it's also about the community. This neighbourhood is warm and welcoming, with friendly neighbours who also have young children, creating a vibrant and social environment. The sense of camaraderie among families adds to the charm of this location, making it an ideal place to raise children.

The location of this home is second to none, offering easy access to schools, essential services, and various extracurricular activities for children. Whether for work, leisure, or daily errands, everything needed is conveniently close, making life here seamless and stress-free.

To fully enjoy everything this home has to offer, a little tip: keep the wine cellar stocked! With so many fantastic spaces for entertaining and relaxing, you'll want to be ready to make the most of them.

This home has been a haven of comfort, joy, and convenience, making it an exceptional place to live. It is ready to welcome its next owners to experience the same cherished moments and lifestyle benefits.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor: The main staircase from the entrance hallway leads to two double bedrooms, which share a well-appointed family bathroom.

A separate staircase provides access to the spectacular vaulted master suite, which includes a spacious, newly renovated dressing room and sits adjacent to a stylish, contemporary bathroom. This staircase also leads to two additional well-proportioned double bedrooms and a third bathroom, all in all boasting three bathrooms and five generously sized bedrooms that feature an array of charming period details, including exposed beams, vaulted ceilings and fitted wardrobes. One of the bedrooms is further enhanced by striking porthole windows, adding to the property's unique character and charm.













Outside: Set within approximately 5 acres of desirable equestrian land behind a secure gated entrance, the property features a renovated five-bay stable block with an adjoining tack room and store, ideal for equestrian use. In addition to the stabling, there is a spacious workshop/store and a double garage, as well as a detached brick barn/outbuilding providing further versatility. There are architect plans drawn up to convert the stabling and workshops into a 3-bedroom dwelling with a substantial amount of living space, subject to planning permission. A greenhouse area with a home garden offers space for potting and planting to the front side elevation.

To the rear of the residence, a very large courtyard provides additional access and includes a covered, decked, entertaining area with an outdoor kitchen in an open Dutch barn — perfect for parties and gatherings. A substantial indoor barn with AstroTurf offers year-round opportunities for sporting pursuits, or further enhancements.

The grounds feature beautifully maintained south-facing fields laid to lawn, a mature orchard, and a chicken coop. Hedging and stock fencing define five well-sized paddocks, creating a clear sense of boundary and privacy. A thoughtfully placed pergola frames a seating area, allowing you to relax and enjoy the idyllic, uninterrupted, countryside views.







LOCATION

Nestled in the picturesque semi-rural setting of Tardebigge, this property offers a harmonious blend of countryside tranquility and convenient access to urban amenities. Located near Bromsgrove town centre, residents can enjoy a variety of convenience stores, supermarkets, restaurants, leisure centres, schools, and essential services such as a hospital with a minor injury facility, doctors and dentist surgeries, a library, and a popular golf club, making it an ideal location for growing families. Redditch offers a wealth of facilities and is within easy reach, as is Alvechurch.

Tardebigge is renowned for its scenic landscapes and rich heritage, situated in a semi-rural yet well connected location. A notable landmark is the Tardebigge Locks, the longest flight of locks in the UK, offering delightful walking routes along the Worcester and Birmingham canal. The nearby Tardebigge reservoir is a haven for fishing enthusiasts and nature lovers alike. For dining options, there are some lovely country pubs such as The Queens Head for wood fired pizzas and live music, The Ewe & Lamb for a charming atmosphere and traditional dishes and The Tardebigge for a family atmosphere. The contemporary and stylish Aston fields area is in close proximity for a collection of stylish wine bars, eateries, shops, a train station and salons. Alvechurch has a lot to offer, and it is less than a ten-minute drive, only 4 miles away. Barnt Green is a mere 3.7 miles and less than 10 minutes in the car.

Tardebigge offers excellent connectivity, making it convenient for both local and long-distance travel. The property's proximity to the M5 (junctions 4 and 5) and M42 (junction 1) motorways ensures straightforward access to Birmingham, Worcester, and beyond. Bromsgrove railway station, located nearby, provides regular services to Birmingham New Street and Worcester Foregate Street, catering to both commuters and leisure travellers.

For international travel, Birmingham Airport is approximately 22 miles away, reachable by car in about 25 to 30 minutes. Journeys to London are also convenient; Bromsgrove railway station offers train services to Birmingham New Street, where connections to London Euston are available, with a total journey time of around 2 hours. Alternatively, driving to London via the M40 motorway takes approximately 2 to 2.5 hours. This comprehensive transport network ensures that residents of Tardebigge can enjoy both the tranquility of rural living and the accessibility to major cities and amenities.

Families will appreciate the outstanding educational institutions in the vicinity. Tardebigge CofE First School, catering to children aged 5 to 9, is known for its commitment to fostering a supportive learning environment. Beyond primary education, the area is within easy reach of esteemed institutions such as North and South Bromsgrove School High Schools, Bromsgrove School, and the RGS and Kings family of schools in Worcester, offering a continuum of quality education. Some family's commute to Redditch schools which are in close proximity as are the south Warwickshire options, such as Studley and Alcester. Old Swinford Hospital (OSH) is a distinguished state boarding school located in Stourbridge, West Midlands which is within easy reach.

In summary, this property in Tardebigge presents a unique opportunity to experience rural charm without compromising on modern conveniences, making it a perfect choice for those seeking a balanced lifestyle.





Services, Utilities & Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank shared with two other properties located outside the boundary of the property.

Services: CCTV or similar security system in operation. Verisure alarm system. FTTP ultrafast broadband and 4G and some 5G mobile coverage in the area.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Standard.

Property Information: Grade II Listed Curtilage.

Tenure: Freehold.

Local Authority: Bromsgrove – Council Tax Band G.

EPC: Rating C.

Directions

Postcode: B60 1LZ

what3words: ///fine.secure.closed

Viewing Arrangements

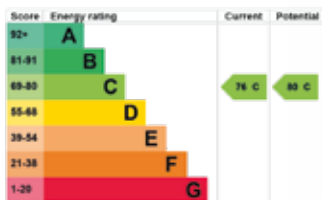
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com/uk/droitwich-spa

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–1.00 pm
Sunday	By appointment only



GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS



APPROXIMATE AREA		
GROUND FLOOR	3245 ft ²	301 m ²
FIRST FLOOR	2572 ft ²	239 m ²
TOTAL ACCOMMODATION	5813 ft²	540 m²
OUTBUILDINGS	3757 ft ²	349 m ²
TOTAL	9569 ft²	889 m²

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed







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