






Belne Brook Cottage

2 Galtons Cottages, Belbroughton, Stourbridge, DY9 9TS

Andrew Grant

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A deceptively large extended property in an idyllic spot in Belbroughton with far reaching views of the surrounding countryside.

Key features

- Sought-after village location
- Far reaching countryside views
- Open-plan kitchen, dining and family room
- Sizeable garden
- Close to Belbroughton village
- Plentiful off-street parking

Freehold/1575 sq. ft.





Belne Brook Cottage is in a desirable location and has been extended to provide a beautiful open-plan kitchen/dining/family room. There are three sizeable bedrooms, including the master with en suite.

At the front of the property is a block paved driveway providing off-road parking for several vehicles and a side gate giving access to the rear garden. Outside provides a stunning garden perfect for al fresco dining and entertaining, with panoramic views over the countryside.



Entrance

The front door opens to a reception hallway with stairs to the first floor, a door to the living room and an opening to the fantastic open-plan kitchen/dining/family room.

Living room

The living room is a perfect place to relax and unwind with a feature log burner, tiled half wall and bay window to the front.



Kitchen

The open-plan kitchen/dining/family room is a wonderful space to entertain, cook or relax. The kitchen is fitted with high-gloss matching wall, base and drawer units with under-cupboard lighting, perfectly complimented by solid oak worktops and a breakfast bar.

There is an integral double oven, a four-ring induction hob and an extractor as well as space for an American-style fridge freezer.





Dining room

A small step leads to the dining area which is fitted with laminate flooring. There is a bay window to the side and an open walkway through to a fabulous family area, a perfect spot for taking in the beautiful countryside views.





Family room

The family room has a vaulted ceiling, a feature log burner, five skylights which flood the room with light and sliding doors leading out to the rear garden.

A door leads to the useful and sizeable utility room, fitted with matching wall and base units, oak worktops, a Belfast-style sink and space for domestic appliances. A further door leads to a cloakroom.





Master bedroom

On the first floor, there are three bedrooms and a house bathroom. The master bedroom is a generous double with wonderful views across the rear garden. It has a stylish en suite shower room and a useful airing cupboard.



Bedrooms two and three

Both the further bedrooms are also of a good size and benefit from large windows.

Family bathroom

The house bathroom is fitted with a white suite comprising WC, vanity sink unit and bath with shower attachment. There is a further built-in matching storage cupboard and a chrome towel radiator.





Garden

The rear garden is absolutely stunning and offers uninterrupted panoramic views over rolling fields and the countryside. There are several paved and decked areas ideal for alfresco dining and entertaining, steps meander down to two separate lawn areas where there is an abundance of planting, trees, and foliage.

To the rear of the property, there is also a stream, and additionally, there is a timber framed garden shed, tap and courtesy lighting.





Location

Belne Brook Cottage is located on the outskirts of Belbroughton with all its amenities in the village close at hand, including a primary school, church, shops and public houses. The property is surrounded by countryside walks but has easy access to local villages and the motorway network.

Services

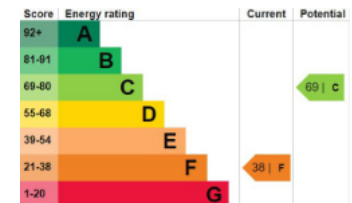
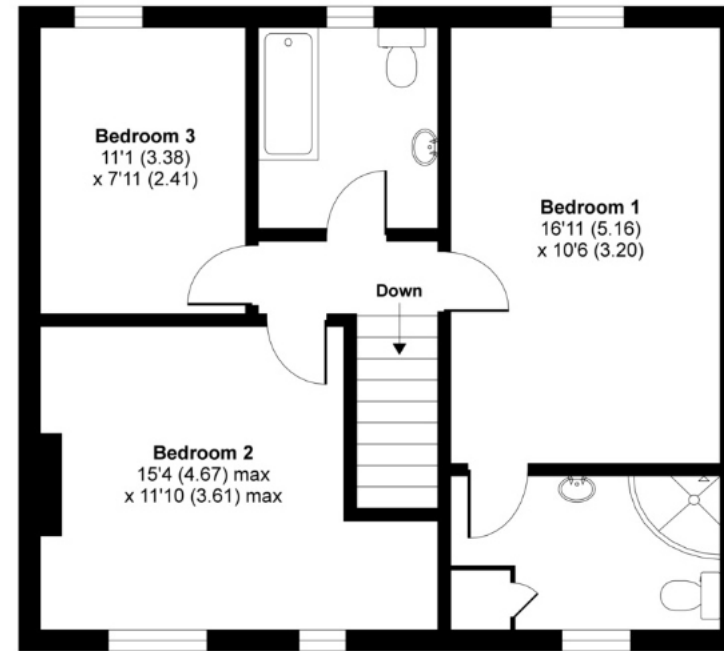
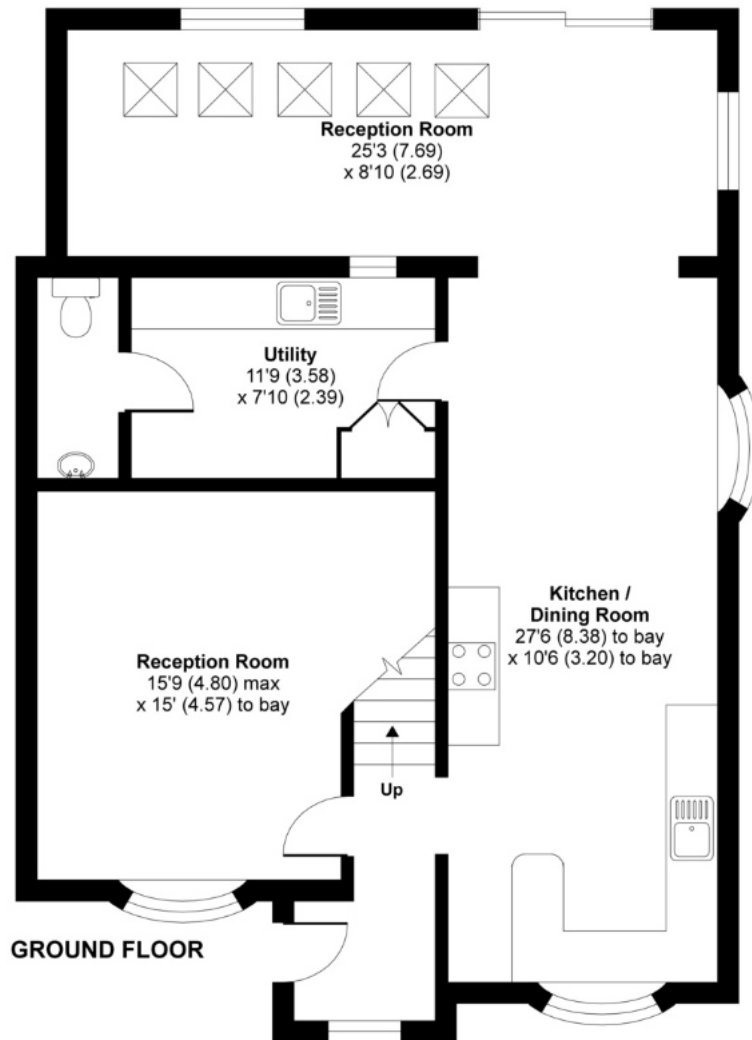
LPG gas and a septic tank.



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Approximate Area = 1575 sq ft / 146.3 sq m

For identification only - Not to scale



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