



201 Shaw Lane
Stoke Prior, B60 4EQ

Andrew Grant

201 Shaw Lane

Stoke Prior, B60 4EQ

3  1  1 

Offers in excess of £475,000

An amazing opportunity to purchase a unique canal-side cottage with a self contained annexe.

Key features

- Canal side cottage
- Thoughtfully designed interiors
- Countryside views
- Private mooring
- Self-contained annexe
- Utility room
- Cellar
- Gardens
- Outhouse and WC
- Ample parking

Freehold / 1,326 sq. ft.





This characterful home has the advantage of its own exclusive mooring on the Birmingham/Worcester canal. The property also benefits from wonderful countryside views along with a self-contained one-bedroom annexe, which has permission granted for use as a holiday let.





Entrance

As you approach the property, you are greeted by a solid oak gabled porch, which nicely frames the entrance to the cottage. The property is entered through a half-glazed oak door featuring original stained glass from an Irish pub in Digbeth.

Living/dining area

Once inside, you will come across a sociable open plan living/ dining area. The space is divided by open oak screens that incorporate original stained glass which highlight the sympathetic and thoughtfully designed interiors and reflect the urban and industrial roots of the property, with these elements displayed throughout the home.



Dining area

This generous-sized room has a brick fireplace with a decorative reclaimed range set within the fireplace and fitted cupboards and wooden shelving situated to either side. There is a window overlooking the main garden area to the side.

The room also includes a porcelain tiled floor with hardwood inlay, painted beamed ceilings, and a feature beam.



Living area

A lovely relaxing space, having French doors out onto the canal side plus a further window overlooking the garden. This area has beautiful oak panelling creating a feeling of comfort. There is a feature brick chimney breast housing a multi-burning stove.

This room also features painted ceiling beams and a porcelain tiled floor with hardwood inlay.





Rear hallway

Accessed from the dining area is the rear hallway, with a feature brick wall and exposed metal trunking, and a porcelain tiled floor with hardwood inlay. The hallway grants access to the kitchen, the cellar and a staircase rising to the first floor.

Cellar

A pine door opens off the hallway onto steps, which lead down into a large storage space, with a concrete floor and electricity.



Kitchen

The kitchen has a range of soft cream wall and base units, with lovely mixed neutral-coloured quartz worktops incorporating an inset one-and-a-half bowl stainless steel sink with chrome mixer tap and ivory splashback.

There is a Rangemaster oven with a 5-burner gas hob and a large stainless-steel extractor fan above. The kitchen also has space for a fridge freezer, a feature beamed ceiling and a window overlooking the side courtyard.



It is worth noting that planning permission has recently been granted to extend the kitchen, incorporating a natural well within the flooring, which is situated outside in the courtyard and would form part of the kitchen extension. The new kitchen would also feature three Velux windows.

There is a nice historical detail regarding the well in the courtyard as it was previously used to supply fresh water to the village of Stoke Prior.



Back entrance porch

An internal glazed door leads off the rear hallway accessing the back entrance porch and a large utility/boot room offering practical and versatile storage. There is a Terracotta tiled floor in both areas that also feature windows to the side and rear, and a further glazed door to the outside courtyard areas.

Utility room

The utility room is complete with a Belfast sink, plumbing and space for a washing machine and a tumble drier. This room also houses the Worcester combination boiler.



First floor

The return staircase has a glass and wood balustrade, brick walls and beams, which leads off the rear hallway to the house shower room and bedrooms.



Shower Room

This is an imaginative and practical room featuring a window overlooking the canal and countryside views beyond.

There are patterned tiles on the floor and shower walls, which are further complemented by the glazed metro-style tiles on the remaining walls, which also include a large mirror.

The suite includes a large walk-in shower with a fixed glazed panel and a decorative screen attached, a fixed rain shower head and a wall-mounted period-style handheld shower. There is an amazing, battered copper washbasin inset within a traditional oak barrel with storage underneath.

This wonderful shower room also has a period-style mixer tap, a Victorian high-flush toilet, a period-style tall towel rail incorporating a radiator, and industrial-style wooden shelving.







Master bedroom

This fabulous bedroom has an amazing, vaulted ceiling, with feature beams and brickwork making this a special place to sleep, oozing with plenty of character. There is a sweet original cast iron decorative fireplace, which adds to the authenticity of this beautiful bedroom.

Further features include original wood flooring, a panelled pine door and a window overlooking the main side garden.



Bedroom two

The second bedroom is a good-sized double room featuring lovely views of the canal and the main side garden from the window. This room also has a pine tongue and groove latch door.



Bedroom three

Bedroom three has a pine tongue and groove latch door, a feature beam, a window to the front aspect and steps up to bedroom two.





Annexe

The annexe is approached from the gated parking area via a gate. There is fencing to the boundary and views out onto the canal and countryside beyond.



This wisteria-clad annexe has a super-covered veranda to sit out on and enjoy a drink on the decking. From here there is a gravel pathway and a further raised decked area providing space for a table and chairs.



Kitchen/living/dining room

Upon entering the annexe, you are greeted by a large and contemporary open-plan living room, incorporating living/dining and kitchen areas.

There are painted tongue and groove-clad walls and a feature slate chimney breast with a multi-fuel burner, which creates a focal point for the living area.



The kitchen area has a range of white wall and base units, with a wood effect laminate worktop incorporating a stainless-steel single sink with a chrome mixer tap. There is an electric hob, space and plumbing for a washing machine, space under-counter for a fridge/freezer and an electric panel heater.

This open-plan space also features wood flooring, a picture window overlooking the canal and doors accessing the bedroom and shower room.

Bedroom

The double bedroom features wood flooring, an electric panel heater and a window overlooking the front.

Shower room

The shower room has a white suite comprising an enclosed corner shower with an electric shower, an inset washbasin with chrome mixer taps, a wall-hung vanity unit with drawer storage and mirror over, and a pedestal washbasin. There is also metro-style panelling, porcelain tiled flooring, an electric panel heater and an obscure-glazed window to the side.

Please note that as well as offering independent living for relatives or a home office facility, the annexe also has the advantage of having permission granted for a one-bedroom holiday let.





Garden

The outside space is a real feature of this home and boasts various seating areas to sit out and enjoy the wonderfully peaceful canal side setting.



The gardens include a large artificial grass lawn and an engineered wrap-around brick path that takes you to a raised seating area in the corner. This continues around into the courtyard situated off the back entrance, where there are double wooden gates. The pathways also feature courtesy lighting and there is a useful outdoor toilet with washbasin and an especially useful brick outhouse or potting shed found within the garden.





Parking

There is a fenced gravelled driveway separated from the main gardens and accessed through a gate, offering ample off-road parking that can easily accommodate three cars.

Location

The Cottage is situated by the canal within the semi-rural village of Stoke Prior, which is excellent for commuting via the road and railway networks. This idyllic location is perfect for relaxing by the canal while watching the world go by.

Stoke Prior is renowned for the wonderful Worcester and Birmingham Canal, which passes through the parish. The village is also conveniently situated close to the market town of Bromsgrove, which has a thriving town centre and is ranked the third best commuter town in the UK, being around 30-minutes by train from Birmingham and just 2 miles from the M42 and 3 miles from the M5 motorways.

There are good schools provided nearby, including state high schools North and South Bromsgrove, specialising in media and the creative arts, and foreign languages and IT, respectively. The Bromsgrove School is a private school well-known locally for its excellence.

Services

This property has mains gas, mains electricity, mains water and mains drainage.

The cottage and the annexe are both double-glazed throughout.

Council tax band – D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86/5
69-80	C		
55-68	D		
39-54	E	54/1E	
21-38	F		
1-20	G		



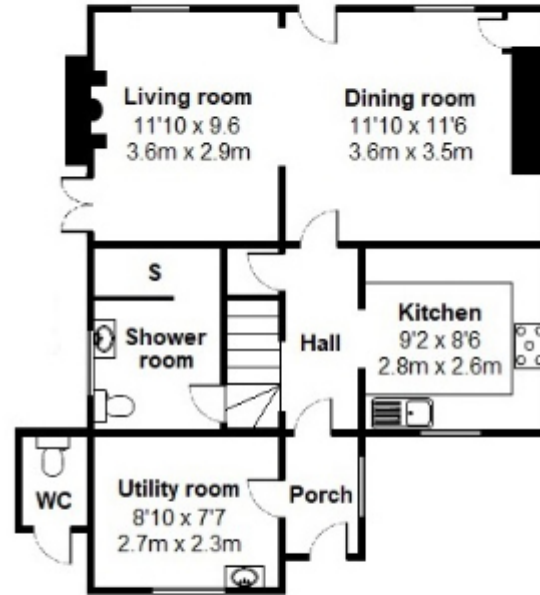
201 Shaw Lane, Stoke Prior, B60 4EQ

Approximate Area = 1001 sq ft / 93 sq m

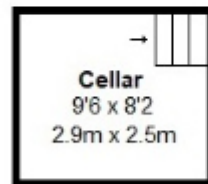
Annexe = 325 sq ft / 30 sq m

Total Area = 1326 sq ft / 123 sq m

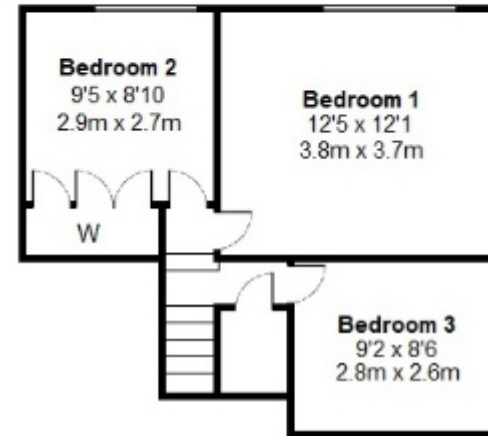
For identification only - Not to scale



GROUND FLOOR



CELLAR



FIRST FLOOR



ANNEXE



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com