



Meadow View

Belbroughton, DY9 9UN

Andrew Grant

Meadow View

Gorse Green Lane, Belbroughton, DY9 9UN

3 Bedrooms 1 Bathroom 2 Reception Rooms

A picturesque mid-1800s cottage nestled amidst stunning countryside on the edge of Belbroughton.

- Charming cottage
- Outskirts of Belbroughton
- Countryside setting
- Lovingly restored and extended
- Living room with open fire
- Three double bedrooms
- Contemporary-styled shower room
- Beautiful mature gardens
- Detached garage
- Driveway parking

Guide Price £575,000

1,359 sq ft (126.2 sq m)





The front

Meadow View is accessed via a gravelled area, leading to a detached garage with a pitched roof and off-road parking for a couple of vehicles. Steps lead to the front entrance, where the front garden greets visitors with a vibrant array of colourful plants and trees.



The living room

The wooden front entrance door is accessed through a part-brick and glazed porch. Upon entering, you are welcomed into a charming living room. A bow window on the front floods the room with natural light.

This room boasts numerous period features, such as ceiling beams, an inviting open fire nestled within an exposed brick surround and hearth with antique pine storage units built-in to either side of the fireplace.



The sitting room

From the living room, you transition into a delightful sitting room, offering views of both the front and side gardens. Characterised by ceiling beams and featuring an original Meat Hook, this room is thought to have served as the cottage's original kitchen.



The kitchen breakfast room

An open passage guides you into the extended kitchen breakfast room, maintaining the charm of the property's era. Here, you will find a selection of built-in matching wall, base and drawer units, elegantly complemented by granite work surfaces. A Belfast-style sink with a mixer tap, ample space for domestic appliances and room for a range cooker with lighting and a beam above provide both functionality and style. The space is perfect for dining, offering room for a table and chairs, and original quarry tiled flooring adds to the room's character. A part-glazed door grants access to the garden, seamlessly blending indoor and outdoor living.



From the breakfast area, a door provides access to a split-level staircase leading to the first-floor accommodation. Illuminated by a window, this area is filled with natural light. Adjacent, a door reveals an under stairs storage cupboard, complete with pipework in place should one wish to convert it into a WC.

The bedrooms

All bedrooms are generously sized doubles with the front bedroom featuring built-in wardrobes and an ornamental fireplace, adding character to the room. The adjacent bedroom enjoys dual aspect windows on both the front and side elevations, providing panoramic views, and there is access to the loft from this bedroom for additional storage.

At the rear of the property lies a spacious double bedroom with windows overlooking vistas of rolling fields. This bedroom features ceiling beams, adding to its character. Additionally, a Velux window fills the space with natural light.





The shower room

The shower room is elegantly appointed with a white suite, comprising a low-level WC, washbasin with mixer tap and a spacious walk-in shower cubicle. The shower features both a fixed overhead rainfall shower head and an additional handheld shower attachment for convenience.

A Velux window is strategically placed above the shower cubicle to allow natural light to filter in, making the space feel more open. Notably, the flooring in the bathroom is Amtico, known for its durability and stylish design, providing a sleek and modern finish to the room.



The garden

The garden truly stands out as a highlight of this property, offering a delightful array of colourful plantings and carefully curated trees and foliage. The south-facing orientation ensures sunlight throughout the day, enhancing various areas of both the cottage and the garden.



A serene pond adds tranquillity to the setting, while numerous seating areas invite you to enjoy alfresco dining in complete privacy. The rear lawn, bordered by mature plants, maintains the cottage theme and leads to a designated area ideal for planting and potting.

A convenient timber-framed garden shed offers ample storage for all your gardening tools and outdoor equipment. To the right of the side garden, the picturesque rolling countryside provides far-reaching views, offering a stunning and scenic backdrop.



Practical amenities abound in the garden, including an outside tap, electric points and courtesy lighting, perfect for evening relaxation or outdoor activities. The garage includes a built-in log store at the rear for added functionality and a side gate offers access to the front garden.



Location

Nestled amidst picturesque countryside, this charming residence is conveniently located on the outskirts of Belbroughton, just 2.6 miles from the village centre. Renowned as one of Worcestershire's most prestigious locations, Belbroughton offers a quaint village atmosphere coupled with essential amenities. Residents benefit from a primary school, church, shops and inviting public houses, all contributing to the village's appeal. The surrounding countryside offers numerous walking and riding trails for outdoor enthusiasts.

Despite its rural tranquillity, Belbroughton enjoys easy accessibility to neighbouring villages and the motorway network, providing convenience for commuters and adventurers alike. Nearby, Hagley has a diverse range of amenities, including boutique shops, dining establishments and top-tier educational institutions such as the esteemed Haybridge High School and Sixth Form. A well-connected railway station ensures seamless travel to surrounding towns and cities, including Birmingham and the historic Cathedral City of Worcester.

Blakedown is also within easy reach and offers its own charms, boasting a convenient train station with a regular service to Birmingham. You can enjoy recreational activities at the playing field and pavilion, unwind at welcoming country pubs and access daily essentials at its well-stocked store.

Services

Mains electricity and water.

LPG central heating throughout. Date of last service 12/07/2023.

The property is equipped with a security alarm system, septic tank and LPG tank. Broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band E**



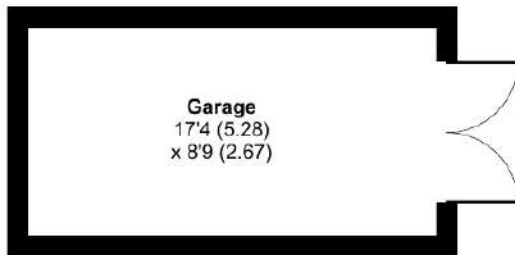
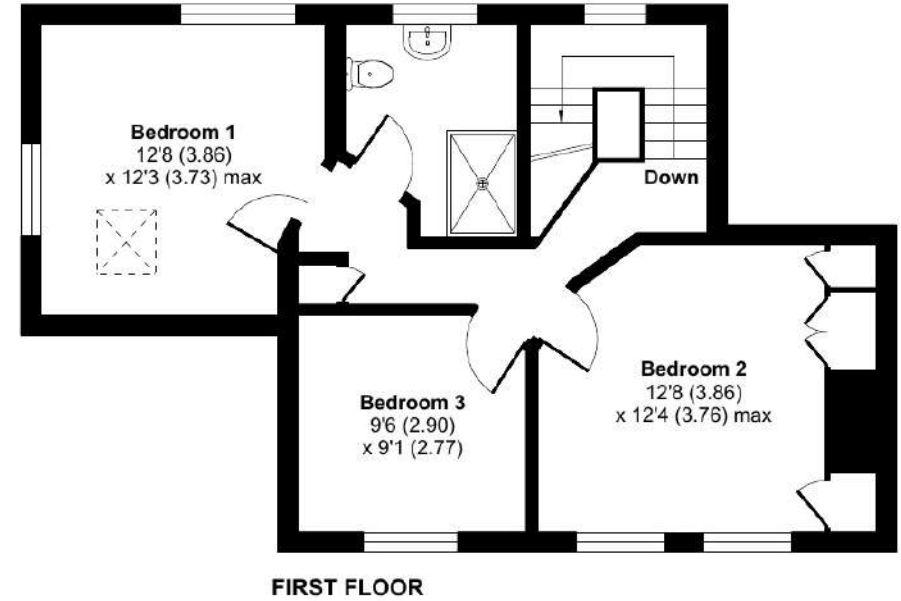
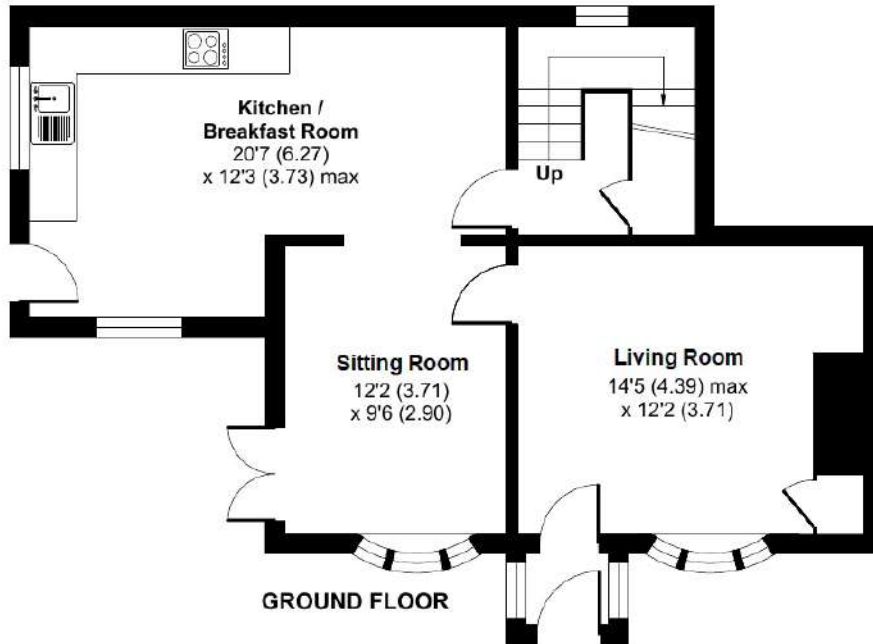
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Approximate Area = 1206 sq ft / 112 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1359 sq ft / 126.2 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Andrew Grant. REF: 1122243



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