

Andrew Grant
PRESTIGE & COUNTRY



Elm Tree Cottage

Hanbury, B60 4AX



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Hanbury Road, Hanbury, Bromsgrove, B60 4AX

4 Bedrooms 3 Bathrooms 4 Reception Rooms 6.6 Acres

“A rare opportunity to create a wonderful rural family home...”

Scott Richardson Brown CEO

- Extending to over 6.6 acres, Elm Tree Cottage represents an exciting renovation project. This is a rare opportunity to create an idyllic rural family home in a highly desirable part of Worcestershire.
- The substantial period house, in need of modernisation and renovation, provides 2,500 sq ft of bright, generously proportioned living accommodation.
- A stable block and three paddocks ensure those with equestrian interests or aspirations to start a smallholding are well catered for.
- Further outbuildings that include a carport and workshop offer additional development potential into either home offices or additional living accommodation (subject to planning permissions).
- Nestled within scenic Worcestershire countryside and with easy access to the main transport networks and some excellent schools including Bromsgrove School, Hanbury harmonises the rural tranquillity of the country lifestyle with modern convenience.



2,601 sq ft / 241.6 sq m



The kitchen

The kitchen with traditional wooden cabinetry offers plenty of storage with a central island that provides ample worktop space for food preparation and cooking.





The breakfast room

Adjacent to the kitchen is a triple aspect breakfast room which can also be used as a more intimate and informal dining area.

Utility, pantry and laundry rooms provide added convenience and extra storage, whilst a cellar provides space for wine storage.





The living room

The main, triple aspect living room features a vast open fireplace with a log burning stove and French doors that open out on to the garden.

An open plan layout between the living and dining room ensures a seamless flow between these two main reception rooms.





The dining room

The generously proportioned dining room is connected to the living room via a large opening, creating an impressive open plan formal entertaining space.

The sitting room

Completing the downstairs accommodation is the warm and charming sitting room, which is further enhanced by exposed wooden beams and a log-burner.



The entrance hall

The welcoming entrance hall provides access to the ground floor accommodation, a conveniently located cloakroom with WC and wash basin and stairs that lead up to the first floor.





The first floor landing

The generously proportioned first-floor landing connects all the bedrooms and bathrooms on the first floor. Further enhanced by vaulted ceilings and a rustic exposed wooden beam, this bright and charming space benefits from delightful views of the surrounding countryside.





Bedroom one

Bedroom one is a generously sized double bedroom that shares a convenient Jack & Jill en suite with bedroom two. Boasting built-in storage and enhanced by vaulted ceilings and three large leaded windows that ensure it is bathed in natural light, the room radiates a sense of calm and spaciousness. This room presents a great opportunity to create an impressive principal bedroom suite, significantly elevating the luxury and status of the first floor accommodation.





Jack & Jill bathroom

This Jack & Jill bathroom offers convenient access from both bedrooms one and two and features a shower cubicle, bath, WC, bidet, washbasin and large leaded window that ensures the room feels both light and airy.



Bedroom two

Centrally positioned along the landing, bedroom two is a spacious double bedroom, featuring built-in storage and access to the adjoining Jack & Jill bathroom.



Bedroom three

Bedroom three is another generously sized double bedroom benefiting from a large leaded window that provides ample natural light and picturesque views of the surrounding countryside.

This room also features its own en suite that provides both convenience and additional privacy.





Bedroom three en suite shower room

This en suite that accompanies bedroom three features essential amenities that include a shower cubicle, a washbasin and a WC, and represents a great opportunity for the new owners to refurbish to their own taste and requirements.



The gardens and grounds

Approached via an impressive private driveway and set in over 6.6 acres of grounds, this property features paddocks, a formal garden, an orchard, several distinctive and versatile outbuildings, a vegetable garden and a large greenhouse.







The carport and workshop

The carport, workshop and store stand out as a distinctive feature of this property. The carport provides parking for up to three cars and the spacious workshop and store present a potential conversion opportunity into additional living space (subject to the appropriate planning permissions).





The stables

This distinctive outbuilding represents an additional development opportunity with the potential to be converted into home offices or annexe accommodation (subject to the appropriate planning permissions).







The paddocks

Currently a haven for wildlife and offering stunning views, the three paddocks are ideal for either those with equestrian interests or for those wishing to establish a smallholding.





The orchard

Completing the property is a beautiful, well-maintained, mature orchard of a variety of fruit trees that provide fresh seasonal fruit to the house.





Location

Nestled amidst the scenic Worcestershire countryside, the village of Hanbury is the picture of rural tranquillity, whilst benefiting from transport links that include the A38 and M5 motorway and regular train services from nearby stations at Droitwich Spa and Bromsgrove

The surrounding countryside provides a playground for outdoor enthusiasts, with opportunities for walking, cycling and horse riding.

Hanbury Hall, a National Trust property, stands as a testament to the village's rich heritage, boasting magnificent gardens and parkland for public enjoyment.

Families will appreciate the proximity to quality educational facilities. These include primary schools in both Bromsgrove and Droitwich Spa, such as Hanbury C of E First School, as well as secondary schools and colleges within easy reach, including Bromsgrove School.

Hanbury offers the desirable rural lifestyle without compromising on access to amenities and the main transport networks - the perfect balance and an ideal location to call home.

Services

The property is serviced by mains water and electricity and a septic tank. Mains gas is located in the road outside the property.

Council Tax

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



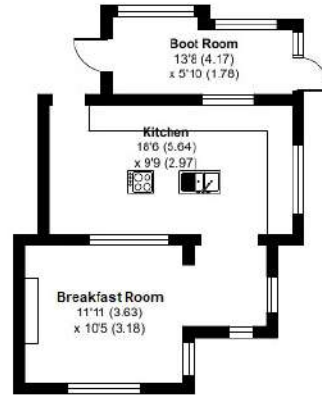
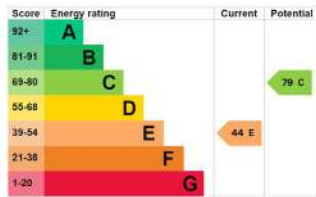
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Approximate Gross Internal Area = 2,601 sq ft / 241.6 sq m

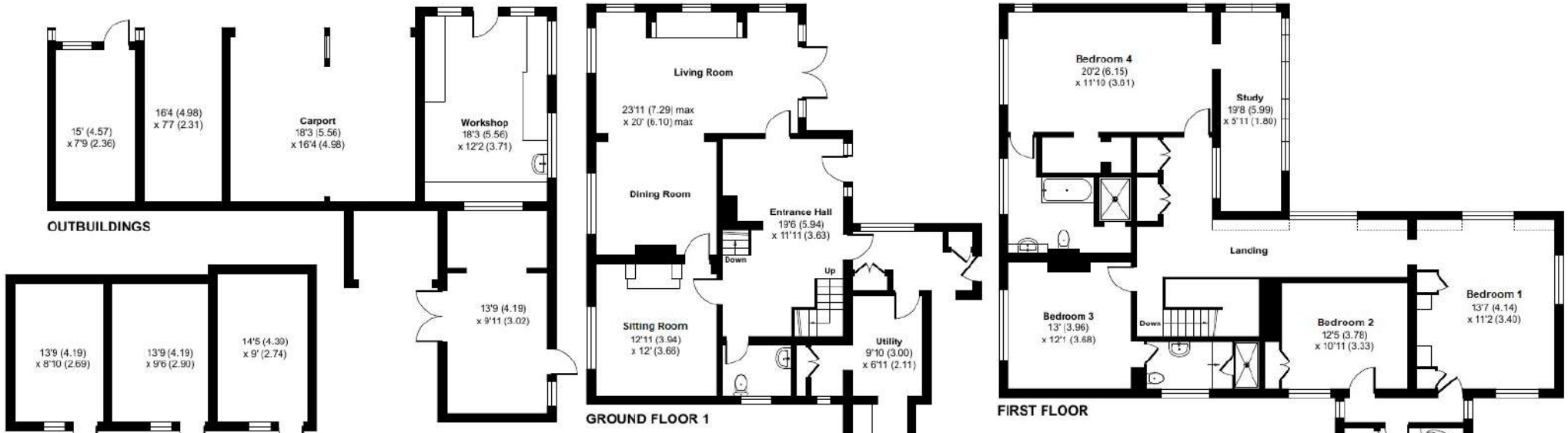
Limited use area(s) = 162 sq ft / 15 sq m

Outbuilding = 1,426 sq ft / 132.4 sq m

Total = 4,189 sq ft / 389 sq m



GROUND FLOOR 2



This plan is for guidance only and must not be relied upon as a statement of fact



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
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T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com