



## The Cottage

West Lodge, Swan Lane, B61 9HF

Andrew Grant

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**2 Bedrooms 1 Bathroom 2 Reception Room**

A stunning Grade II listed equestrian property with six acres, four stables and exceptional countryside views.

- Grade II listed 1640s cottage set on six acres with secure paddocks, four refurbished stables and a tack room, ideal for equestrian or leisure use.
- Spacious living areas featuring exposed beams, wooden flooring and a wood-burning stove for a cosy ambiance.
- Bespoke kitchen with granite worktops, a central island and high-quality fixtures blending modern convenience with rustic elegance.
- Gravel courtyard with generous parking, located in desirable Upton Warren with excellent transport links and nearby amenities.

The Cottage is a charming Grade II listed home surrounded by extensive grounds and excellent equestrian facilities, perfect for a peaceful yet convenient lifestyle. The ground floor includes a welcoming living room, a bespoke kitchen, a dining room ideal for entertaining, and a cloakroom. Upstairs, there are two generously sized bedrooms and a luxurious bathroom. Outside, the property features ample parking, a large gravel courtyard, garaging, and refurbished outbuildings, including four stables and a tack room. This beautifully maintained home seamlessly combines period character with modern quality.

1070 sq ft (99.4 sq m)





## The kitchen

The kitchen is the heart of the home, fitted with bespoke cabinetry, granite worktops and a central island with breakfast bar. A butler-style sink is positioned beneath a window, offering lovely views of the surrounding gardens. The kitchen is further enhanced by an integrated double oven as well as a range style cooker with a beam mantle and tiled splash-backs, combining practicality with rustic charm.







## The dining room

The dining room features wooden flooring and ample space for entertaining. A wood-burning stove is set within a fireplace with a rustic beam, providing a focal point for the room and a perfect spot for relaxing evenings. Views of the rear garden add a serene backdrop to any meal.





## The living room

The living room is a cosy haven, featuring wooden flooring, a vaulted ceiling with exposed beams and dual-aspect windows.



## The cloakroom

Located on the ground floor, the cloakroom includes a WC, pedestal basin, and a ladder style towel radiator.



## The principal bedroom

A spacious double bedroom with vaulted ceilings, exposed beams and dual-aspect windows.



## Bedroom two

This bedroom offers a cosy yet functional space, complete with sloped ceilings and exposed beams. Natural light floods the room, enhancing its tranquil atmosphere. .



## The bathroom

The bathroom seamlessly combines modern amenities with period charm. A free-standing claw-foot bathtub, a walk-in shower with a rainwater head, a traditional-style radiator with towel rail, a pedestal basin and a WC are complemented by wooden flooring, panelled walls and exposed beams.





## The landing

The landing boasts a feature window, exposed beams, and decorative bannisters, leading to the bedrooms and bathroom. This space is bright and airy, with an understated elegance.





## The front garden

The front garden is beautifully landscaped, with a large lawn, mature borders and a stone pathway leading to the outbuildings. The walled boundary ensures privacy, while the space is perfect for outdoor activities or simply enjoying the peaceful surroundings.





## Outbuildings and garages

The property benefits from four refurbished stables and a tack room, these facilities are ideal for equestrian use. The outbuildings are in excellent condition and provide flexible usage options. The property also includes two distinct garage spaces. The first, situated adjacent to the stabling, provides a secure and functional area ideal for vehicle storage. The second garage is located within a separate outbuilding, offering versatility and additional storage capacity. Both garages are well-maintained and complement the practicality of this countryside residence.







## Land

The approximately six acres of land include well-maintained paddocks and pasture, offering many opportunities for equestrian pursuits or further landscaping. The fields are securely fenced and offer uninterrupted views of the countryside.



## Location

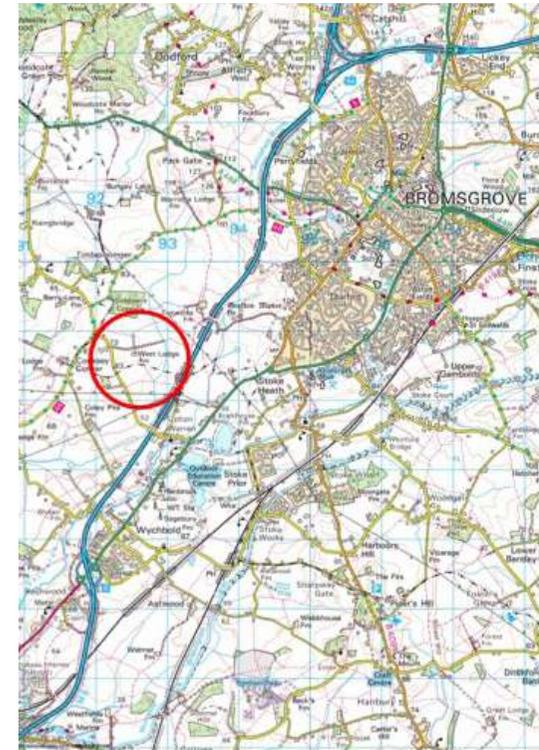
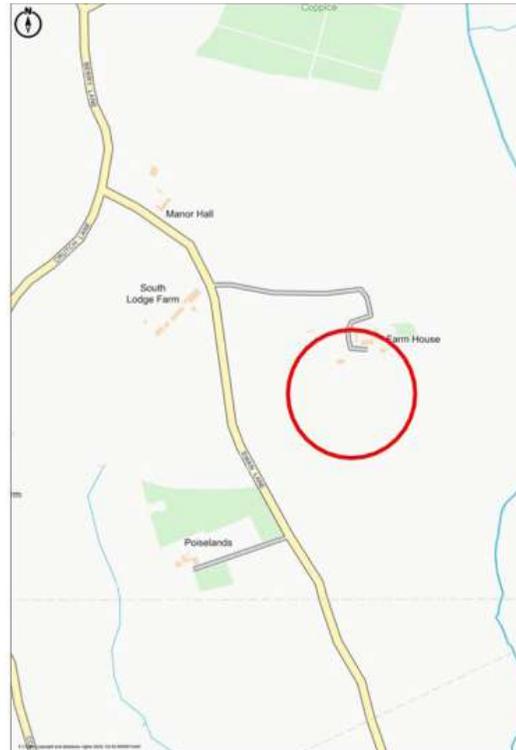
Situated in the idyllic village of Upton Warren, The Cottage enjoys a peaceful rural setting while remaining close to the amenities of Bromsgrove. The area boasts excellent transport links, including the M5 and M42 motorways, providing easy access to Birmingham and beyond. Local schools, shops and leisure facilities are all within a short drive, making this property perfect for families and professionals alike.

## Services

Services are TBC

## Council Tax

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

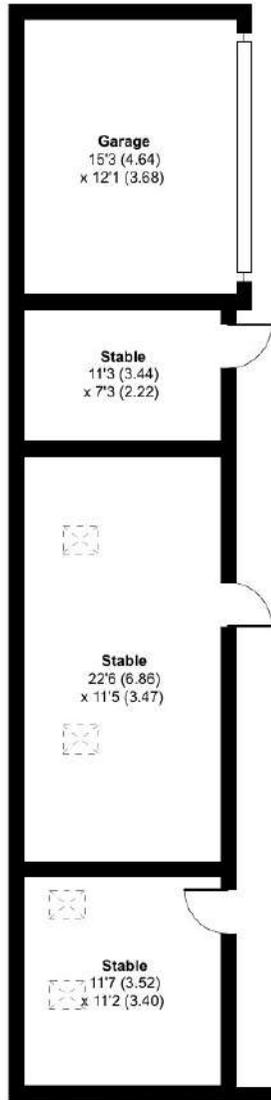


# Swan Lane, Upton Warren, Bromsgrove, B61

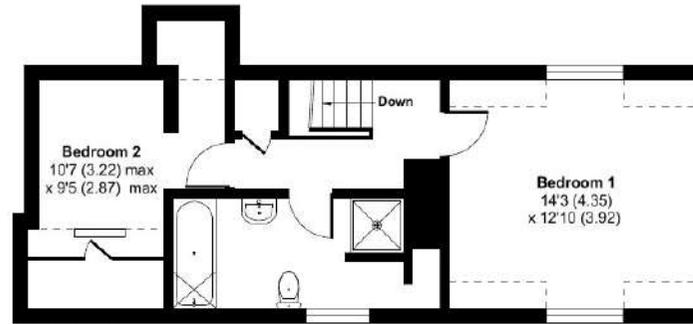
Approximate Area = 1070 sq ft / 99.4 sq m  
 Limited Use Area(s) = 76 sq ft / 7 sq m  
 Garage = 332 sq ft / 30.8 sq m  
 Outbuildings = 524 sq ft / 48.6 sq m  
 Total = 2002 sq ft / 185.8 sq m

For identification only - Not to scale

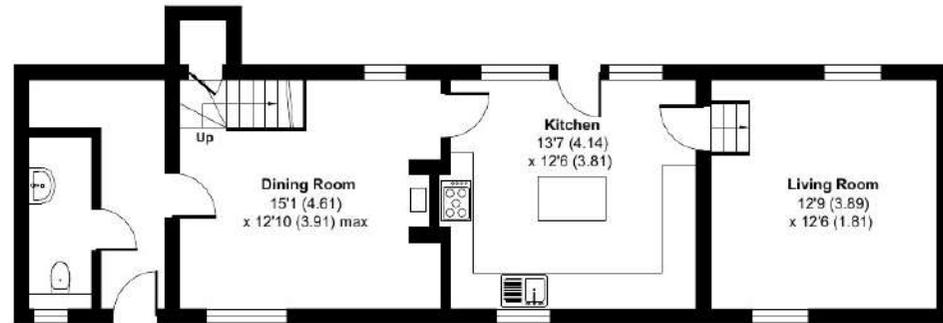
Denotes restricted head height



**GARAGE AND OUTBUILDINGS**



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Andrew Grant. REF: 1224941



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