



The Dell

Romsley, B62 0LY

Andrew Grant

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Shut Mill Lane, Romsley, B62 0LY

4 Bedrooms 1 Bathroom 3 Reception Rooms 2.7 Acres

A charming four-bedroom detached black and white cottage, nestled within woodland grounds, offering generous interiors, detached garages and delightful character features throughout.

- A beautifully presented four-bedroom detached period home, offering versatile living space across two floors, brimming with traditional charm and character.
- An impressive reception room with large bay windows, exposed beams and an original fireplace, perfect for cosy family evenings.
- A spacious kitchen featuring country-style cabinetry, integrated appliances, a multi-fuel burner and ample space for dining and entertaining.
- A mature south-facing garden with a sweeping lawn, stone patio, established trees and a stream running through, all bordered by private woodland for complete tranquillity.
- A large gated driveway with a triple garage, leading to a double garage and workshop, offering extensive parking and storage.
- Set in a peaceful rural location within the sought-after village of Romsley, with scenic walking routes, local amenities, well-regarded schools and excellent transport links.

2499 sq ft (232 sq m)





The living room

This impressive reception room enjoys a bright triple-aspect layout, with large bay windows overlooking the front. Character features include exposed ceiling beams, a deep hearth and an original fireplace that forms a charming focal point. The room offers generous space for relaxing, entertaining or simply enjoying views of the gardens.





The living room continued

Tucked away at one end of the main living room, this charming nook features elegant parquet flooring, exposed beams and a large window that allows natural light to flood the space. Its semi-open plan layout offers a sense of separation while remaining connected to the main seating area, making it an ideal spot for a study, reading corner, snug or children's play area. This versatile space can be easily adapted to suit a variety of needs without disrupting the overall flow of the room.



The kitchen

Situated at the heart of the home, the spacious kitchen combines exceptional proportions with traditional charm. Fitted with a range of wooden cabinetry and tiled splashbacks, it features built-in appliances, generous worktop space and a characterful multi-fuel burner. Two large windows flood the room with natural light and provide pleasant views of the garden. A breakfast area, complete with a display dresser and an adjoining utility room add both practicality and a welcoming farmhouse feel.





The dining room

Positioned next to the kitchen, the formal dining room enjoys a lovely garden outlook through a large window. Character features such as exposed beams, a decorative fireplace with brick surround, and charming arched detailing combine to create a warm and inviting space for entertaining. The room easily accommodates a family dining table and connects seamlessly with the rest of the ground floor.



Bedroom one

The largest of the four bedrooms, this spacious principal room is positioned at the front of the property and enjoys a wide bay window with lovely garden views. Built-in wardrobes and overhead storage are neatly integrated, with additional space for a dressing table. Light-filled and tranquil, it serves as an ideal master bedroom.



Bedrooms two & three

Two further bedrooms, each featuring charming bay windows and fitted shelving. These rooms offer versatile potential, making them ideal as studies, creative spaces or additional bedrooms. Their flexible layouts and peaceful, garden-facing aspects ensure they can be adapted to suit a variety of needs.





Bedroom four

Located at the far end of the landing, this well-proportioned double bedroom overlooks the garden through a window. With built-in shelving and a delightful window seat, it offers excellent potential as a guest bedroom or additional living space.



The bathroom

The family bathroom on the first floor retains the traditional charm of a country cottage, featuring exposed beams and heritage-style tiling. A pastel-blue suite comprises a bath, pedestal basin and a separate enclosed shower, while a window brings in natural light and offers pleasant garden views, enhancing the room's rustic appeal. Additionally, there is a conveniently located W.C. just outside this bathroom, as well as a further ground floor cloakroom situated off the kitchen.



The garages & outbuilding

The gated driveway provides ample parking and leads to a detached garage complex, comprising a triple garage, a double garage and further generous outbuildings and workshops. This versatile setup is ideal for vehicle storage, hobbies or anyone requiring secure and flexible workspace.



The garden

The garden is a true highlight of the property, extending from a stone patio into a sweeping lawn, all beautifully framed by mature woodland. Gently sloping borders are planted with a rich variety of shrubs, flowering plants and established trees. Stone ornaments, terraced areas, the soothing sound of a nearby stream and peaceful secluded corners combine to create a tranquil and inviting outdoor retreat, perfect for relaxation or entertaining.



Location

This exceptional property enjoys a sought-after position on Shut Mill Lane, in the picturesque village of Romsley. Nestled on the edge of the Clent Hills, the setting offers a rare combination of rural tranquillity and convenient access to modern amenities. Surrounded by rolling countryside and ancient woodland, Romsley is a well-regarded village with a welcoming community and essential local facilities, including a well-stocked village shop, a popular pub, a traditional family butcher, and a highly rated primary school.

For everyday needs and broader retail options, the nearby towns of Halesowen and Bromsgrove are just a short drive away, providing supermarkets, healthcare services, leisure centres and secondary schools. The property is also ideally located for commuters, with the A456 offering swift access to the M5 and M42 motorways, connecting to Birmingham, Worcester and beyond. Rail links are available from nearby Hagley and Stourbridge Junction stations, offering regular services to Birmingham New Street and further afield.

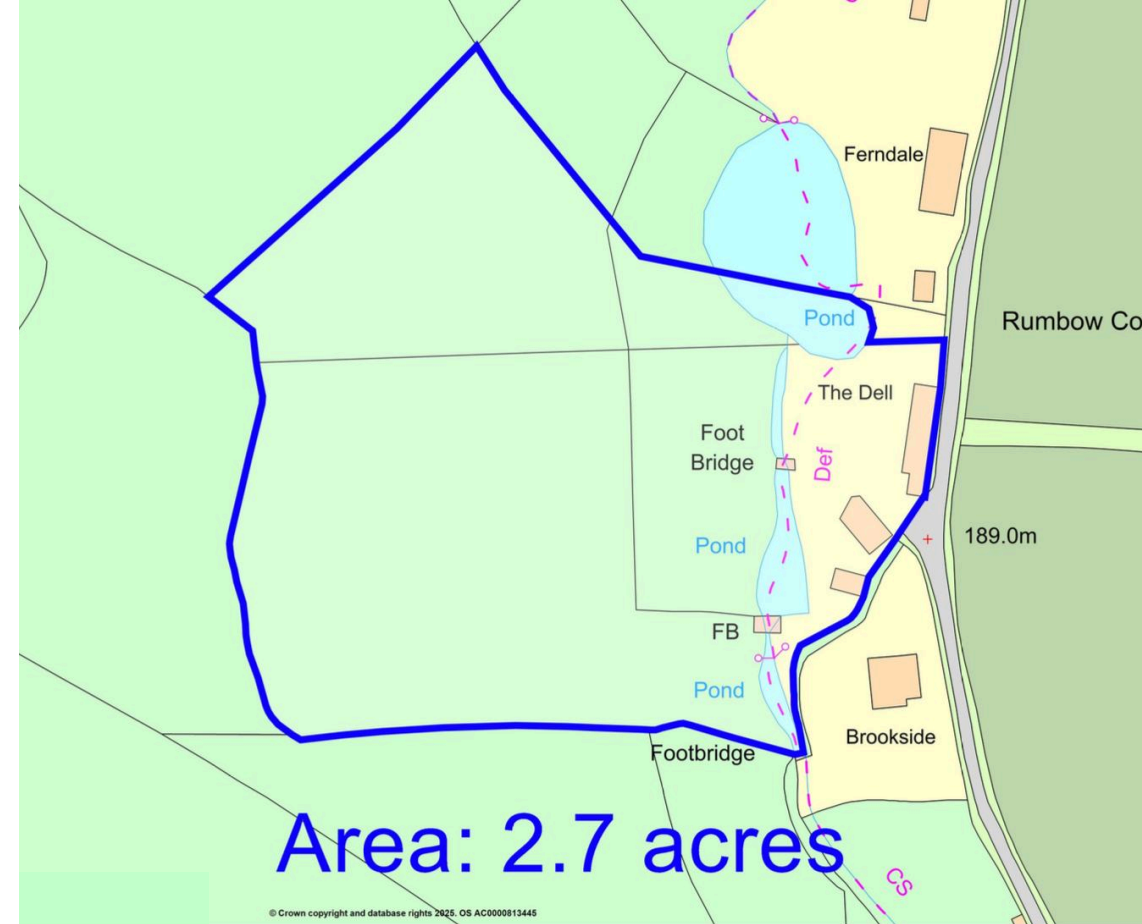
For those who enjoy the outdoors, the property is perfectly placed to enjoy scenic walks, bridleways and cycling routes through the Clent Hills and surrounding countryside. National Trust-managed woodland and panoramic viewpoints are right on the doorstep, making this an idyllic location for nature lovers. This outstanding setting perfectly balances the charm and peace of village life with excellent connectivity, making it ideal for families, professionals and those seeking a quieter pace of life.

Services

This property benefits from mains electricity and water. It also has oil fired central heating and a septic tank.

Council Tax

This property is a council tax **band F**



Shut Mill Lane, Romsley, Halesowen, B62

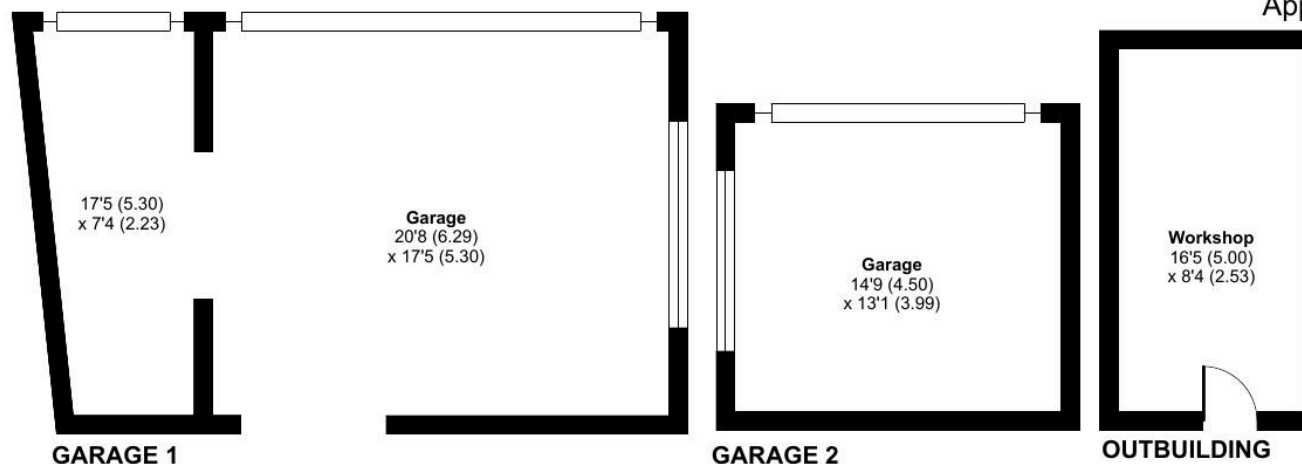
Approximate Area = 1685 sq ft / 156.5 sq m

Garage = 677 sq ft / 62.8 sq m

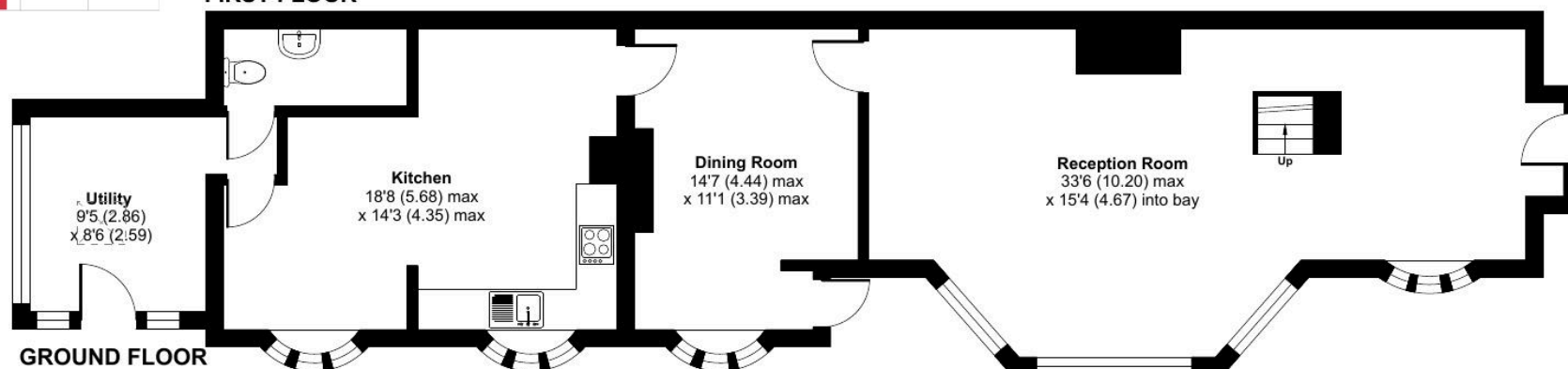
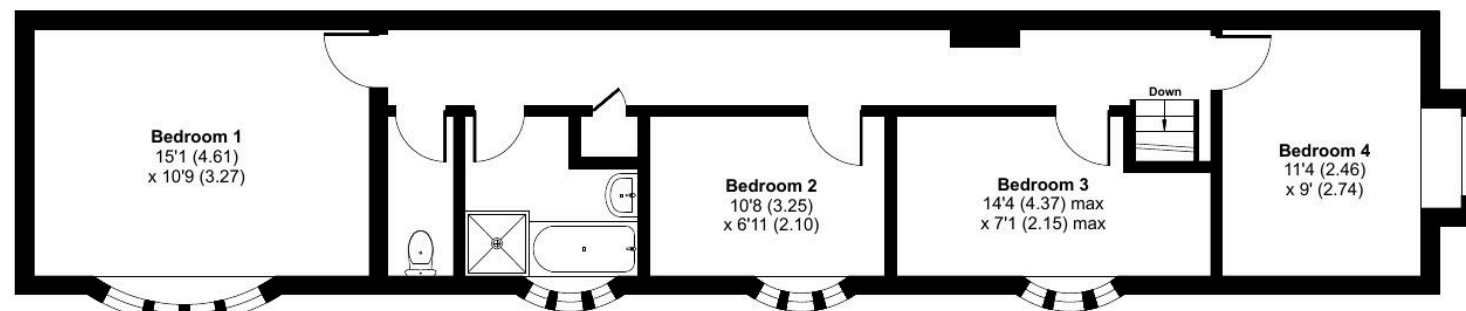
Outbuildings = 137 sq ft / 12.7 sq m

Total = 2499 sq ft / 232 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	29 F	
1-20	G		



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.



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