



Paddock Cottage

Romsley, B62 0LN

Andrew Grant

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Farley Lane, Romsley B62 0LN

3 Bedrooms 2 Bathrooms 3 Reception Rooms

A charming terraced cottage with family heritage, beautifully balanced living spaces, countryside views and a private courtyard setting, offering spacious accommodation and exceptional parking within peaceful surroundings.

- Character cottage with spacious and well-planned accommodation.
- Open-plan kitchen and dining area and an attractive sun room.
- Generously sized courtyard terrace providing a private outdoor setting.
- Large gravel driveway with extensive parking.
- Peaceful Romsley location with countryside views and excellent local connections.

Paddock Cottage is a charming terraced home on Farley Lane in Romsley, owned by the same family since 1945. Combining traditional character with modern comfort, it offers generous living space with a sitting room, open-plan kitchen and dining area, garden room, utility and cloakroom. Upstairs are three double bedrooms including a primary suite with en suite, plus a family bathroom. Outside, a private courtyard terrace provides an inviting outdoor area, while a large gravel driveway offers ample parking. This well-balanced home enjoys a peaceful rural setting with convenient access to nearby towns and transport links.

1692 sq ft (157.2 sq m)





The kitchen

The kitchen forms the heart of the home, thoughtfully designed to offer practicality and space for everyday living and entertaining. Fitted cabinetry in natural wood is complemented by granite work surfaces, providing ample preparation areas and generous storage.





A range cooker and central island create a focal point, while the open plan layout flows effortlessly towards the dining area, encouraging a sociable and inviting atmosphere. Natural light from the rear window enhances the warm tones throughout, making this an ideal setting for both family life and hosting guests.





The dining room

The dining room provides an inviting space for family gatherings and entertaining. Its generous layout flows naturally from the kitchen, creating a comfortable and practical setting for daily use. A feature wood-burning stove adds warmth and character, while exposed beams and tiled flooring enhance the cottage's charm and connection between traditional style and modern living.







The living room

The living room provides a comfortable and welcoming space, perfect for relaxing or spending time with family. A feature fireplace with a brick surround and timber beam creates a focal point, while natural light enhances the inviting atmosphere. Double doors open towards the garden room, offering an easy flow between the main living areas.





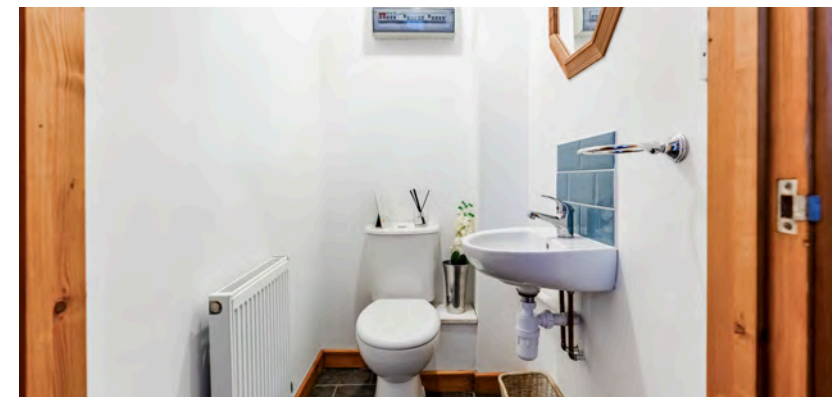
The garden room

The garden room provides a bright and airy space with wide bi-folding doors that open directly onto the terrace. A skylight enhances the natural light, creating a calm setting that connects the interior with the outdoors. This versatile room is ideal for relaxing while enjoying views across the private courtyard.



The utility and cloakroom

The utility provides a practical workspace with fitted cabinetry, work surfaces and a sink, along with space for laundry appliances. A window allows natural light, creating a bright and efficient area for everyday tasks. The adjoining cloakroom includes a WC and wash basin, offering convenience and completing the functionality of this well-designed part of the home.





The primary bedroom

The primary bedroom is an impressive and restful space featuring generous proportions and a peaceful outlook. Natural light fills the room, enhancing its bright and tranquil feel. Positioned for privacy and comfort, it provides direct access to the en suite shower room, creating a practical and inviting retreat within the home.





The primary en suite

The primary en suite is finished to a high standard and features a corner shower enclosure, wash basin and WC. Natural light from a skylight enhances the room's fresh and bright feel, while tiled walls and flooring provide a practical and stylish finish. This private en suite offers comfort and convenience within the primary bedroom.



The second bedroom

The second bedroom is a bright and comfortable double room offering a pleasant outlook through a rear-facing window. Its well-proportioned layout provides ample space for a range of uses, making it ideal for family, guests or as a versatile home office. The room's position ensures privacy and a calm atmosphere within the upper floor accommodation.



The third bedroom

The third bedroom is a bright and versatile double room, its thoughtful layout makes it suitable for use as a guest or further family bedroom. Positioned close to the family bathroom, it forms part of the well-planned first floor and provides a comfortable and inviting space within the home.



The bathroom

The family bathroom is well appointed with a fitted bath and overhead shower, wash basin and WC. Finished with tiled walls and flooring, it provides a bright and practical space for everyday use. Conveniently located on the first floor, it serves the additional bedrooms and complements the home's comfortable and well-planned accommodation.



The terrace

The private terrace offers a peaceful and inviting setting for outdoor dining and relaxation. Enclosed by character brick walls, it provides a sheltered space that connects directly with the garden room and kitchen. This generous area is perfect for entertaining or enjoying quiet moments outdoors while taking in the tranquil surroundings of this charming cottage.





The driveway and parking

The property is approached via a gated gravel driveway providing ample off-road parking for several vehicles. Enclosed by character brick walls, it offers a practical and private entrance to the home.



Location

Paddock Cottage is set on Farley Lane within the sought-after village of Romsley, surrounded by beautiful Worcestershire countryside. The village offers a welcoming community atmosphere with a local shop, traditional public houses and easy access to the Clent Hills, providing excellent walking and outdoor recreation.

The nearby towns of Halesowen, Bromsgrove and Stourbridge offer a wider range of shops, services and leisure facilities. Families benefit from access to well-regarded schools including Romsley St Kenelm's CE Primary and Haybridge High School in Hagley.

For commuters, the area is exceptionally convenient with easy access to the M5 and M42 motorways, while Hagley and Bromsgrove railway stations provide regular services to Birmingham, Worcester and beyond. Birmingham city centre and the international airport are within comfortable reach, making Romsley an ideal location for those seeking rural living with excellent connections.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band D.

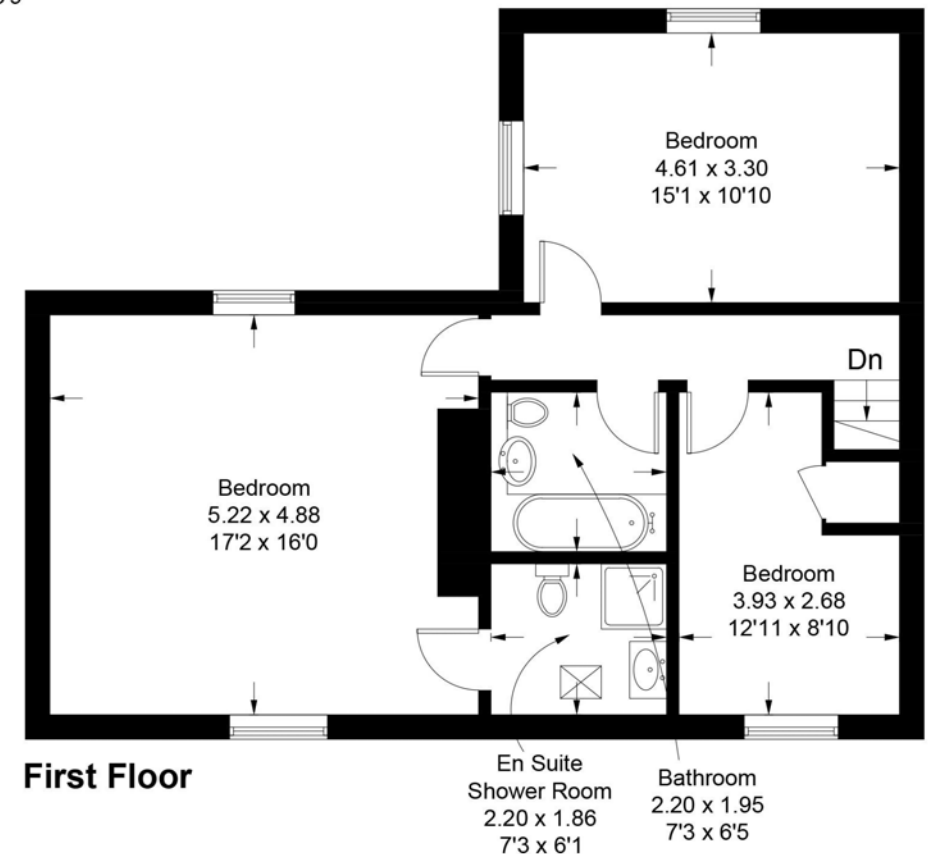
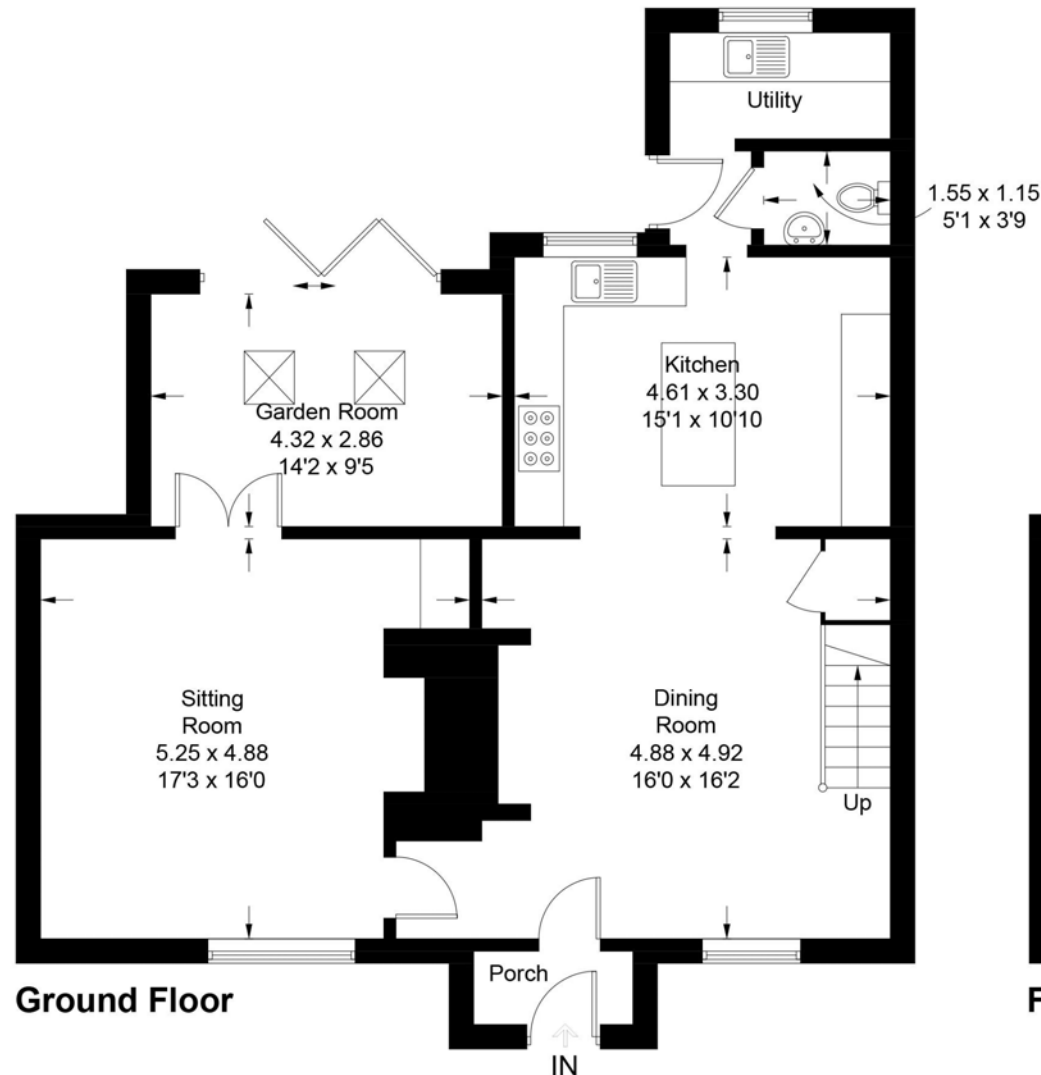
Agent Note

Please note, the two gates shown at the rear of the property are currently in place due to the property's location within the grounds of a family members farm. These gates will be replaced with appropriate panels or alternative fittings prior to completion.



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Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft



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



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