



Farleigh Cottage, 24 Hinton Fields, Bournheath, Worcestershire, B61 9HT

£550,000

Allan Morris
estate agents

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This freehold detached period cottage stands in grounds of approximately 0.3 acre and offers internal accommodation of approximately 1,325sqft (excluding conservatory).

The property is situated on the outskirts of the desirable rural village of Bournheath and has planning permission granted for a two storey extension of approximately 400sqft.

The cottage has PVC double glazing and gas-fired central heating.

The planning documents can be viewed on the local authority's planning portal:

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

Using reference: 24/01269/CPL





The property more particularly comprises:

From the gravel drive, a double glazed door opens to the RECEPTION HALL having stairs to the first floor, double glazed windows to side and rear, beamed ceiling, radiator, two wall light points and a door to:

INGLENOOK LIVING ROOM

5.31m < 6.22m x 3.51m < 3.91m (17'5" < 20'5" x 11'6" < 12'10")

(Measurements include inglenook & bay) having an attractive inglenook fireplace, double glazed bay window to front, double glazed window to rear, two radiators, exposed beams, four wall light points, single glazed door to conservatory porch, door to lounge and stable door to kitchen.





FITTED KITCHEN

3.53m x 2.77m (11'7" x 9'1")

(Measurements include units) having base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recess for dishwasher, integrated fridge and built-in electric oven and four ring electric hob with integrated cookerhood over. Part tiled walls, tiled flooring, double glazed windows to front and rear, radiator, four ceiling spotlights and an arch opening to:

UTILITY ROOM

3.66m x 1.5m < 2.36m (12'0" x 4'11" < 7'9")

(Measurements exclude toilet) having a 'Belfast' sink, plumbing for washing machine, part tiled walls, tiled flooring, double glazed window to rear, double glazed door to the rear garden, door to toilet, radiator, ceiling light point and a large built-in cupboard, with double doors, housing the 'Worcester' gas-fired boiler.

**TOILET**

Having a low flush w/c, obscure double glazed window to front, tiled flooring and a ceiling light point.

THROUGH LOUNGE

6.02m x 3.61m (19'9" x 11'10")

Having a feature fireplace with a gas fire, double glazed windows to front and rear, two radiators, fibre optic internet point, TV aerial point, exposed beams and four wall light points.

DOUBLE GLAZED CONSERVATORY PORCH

3.2m x 2.57m (10'6" x 8'5")

(Maximum Measurements) having double glazed windows overlooking the front garden, twin double glazed French doors the front garden, tiled flooring, radiator and two wall light points.



From the hall, the stairs with balustrade lead up to the FIRST FLOOR LANDING having two double glazed windows to the rear, radiator and a wall light point.

BATHROOM

2.39m x 1.8m < 2.49m (7'10" x 5'11" < 8'2")

(Measurements include suite & cupboard) having a white suite, comprising: low flush w/c; pedestal wash hand basin; and panelled bath with shower over. Tiled walls, obscure double glazed window to front, radiator, shaver point, wall and ceiling light points and a built-in cupboard housing hot and cold water tanks.

BEDROOM ONE

3.66m x 3.66m (12'0" x 12'0")

(Measurements include fitted furniture & recess) having fitted furniture, comprising: a three door wardrobe with cupboards over, dressing table and a single wardrobe to both sides of the bedspace with cupboards over. Double glazed windows to front and side, radiator, wall light point and a ceiling light point.





BEDROOM TWO

3.53m x 2.77m (11'7" x 9'1")

(Measurements include fitted furniture) having fitted furniture, comprising: a double wardrobe and two bedside drawer units with cupboards over. Double glazed windows to front and rear, radiator, wall light point and a ceiling light point.

BEDROOM THREE

3.63m x 2.51m (11'11" x 8'3")

(Measurements include wardrobe & chimney breast) having a five door wardrobe fitted across one wall and around the chimney breast, double glazed window to front, radiator and a ceiling light point.

BEDROOM FOUR

3.63m x 2.24m (11'11" x 7'4")

(Measurements include wardrobe) having a fitted three door corner wardrobe, double glazed windows to side and rear, radiator, ceiling light point and an access hatch to the loft.



OUTSIDE

DETACHED GARAGE / WORKSHOP

8.36m x 3.56m (27'5" x 11'8")

(Door width 8'10" 2.69m) having double doors to front and a door at the rear to a STORE 11'1" x 6'0" (3.35m x 1.83m)

NOTE: The garage is in need of repair or replacement and is thought to contain asbestos.

PARKING

To the front of the garage and side of the cottage there is a tarmac drive providing off-road parking for up to three cars. The drive opens to a gravel area to the rear of the cottage, which could provide further off-road parking.



GARDENS

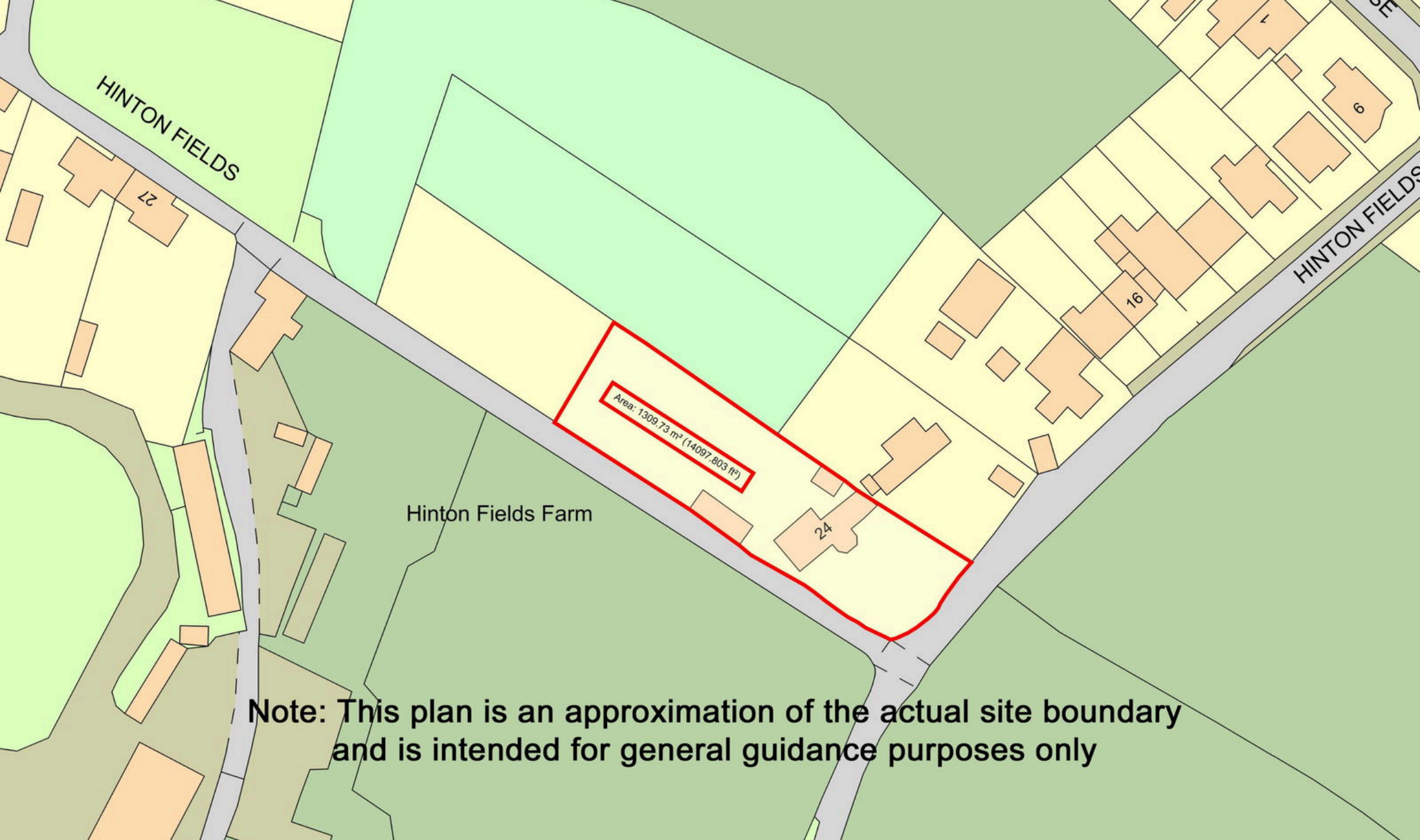
The cottage stands in grounds of approximately 0.3 acre with private landscaped gardens to both front and rear with mature hedgerows, trees and shrubs, which need to be viewed to be fully appreciated.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.





Note: This plan is an approximation of the actual site boundary and is intended for general guidance purposes only

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