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Galtons Cottage Galtons Lane, Belbroughton DY9 9TS

Asking Price £795,000

Galtons Cottage

Grove Properties Group are delighted to present Galtons Cottage, a truly special Grade II listed cottage located on Galtons Lane in Belbroughton.

The village of Belbroughton is popular with residents, offering various different eateries, a deli and village shop, tennis and cricket club along with schooling at primary school level. The cottage itself is in a peaceful location, with regular visits from a variety of wildlife and yet is just a short walk to the central village.

A property full of character, this early 17th century home boasts many original features and has been meticulously cared for by its current owners. The original overhead beams, fireplaces, quarry tiled flooring and beautiful cottage garden with views of the surrounding countryside contribute to this property being a home to be proud of.

Comprising two reception rooms, a study, cottage kitchen, utility and downstairs w.c., the downstairs provides a calm and cosy environment to unwind. Upstairs you will find the two light and airy double bedrooms and large house bathroom.

The driveway and double garage offers ample off road parking, a bonus when hosting friends and family for special occasions.

The outdoor space is an oasis of peace and quiet, the perfect spot to enjoy evening meals in the summer or a morning cup of tea.







Approach

Approached via gated gravel driveway with cobblestone pathway to the front of the property and lawn with mature planter beds.

Utility

With door to the side for access, window to rear and central heating radiator, quarry tiling to floor and space and plumbing for white goods. Doors lead to the w.c., living room and opening with step down gives access to the kitchen.

W.C.

With obscured window to rear, quarry tiling to floor, w.c. and pedestal sink.

Kitchen 15'1" x 8'10" (4.6 x 2.7)

With dual aspect windows to front and side, quarry tiling to floor and tiling to splashback. There are bespoke fitted wall and base units with worksurface over, a fitted Belfast sink with drainage, integrated dishwasher and integrated oven with four ring hob over. There is a large two oven oil fired AGA and ample room for a breakfast table and chairs. Opening leads through into the dining room.

Dining Room 15'5" x 11'1" (4.7 x 3.4)

With window and door to front, feature beams overhead and spectacular original fireplace with brick surround, oak beam mantle and large log burner. There is an opening through into the study with original beams surrounding and further opening through into the living room.

Study 14'9" x 8'6" (4.5 x 2.6)

With window to front, feature beams overhead, corner iron fireplace and feature glass panes look through into the living room

Living Room 12'1" x 19'4" (3.7 x 5.9)

Accessed via steps down from the dining room with dual aspect windows to rear and side, along with French doors out to the patio, two central heating radiators and large feature fireplace with brick surround, wood beam mantle, slate hearth and log burner. Further door gives access to the utility.

First Floor Landing

With window to front, central heating radiator and original wood beams overhead. Doors lead to:







Bedroom One 11'5" x 13'5" (3.5 x 4.1)

With dual aspect windows to side and rear, central heating radiator and fitted wardrobes for storage with hanging rails.

Bedroom Two 15'1" max 10'9" min x 8'6" max 6'2" min (4.6 max 3.3 min x 2.6 max 1.9 min)

With window to side, central heating radiator, original wood beams overhead and large cupboard for storage.

Bathroom

With dual aspect windows to side and rear, central heating radiator, wood beams overhead and tiling to shower cubicle. There is a fitted Savoy pedestal sink, w.c., shower cubicle and freestanding clawfoot bath with hand held shower.

Garage 21'3" x 17'8" (6.5 x 5.4)

With two windows to the rear and two garage doors to front, lighting overhead and electric points, access to the fuse box and overhead storage.

Garden

A tranquil space with flagstone patio area, manicured lawn and mature planter beds with various plants and shrubs. There is a unique millstone water feature, pathway to the side with gate giving access to the front of the property, along with steps up to the gravel driveway and further lawned area. The borders are established with hedging and provide privacy whilst also being able to admire the far reaching views of local countryside.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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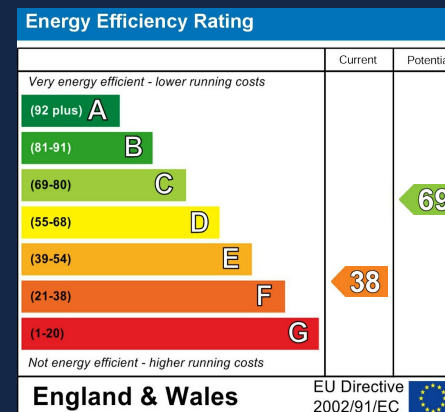
FLOORPLAN

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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