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**Broome Cottage**  
Broome

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## Broome Cottage, Broome, DY9 0HB

Located within the idyllic village of Broome just outside Hagley, this fabulous 4 bedroom family home has the most superb rural views and tranquillity.

The property was formally two cottages within a terrace of three located in the conservation area close to St Peters Church. This period home has been refurbished and comprehensively modernised sympathetically to enhance its charm and character. In addition to attractive period features it has all modern luxuries including a lovely Wren kitchen, period style pillar radiators together with much sympathetic PVCU double glazing. It provides 4 bedrooms, with a beautiful bathroom and statement free-standing bath from which to enjoy the most delightful rural views whilst having a soak. The lounge is a great chill out space plus atmospheric snug/ diner with a multi fuel log burner, beautiful kitchen with distinct dining area, utility/ shower room, lovely gardens with rural views and an attached large garage.



Ideally placed for commuting, access to a wide range of amenities within Hagley including shops, bars, restaurants and village train station with direct services to Birmingham, Worcester and further afield London. Highly regarded schools in Hagley are a real attraction for families and there is easy access to the M5, M6 and M42 Motorways.

Standing back from the lane and directly opposite church grounds the property stands behind attractive railings and a double width driveway.

The accommodation includes a through lounge with period features and fireplace making it a great chill out space. The central reception room comprises a snug/ diner which is also a through room but with central chimney breast having a multifuel log burner giving it a very atmospheric cosy feel with plenty of space for sofas, dining a table and also a space to create a study area. For storage there is a useful under stairs cupboard.

The kitchen has been comprehensively refitted and remodelled with Wren shaker style fittings and quartz work surfaces, Belfast sink, Smeg range style cooker with hood, integrated fridge freezer and dishwasher plus recycle bin. The central island with breakfast bar features a wine chiller. Herringbone patterned flooring works well and there is a distinct dining area with French doors which maximises the aspect over the rear garden and fields beyond.



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The entrance hallway has a minton style floor with period style wall panelling and front door from the driveway. There is a guest cloakroom with WC and wash basin and separate shower room which also doubles as a utility with Belfast sink, fitted units and space for appliances.

The first floor is approached by a staircase leading from the snug/ diner with panelling finished in Farrow and Ball 'sulking room pink' we understand and this leads to a first floor landing. The master bedroom is a through room with fireplace feature and lovely views to both back and front plus a useful over stairs cupboard.

The house bathroom makes a real statement with it's freestanding bath providing the luxury of having a soak and appreciating the lovely rural views, which give an added feeling of tranquillity. There is a stylish vanity wash basin with granite style worktop, separate shower and WC. There are lovely views from the second bedroom, with it's large picture window to the rear elevation with aspect over the rear gardens and fields beyond. Bedroom 3 is also a well proportioned room with high ceilings.

The current owners uses bedroom 4 as a study and this has a stained glass window providing borrowed light from the window on the landing. The landing also features built in wardrobes and book shelves and a feature fireplace adds to the charm.

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A double width driveway leads to L shaped garage with twin doors providing space for a car, and storage or workshop space.

The property occupies a wide plot, and the garden has two south westerly facing terraces and an ornamental pond. Predominantly laid to lawn the garden stretches down to the stream at the bottom with views of the surrounding open countryside. Not only is this a tranquil spot, but idyllic for wildlife as well as lovely country walks on the doorstep.

This property is a real credit to the current owners who have undertaken a comprehensive programme of sympathetic refurbishment which adds to the character and style of what is a highly sought after idyllic location but with ultimate convenience.

**Tenure-** Freehold

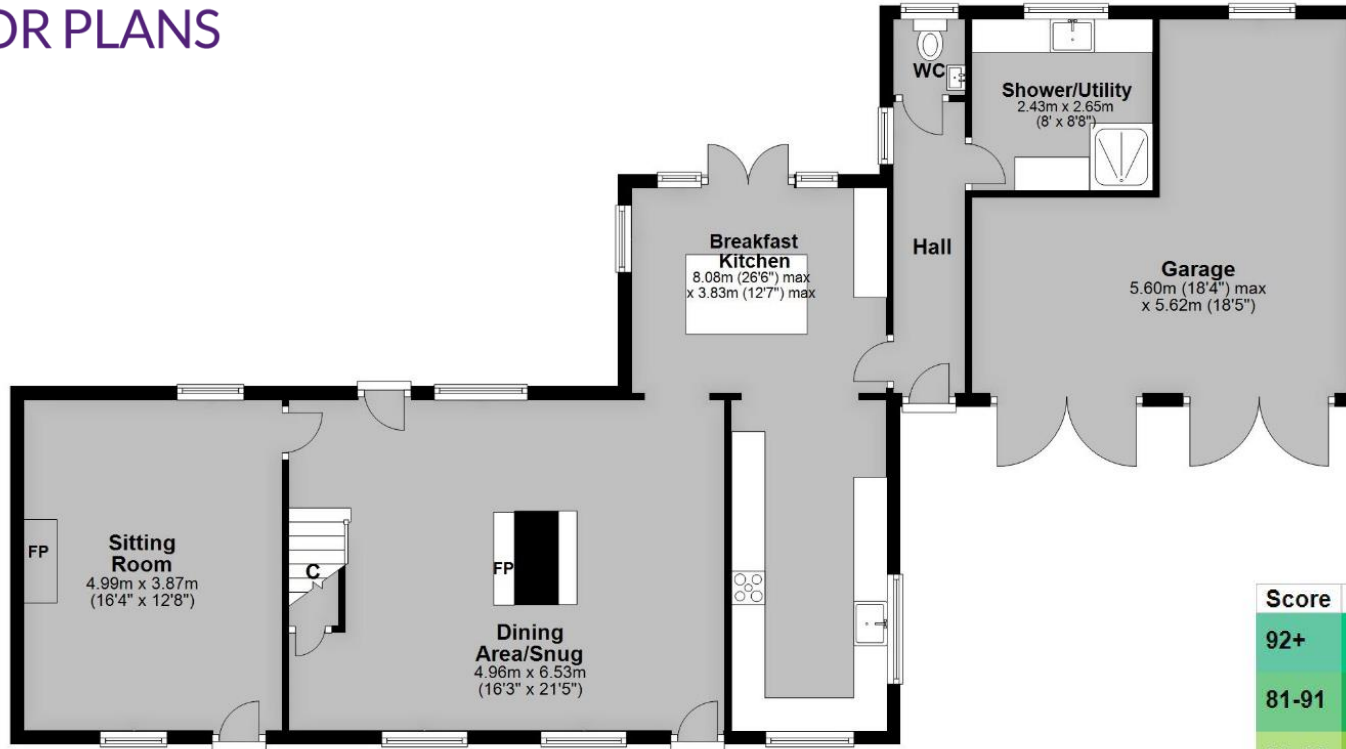
**Council tax-** F

**EPC-** E

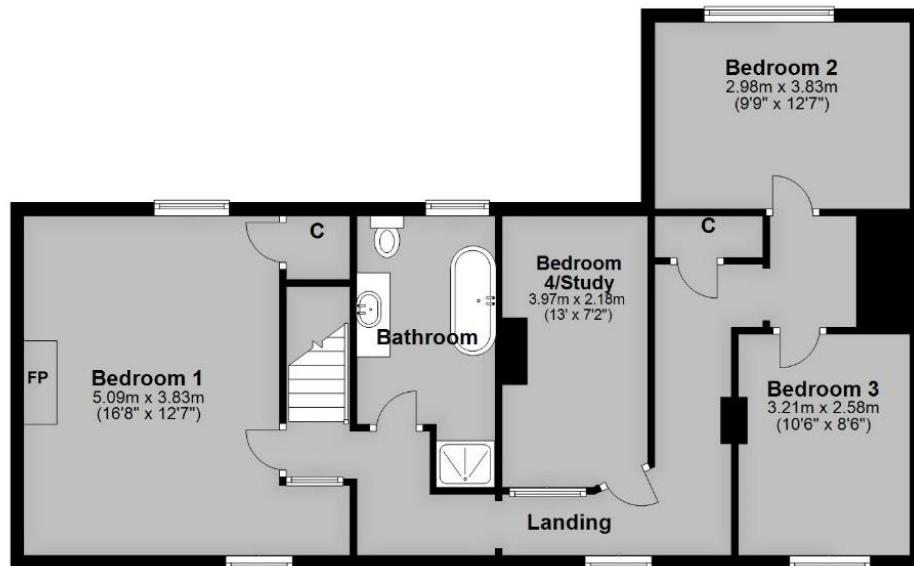


# FLOOR PLANS

**Ground Floor**  
Approx. 113.5 sq. metres (1221.9 sq. feet)



**First Floor**  
Approx. 79.1 sq. metres (851.5 sq. feet)



Total area: approx. 192.6 sq. metres (2073.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

Kempson House, 101 Worcester Road  
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111  
hagley@leeshaw.com [www.leeshaw.com](http://www.leeshaw.com)

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