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Munches Cottage
Gorse Green Lane, Belbroughton

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Munches Cottage, Gorse Green Lane, Belbroughton, DY9 9UH

A very special country estate extending to approximately 52 acres. The name Munches cottage is perhaps understated but is the name of the original cottage which was replaced approximately 30 years ago with a substantial 4-bedroom detached home with 4 reception rooms, indoor swimming pool complex, 4 car garaging and offering an array of leisure pursuits including equestrian with its substantial stable block comprising 6 stables tack room and kitchen, together with manège and extensive bridle ways and the adjoining Clent Hills. There is a tennis court and a lake for fishing which extends to approximately an acre.

The property offers ultimate privacy and is approached by way of a long private gated driveway and offers not only tranquillity but ultimate convenience. Junction 4 of the M5 motorway is just 3 miles away, Birmingham city centre is 16 miles and Worcester is 20 miles. The land includes agricultural, equestrian and woodland.

There are not many properties where you can say that you own the view but from Munches cottage the land that is visible is in your ownership except for the Clent Hills in the distance. The long-hedged driveway approach leads to Munches Cottage with its extensive driveway and parking areas. The recessed oak framed porch with its herringbone brick floor and oak front door leads to a spacious central reception hall. A wide staircase continues to the first floor.



The Drawing Room has triple aspect with gas stove and the bay window affords views of the garden, tennis court and summerhouse.

There is a study, a separate dining room with bay window and being well-proportioned is ideal for more formal dinners and entertaining.

Leading from the kitchen is the snug, perfect for a breakout space, playroom or children's homework after school. Double doors open to the conservatory having distant views towards the Clent Hills.

The through dining kitchen has a Smallbone kitchen with oil fired AGA, large central island with electric oven dishwasher hob and bay window providing lovely rural views over the property towards the lake.

There is a guest cloakroom with WC, separate utility room plus pantry.

At first floor level the galleried landing with a window to each side providing natural light. The master bedroom suite has triple aspect together with extensive range of fitted wardrobes providing lots of storage. En suite shower room with bath with shower, low level WC, bidet and vanity wash basin having views of the garden. There are three further bedrooms, four in total all with fitted wardrobes. Bedroom 4 is a through room with dual aspect and Oriel window to the side with views of Clent and the lake.







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we sell **homes.**



Leading from the kitchen is a rear hall way with stable door access to patio and rear garden plus a boot room which leads to the swimming pool complex with shower, sauna and hot tub. The swimming pool is particularly impressive and the pool itself measures 12m by 4.5m and ranges from 1-3m in depth. It is ideal for daily exercise and there is a jet machine for swimming and an electrically operated pool cover. The plant room has been recently updated at a not inconsiderable cost. The pool itself provides seating ideal for entertaining or relaxing having vaulted ceiling and French doors with sunny southerly aspect opening to the garden.

The four-car garage block features remote doors and in addition there is a plant room. Central heating to the house is oil fired but there is an air heat source pump for the pool and house during the summer months and solar panels heat the pool. There is a first-floor area above the garage which could subject to planning provide an apartment for a dependant relative with enough space to put a lift in if required or alternatively could create a home office facility.

There is a contemporary L shaped barn which is used for hay storage and heavy equipment including tractors with both white and red diesel tanks. Solar panels on the roof generate electricity.







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The adjoining stable block is substantial and constructed of brickwork with pitched tiled roof and compliments the house. There are six stables, tack room and kitchen plus stable yard.

There are two fields currently used for the horses together with a manège.

In addition to the all weather tennis court for those with sports interests the large lake is ideal for fishing and is an absolute paradise.

There is lots of space for horses the 52 acres allow plenty of opportunity for riding as well as the connecting bridle ways which link to the Clent Hills, in what is excellent riding country.

Mains services are provided for electricity and water. Central heating is oil fired and drainage is to septic tank. There is an LPG cylinder for gas fires if needed. The solar panels also have a feed in tariff back to the grid.

Tenure – Freehold

EPC – D

Council Tax Band - G

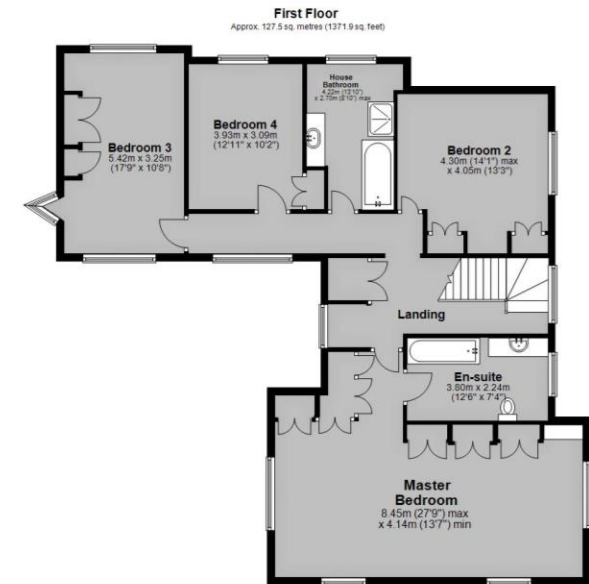
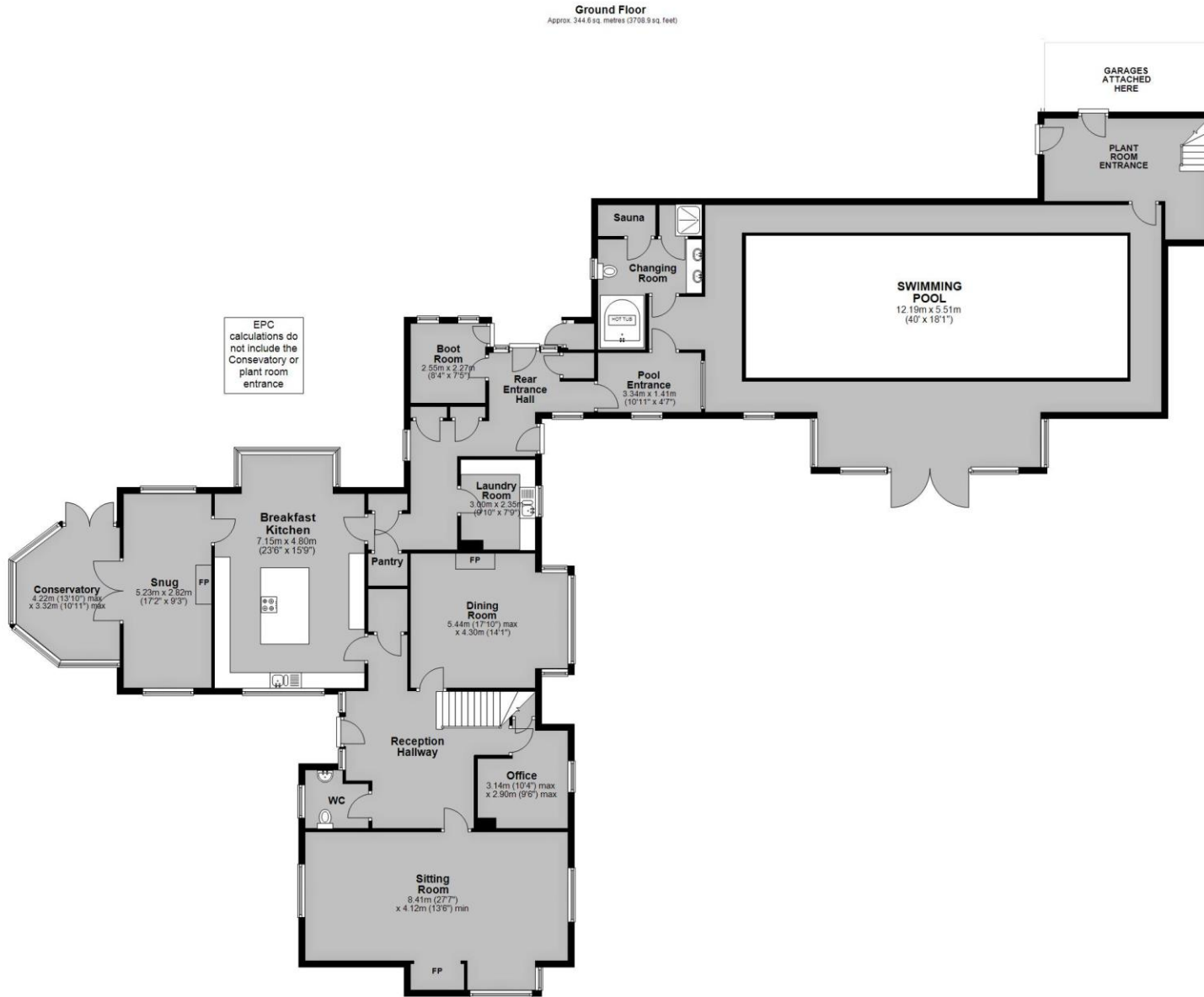
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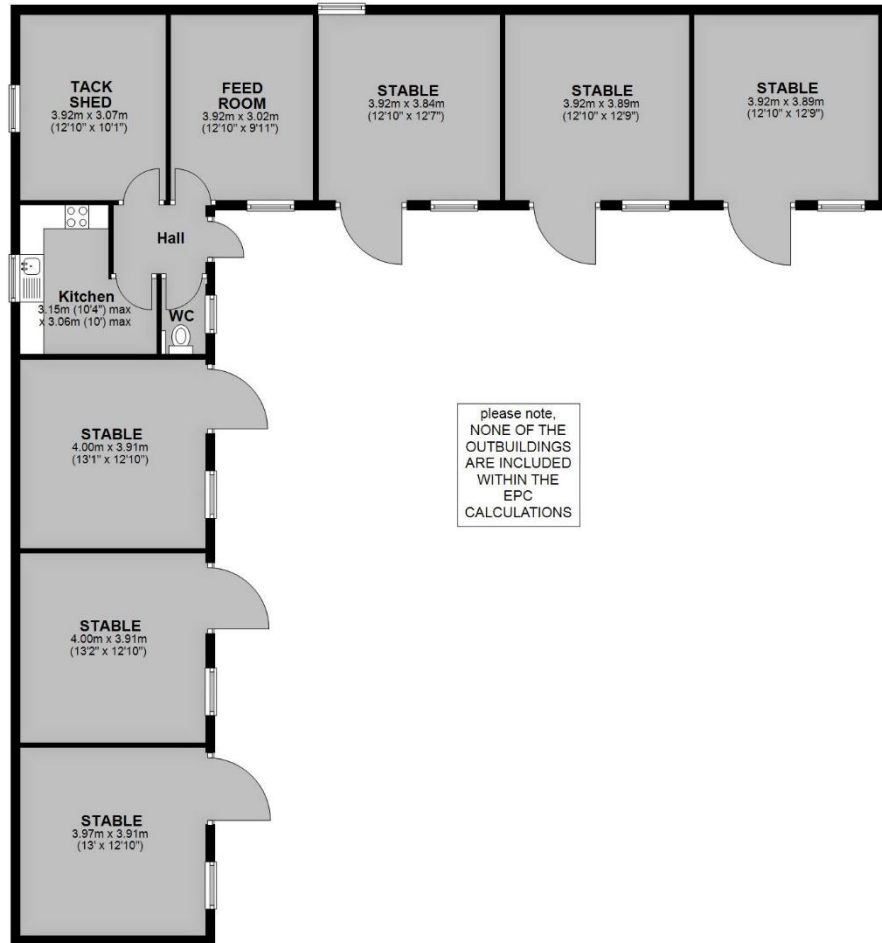
FLOOR PLANS



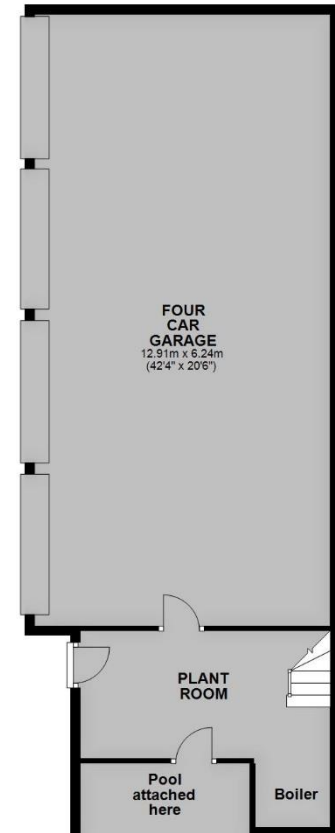
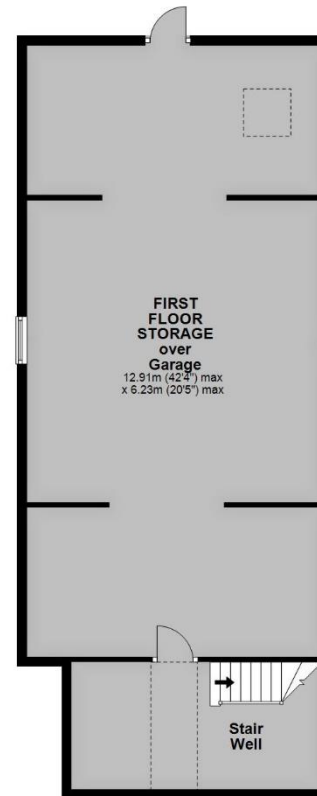
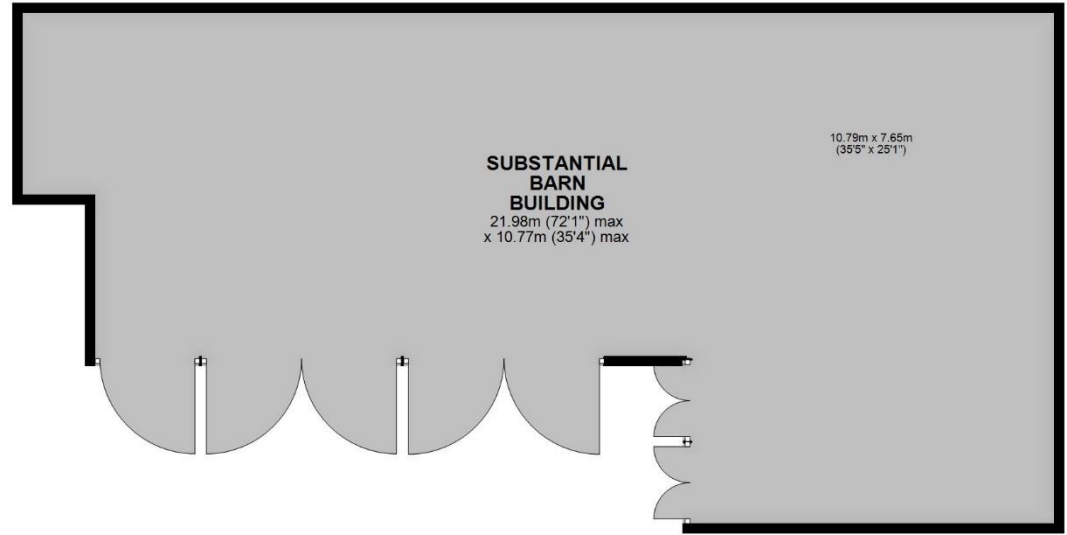
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OUT BUILDINGS LAYOUT
Approx. 504.6 sq. metres (5431.0 sq. feet)

FLOOR PLANS



please note,
NONE OF THE
OUTBUILDINGS
ARE INCLUDED
WITHIN THE
EPC
CALCULATIONS



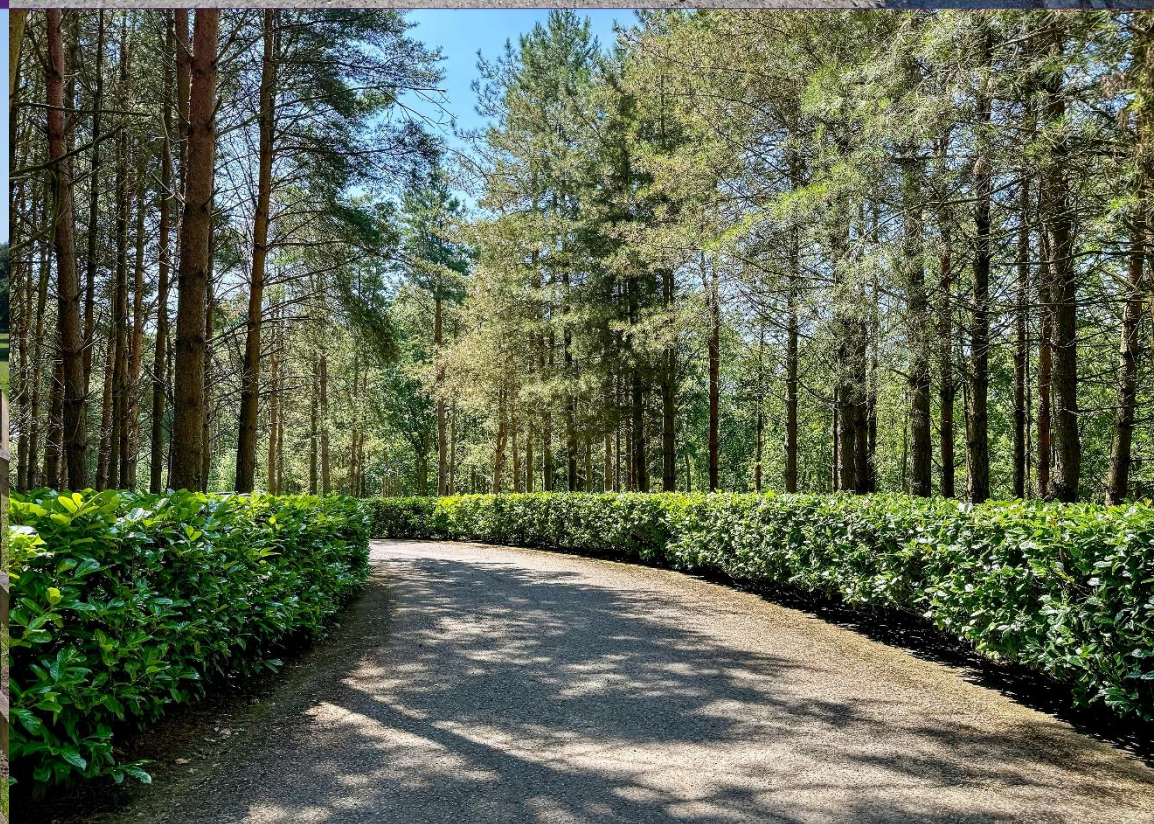
Total area: approx. 504.6 sq. metres (5431.0 sq. feet)





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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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