



Bridge Cottage
Lea Marston | Sutton Coldfield | B76 0BN

FINE & COUNTRY

BRIDGE COTTAGE

A beautiful five-bedroom period cottage with a self-contained one bedroom annex, nestled on the banks of the River Tame, on the outskirts of the picturesque village of Lea Marston. Offering a delightful mix of period charm and elegance, with modern comfort and luxurious living.



Sitting on a substantial plot of approximately ¾ of an acre, the land offers a mixture of beautifully manicured and landscaped gardens, substantial parking and gorgeous views of the river and open countryside.

The charming and fully equipped annexe is accessed securely via the main house as well as its own separate access and offers additional accommodation as well as the option for a holiday let business.

Ground floor

Entering the grand main hallway the stunning picture window has amazing views across the river and bridge, doors lead off into the office, kitchen and reception rooms.

The kitchen is truly the hub of the home with its centre island and stunning views, opening into an incredible orangery-style room with glorious, vaulted ceiling flooding the space with natural light and views onto the beautiful, well stocked rear gardens, giving open access into the plush sitting room and cosy lounge with its stunning log burner and exquisite inglenook fireplace, perfect for those cosy winter evenings.

Annex: Accessed via the kitchen with its own hallway and side driveway entrance, this luxurious annex offers comfortable, self-contained accommodation, with open plan lounge / kitchen area, downstairs bathroom, upstairs bedroom with ensuite and its own outdoor garden space, ideal for family, guests or even a self-contained holiday let business.

First Floor

The light open landing with its atrium leads onto two bathrooms and five double bedrooms, the master bedroom having a full range of fitted wardrobes and dual aspect views, each of the other bedrooms contain their own unique character and enjoy stunning views over the river, open countryside and the beautiful cottage grounds.





Seller Insight

“The owner has called this charming Victorian home their own for 33 years, having moved in back in 1991. “I was drawn to its semi-rural location, fantastic road network, and its pretty, quirky character.”

Reflecting on what they love most, the owner shares, “The house feels spacious yet cosy, always warm and welcoming. It has a wonderful happy energy, and I love that it’s not overlooked.” The end-of-village location with river views, combined with log fires and an Aga, makes it “perfect for entertaining.”

Some of the owner’s favourite rooms include the front room, which “has a wonderful ambience, with its original beam as one of the oldest parts of Bridge Cottage.” They also treasure the bay window in the hallway for reading and the garden room at Christmas with the tree and open fireplace.

The views are another highlight. “Sitting on the decking, watching the sunrise over the river with a coffee, or enjoying the moonrise by the fire pit are unforgettable moments.” The southwest-facing garden gets sun until late in the evening during summer, creating a peaceful retreat.

The owner describes the home as unique, with features like “log fires and the Aga,” but what stands out most is “the warmth and happiness that fills the house.”

“The courtyard is a perfect sun trap, and the garden enjoys continual sunshine until sunset.” The home has hosted many special occasions, including marquee parties for milestone birthdays and Christmas Eve gatherings, with “mulled wine and fairy lights around the fire pits.”

Over the years, the owner has made significant improvements, including adding a garden room, annex, extra bedroom, and upgrading the kitchen. “We’ve extended and modernised while keeping its character intact.”

The home also reflects a love for outdoor activities and family gatherings. “We grow vegetables in the garden and have plenty of space for entertaining.” The local community, with its primary school, riding school, and bridle paths, has been a significant part of their life.

“I’ll miss the feeling of driving up to Bridge Cottage,” the owner admits. “Even after 33 years, it still feels like a privilege to call it mine. That welcoming feeling is what I’ll miss the most.”

To the future owner, they offer this simple advice: “Relax and let Bridge Cottage embrace you.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Outside

The extensive driveway leads to the detached double garage with a flexible room above that could be used for office space or a studio. There is a further driveway that leads to the side of the cottage and can be used as guest parking for the annex. The grounds to the cottage are simply stunning, with beautifully manicured lawns and borders. There is also an amazing, cosy garden room with its own internal firepit, a wonderful place to relax and escape to.

Area description

The prestigious borough of Sutton Coldfield has excellent transport links, with easy access to the M6, M42, and M6 Toll motorways, as well as regular bus and train services to Birmingham city centre and beyond. The town also benefits from a range of amenities, such as shops, restaurants, pubs, cafes, schools, colleges, health centres, and leisure facilities. Sutton Coldfield is also close to several attractions, such as the National Exhibition Centre, the National Memorial Arboretum, and Drayton Manor Theme Park, as well the Grade I listed Sutton Park, one of the largest urban parks in Europe.

Feature bullets:

1. Five double bedrooms
2. Three reception rooms
3. Beautiful period features
4. Self-contained one bedroom annex
5. Plenty of driveway parking
6. Detached double garage with office space above
7. Stunning views of the river and countryside
8. Freehold
9. EPC rating: D
10. Council Tax band: G







Services

We understand that mains water, gas, and electricity are connected. A septic tank and Cleviro Matrix sewage treatment plant are in situ.

Terms

Local authority: Birmingham City Council

All viewings are strictly by prior appointment with agents Fine and Country.

Broadband – Superfast broadband is available in the area

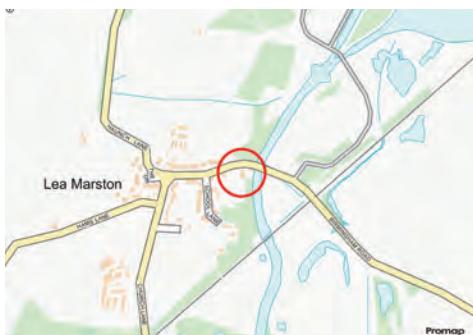
Mobile Signal – 4G & 5G Signal is available in the area. We advise you to check with your provider.

Title – There are easements on the title. Please speak with the agent for further information.

Flood Risk – Low. The property has not flooded during the vendor's 33 year ownership

Website

For more information visit F&C Microsite Address



BRIDGE COTTAGE LEA MARSTON

Score	Energy rating	Current	Potential
92+	A		83 B
81-91	B		
69-80	C		
55-68	D	86 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	77 C	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	3724 SQ FT
OUTBUILDINGS :	571 SQ FT
TOTAL AREA :	4295 SQ FT

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





GARY DELANEY

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Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector. Specialising in the higher quartile of the property market, I have experience in valuing land and equestrian, along with prime city and country residences.

My estate agency business training and consultancy services have been employed by various property agencies over the years, this involved me having access to all levels of the business to implement best practice throughout the company, including mentoring for senior and junior management employees.

I hold both National Association of Estate Agents and Association of Residential Letting Agents qualifications

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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