

FOR SALE



3 Gorse Farm Cottage & The Orchard House, Belbroughton, DY9 9UH
£895,000


MARTIN&CO



3 Gorse Farm Cottage & The Orchard House, Belbroughton, DY9 9UH

**3 Bedrooms, 1 Bathroom
1 Bedroom, 1 Shower Room**

£895,000

- Freehold dwelling
- 3 Gorse Farm Cottage 1,500sqft
- Orchard House 715sqft + 360sqft garage
- One acre plot
- Modern aluminium double glazing
- Oil-fired central heating
- Double garage & carport
- Council Tax band D
- EPC Rating band D



This freehold attached period cottage and recently constructed detached building stands in grounds of approximately one acre, including a small paddock and orchard.

3 Gorse Farm Cottage has replacement aluminium double glazing oil-fired central heating, CAT 6 data cabling and offers flexible accommodation of approximately 1,500sqft, comprising:
Ground Floor - a reception hallway, bedroom/study, bedroom/playroom, L-shaped lounge & dining room, garden room, refitted kitchen, refitted utility room, rear hall and toilet;
First Floor - a landing, large double bedroom and a refitted bathroom.

The Orchard House is a recently constructed detached building with vaulted ceilings and oak trusses, offering versatility for ancillary accommodation or office use, with A-rated aluminium bi-fold doors and double glazing, oil-fired underfloor heating, contemporary log burner, inverter air-conditioning and CAT 6 data

cabling. In all, offering contemporary accommodation of approximately 715sqft (plus an attached double garage of approximately 360sqft with potential to convert to additional accommodation), comprising: a reception hall; fitted kitchen; spacious playroom/living room; large studio/guest room; and a contemporary shower room.

The properties stand in grounds of approximately one acre, in a desirable rural location on the outskirts of Belbroughton, convenient for commuting to Birmingham and The Black Country, the national motorway network and the facilities of the nearby towns and villages, including Belbroughton, Bromsgrove, Hagley and Stourbridge.



3 GORSE FARM COTTAGE

GROUND FLOOR

ENTRANCE PORCH & RECEPTION HALL

BEDROOM TWO / STUDY 4.17m x 2.46m < 2.59m
(13'8" x 8'1" < 8'6")

BEDROOM THREE / PLAYROOM 3.96m x 1.91m < 2.95m
(13'0" x 6'3" < 9'8")

LOUNGE & DINING ROOM 4.32m x 4.17m & 2.82m
2.74m (14'2" x 13'8" & 9'3" x 9'0")

GARDEN ROOM 6.50m 2.01m (21'4" x 6'7")

FITTED BREAKFAST KITCHEN 4.27m x 3.78m (14'0" x 12'5")

UTILITY ROOM 1.78m x 1.70m (5'10" x 5'7")

REAR HALL & TOILET

FIRST FLOOR LANDING

BEDROOM ONE 7.16m x 4.01m (23'6" x 13'2")

REFITTED BATHROOM 3.10m x 1.93m (10'2" x 6'4")

OUTSIDE

PARKING

The property includes the drive from Gorse Green Lane and also has parking to the front of the house for four cars. There is space for further parking in the drive and vehicular access via the 7'4" gap to the side of the house and on through the carport.

CARPORT 3.66m x 3.28m (12'0" x 10'9")

GARDEN To the rear of the cottage there is a private rear garden.

THE ORCHARD HOUSE

RECEPTION HALL

FITTED KITCHEN 4.67m x 2.03m (15'4" x 6'8")

PLAYROOM / LIVING ROOM 5.92m x 5.69m (19'5" x 18'8")

STUDIO / GUEST BEDROOM 3.28m x 3.05m < 4.67m
(10'9" x 10'0" < 15'4")

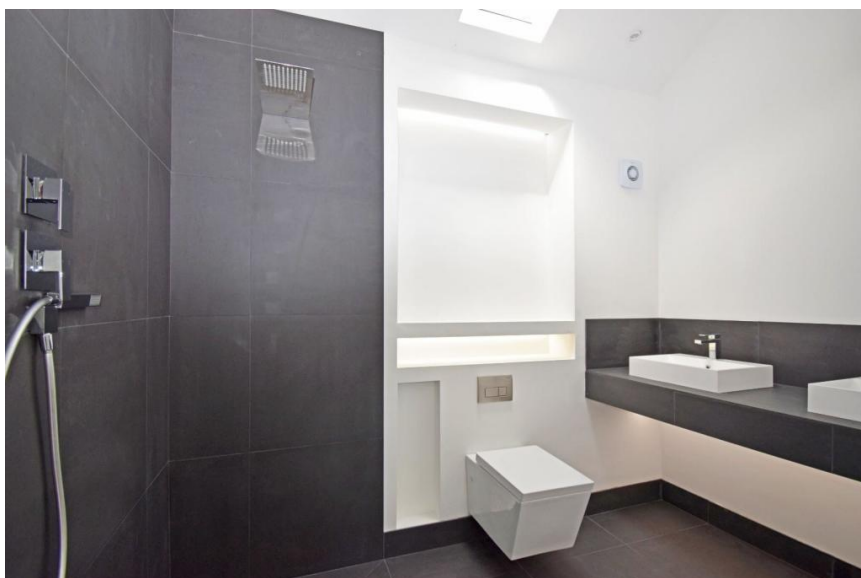
WET ROOM 2.74m x 1.80m < 2.26m (9'0" x 5'11" < 7'5")

ATTACHED DOUBLE GARAGE 5.99m x 5.79m (19'8" x 19'0")

PARKING There is a gravel drive to the front of the garage, currently accessed via the carport and garden of the cottage.

PADDOCK & ORCHARD

To the rear of The Orchard House there is an orchard and paddock, to the rear of which are double gates to an access drive across the rear to Munches Lane to the side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



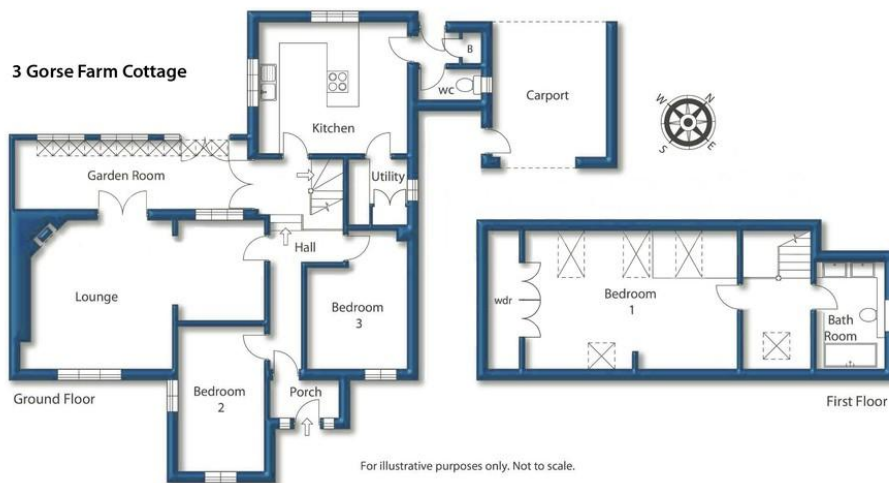
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The Orchard House



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