



The Cottage

Wildmoor, B61 0RB

Andrew Grant

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Top Road, Wildmoor, B61 0RB

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A characterful detached village home occupying over half an acre with beautifully landscaped gardens, equestrian facilities and approved planning permission for exceptional future enhancement.

- Characterful four bedroom detached home offering exceptional scope for extension and reconfiguration.
- Occupying a magnificent plot of over half an acre with generous family accommodation and highly versatile ancillary buildings.
- Beautifully established landscaped south-facing gardens extending to a paddock, stables, tack room and further outbuildings.
- Detached garage, extensive driveway parking and outstanding potential for equestrian or countryside lifestyle pursuits.
- Approved planning permission for substantial ground and first floor extensions to create a modern family home.
- Peacefully positioned within the sought after village of Wildmoor with excellent access to Bromsgrove, Birmingham and the motorway network.
- Offered to the market with no onward chain

1651 sq ft (153.4 sq m)





The kitchen and dining room

Designed as the heart of the home, this generous kitchen and dining room provides excellent space for everyday family life. Dual aspect windows create an attractive outlook across the gardens, while an extensive range of fitted units and work surfaces offer practical preparation space. The approved planning permission also presents the opportunity to substantially enlarge and reconfigure the kitchen, creating an impressive open plan family living environment.





The living room

Providing the principal reception space, the impressive living room offers generous proportions for both relaxing and entertaining. A feature fireplace forms an attractive focal point, while doors open directly onto the gardens, creating an excellent connection between the interior and outdoor space. The room has recently benefitted from new electrics, radiators and downlights, while retaining excellent scope for further enhancement.





The store room

A particularly versatile addition to the accommodation, the substantial store enjoys natural light and its own independent access. Currently providing valuable ancillary space, it presents excellent potential for a wide variety of future uses including a home office, studio, gym, additional reception room or fifth bedroom, while also offering the opportunity to be incorporated into the approved redesign to create a significantly larger open plan living space.



The utility

Conveniently positioned to the rear of the home, the utility provides practical space for laundry and household tasks. Additional storage, work surfaces and external access enhance its functionality, while the approved plans include for its enlargement as part of the wider redevelopment proposals.



The hallway and cloakroom

Creating an inviting first impression, the welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. The adjoining cloakroom offers everyday practicality, while the central position of the hallway ensures an easy flow throughout the accommodation. The approved plans demonstrate how this central space could become an integral part of a contemporary open plan layout.



The primary bedroom and dressing room

Occupying a generous position on the first floor, the principal bedroom is complemented by a dedicated dressing room and private en suite bathroom. Pleasant views across the surrounding gardens enhance the peaceful atmosphere, creating an impressive principal suite with extensive built-in storage and excellent proportions. Like the living accommodation, the bedrooms have recently benefitted from modernisation including new electrics, radiators and downlights.





The primary en suite

Forming part of the principal bedroom suite, the bathroom is appointed with a bath with shower over, wash hand basin and WC. Its generous proportions provide excellent scope for enhancement.





The second bedroom

Providing a spacious double bedroom, this room enjoys attractive views across the surrounding grounds through a large window. Well proportioned throughout with a bank of built-in storage, it offers comfortable accommodation for family members or guests.



The third bedroom

Another well proportioned bedroom, this room offers flexible accommodation suitable for a variety of requirements. A pleasant outlook across the surrounding gardens and countryside complements its practical layout.



The fourth bedroom

Completing the bedroom accommodation, the fourth bedroom's comfortable proportions and attractive outlook provide flexibility to adapt to changing family needs. Approved planning permission includes an extension to this room, creating an additional generous principal bedroom suite together with an enlarged family bathroom.



The shower room

Serving the first floor accommodation, the shower room is fitted with a shower cubicle, wash hand basin and WC, offering clear scope for modernisation. The approved plans also include enlargement of the shower room as part of the comprehensive redevelopment.



The garden

Surrounding the home, the beautifully established south-facing gardens provide an exceptional setting with sweeping lawns, mature trees, colourful planting and well stocked borders. Carefully maintained over many years, the grounds create a wonderful sense of privacy while providing excellent space for entertaining, gardening and family enjoyment. A greenhouse further complements the established gardens.



Extending around the home, the gardens flow seamlessly towards the equestrian facilities at the rear, while retaining distinct areas for recreation and outdoor living. Occupying a plot of over half an acre, the setting offers an increasingly rare balance of landscaped gardens, open space and countryside surroundings, with open fields flanking the property.





The paddock and stables

A particularly valuable feature of the property, the paddock is complemented by an extensive stable range together with a tack room and additional outbuildings. Offering excellent versatility, these facilities are ideally suited to equestrian purchasers, with the current owners also leasing adjacent land to provide additional grazing. The buildings equally present potential for home working, storage or a variety of ancillary uses, subject to any necessary consents.

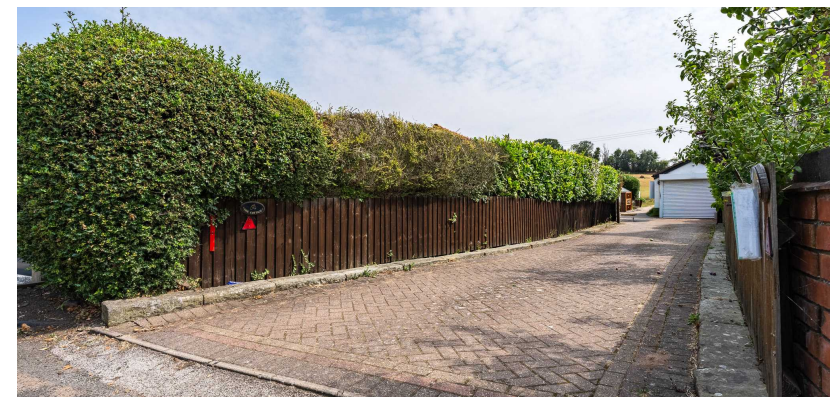






The driveway and parking

Approached via a generous driveway, the property benefits from extensive off road parking alongside a detached garage. The spacious frontage comfortably accommodates multiple vehicles while reinforcing the sense of arrival afforded by this impressive village home.





Future potential

Planning permission was granted by Bromsgrove District Council on 1 July 2026 under application 25/01083/FUL for an extensive programme of improvements including ground and first floor extensions, enlargement of the kitchen and utility, partial removal of the existing stable block and alterations to the residential curtilage.





The approved architectural concepts also demonstrate opportunities to reconfigure the existing accommodation, creating a superb open plan living environment while making imaginative use of the ancillary spaces, demonstrating that the approved scheme could be undertaken in phases or adapted to suit individual requirements, subject to any necessary consents.







Location

Wildmoor is a highly regarded semi rural village offering an attractive countryside setting while remaining exceptionally convenient for commuting throughout the West Midlands. The property enjoys a peaceful position flanked by open countryside while being within walking distance of the popular Wildmoor Oak public house. The nearby town of Bromsgrove provides an extensive range of shops, supermarkets, restaurants, healthcare facilities and leisure amenities, including a modern leisure centre, David Lloyd health club and golf course. A choice of first, middle and high schools serves the area, while excellent road connections via the M5 and M42 provide straightforward access to Birmingham and the surrounding business centres.

Services

The property benefits from mains electricity and water. Drainage is supplied via a private septic tank and there is oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F

Agent Note

Disclaimer: Client images and renders have been used for illustrative purposes only.

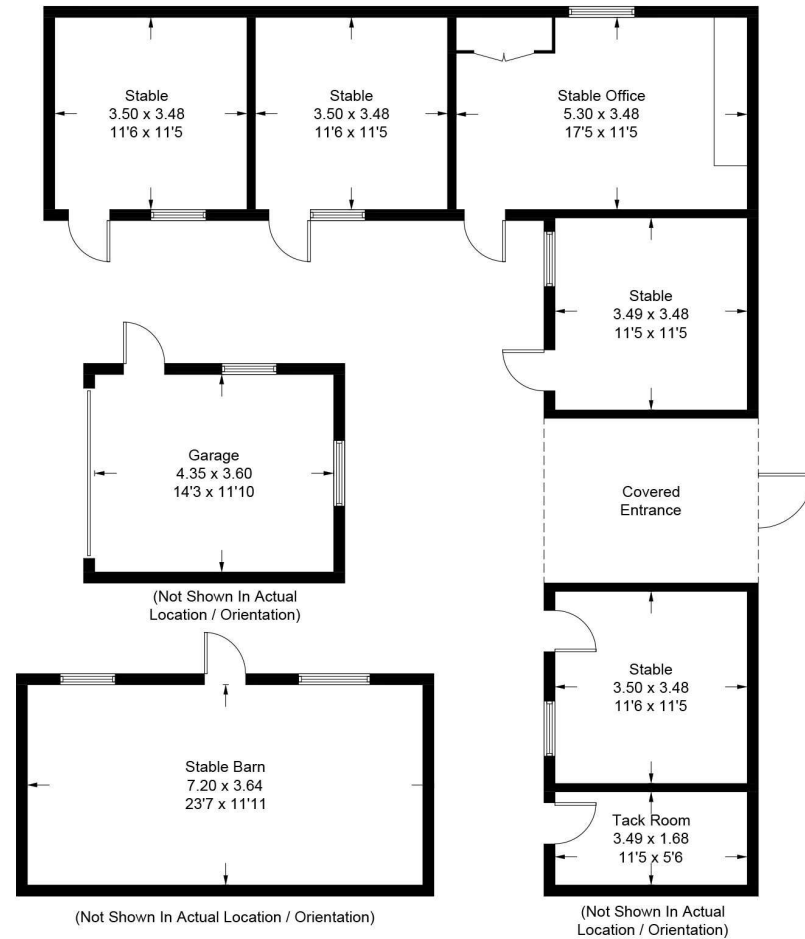
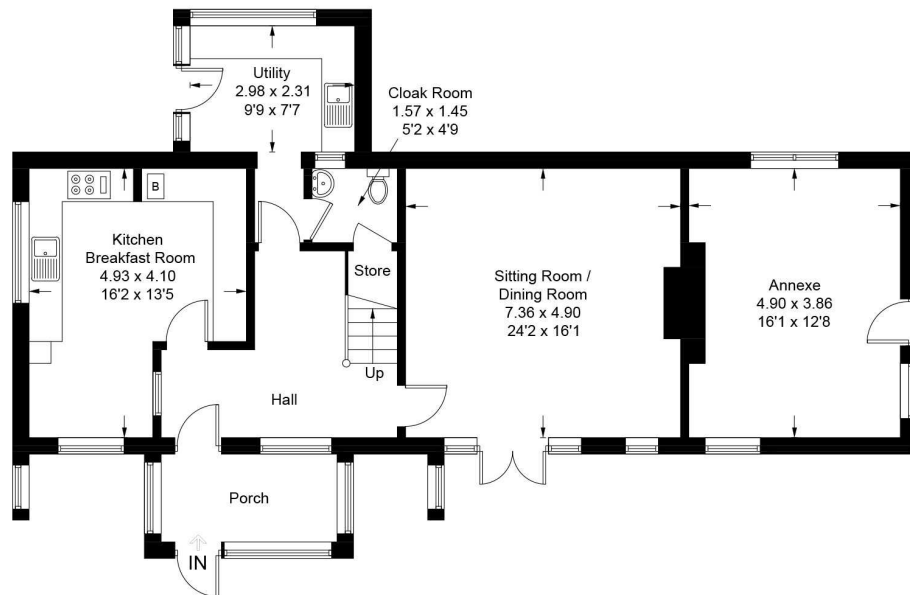
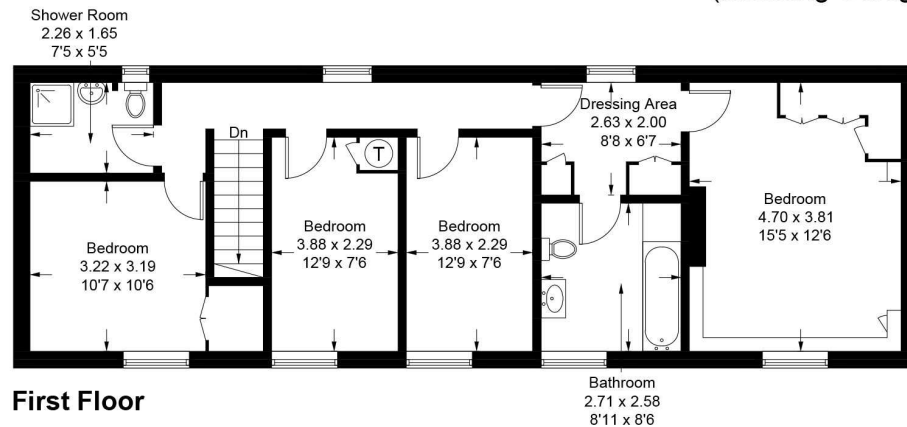


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Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft

Outbuildings / Annexe = 136.5 sq m / 1469 sq ft

Total = 286.6 sq m / 3085 sq ft
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	75 C

This plan is for guidance only and must not be relied upon as a statement of fact.



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