



The
LEE, SHAW
Partnership

Furlong Cottage, 54 Hall Lane
Hagley, Worcestershire, DY9 9LH



CHARACTER HOME

A fabulous detached character house which has been renovated and partly extended in recent years to a particularly high standard and specification. Internally the property offers stylish contemporary living but with character features. With four bedrooms, master with en-suite, fabulous lounge/diner, additional reception room providing snug/dining room/office and lovely living dining kitchen with underfloor heating.

Thoughtfully laid out gardens and external areas and the bonus of a substantial detached building at the rear which, although appearing like a bungalow, provides a home office, and a stunning entertainment suite with space for a full size snooker table and bar. This could offer further potential, subject to planning consent, to provide a distinct annexe perhaps for a dependant relative or teenage crash pad or larger home office. There is plenty of parking with electrically gated parking to both front and rear. In total the accommodation extends to in excess of 3,000 sqft (281m²).

LOCATION IS KEY

Located close to and overlooking the grounds to Hagley Hall it is well placed for lovely countryside walks including through the grounds of Hagley Hall itself and the Clent Hills. The Lyttelton Arms is within a short walk and amenities within Hagley village including an excellent range of shops, bars, restaurants, highly regarded schooling which is particularly valued by families with children and village railway station with direct services to Birmingham, Worcester and even London Marylebone. Easy motorway access is available at junction 3 or 4 of the M5 motorway.





NO UPWARD CHAIN

Offered with no upward chain, this stunning property really must be viewed. Estimated to originally date from around 1825 with later additions. It provides spacious accommodation and a particularly high specification including zoned central heating to ground and first floor with Acova column radiators which are of a timeless period style, and windows have been updated by The Harborne Sash Window Company. There are log and multi fuel burners, and oak flooring to part, plus CAT5 cabling, CCTV and alarm.

The enclosed porch has an impressive oak front door, door leading to a long reception hall with oak flooring, access to useable cellar, ideal for wine storage and stylish staircase to first floor.

There is a snug/dining room/office with dual aspect and small arched windows which formed the main original entrance to the house.

Lounge/diner is particularly large as it was formerly two rooms with the focal point a log burner.





**WE DON'T SELL HOUSES,
WE SELL HOMES.**





A part vaulted ceiling is a feature of the L-shaped living/dining/kitchen with multi fuel burner, 2 pairs of french doors to the garden, limestone flooring with underfloor heating and distinct kitchen area.

There is a guest cloakroom with wc and vessel wash basin, and large store cupboards. Utility/preparation room with inset Belfast sink, excellent range of storage units, plus a very useful drying area.

At first floor level, a landing gives access to a stunning master bedroom with vaulted ceiling and exposed roof purlins, lovely views and en-suite shower room with Porcelanosa fittings with shower, vanity wash basin and wc.

Bedroom 2 also has a part vaulted ceiling and the welcome benefit of a walk in dressing room, with scope for conversion of part to an en-suite shower room/ WC.

There are two further bedrooms making four in total. The house bathroom is particularly impressive with bath having shower over, wc and wall mounted vanity wash basin. All in all, a very stylish home.



Outside there is a side path and log store, garden with patio and lawn and original cottage garden walling. The garden could be enlarged if necessary, but presently there are electric gates which lead to a gravel parking area directly from Hall Lane. This could easily be changed to a larger grassed garden if this area of parking was not required.

There is a brick tool shed and further shed, concealed space for hot tub and winding path leading to the substantial detached entertainment suite with air conditioning, ceiling projector, impressive bar and guest WC. and home office currently with pool table. This could have further potential as an annexe perhaps for a dependant relative subject to the usual local authority consents.

There is additional driveway parking to the rear with EV charger and shared gated access from Bromsgrove Road.

The property offers parking space for up to 9 cars.



ADDITIONAL INFORMATION:

Tenure: Freehold

Construction brick and tile

All mains services plus gas fired central heating

Mobile/ broadband: <https://checker.ofcom.org.uk>

EPC rating: D

Council tax band: G



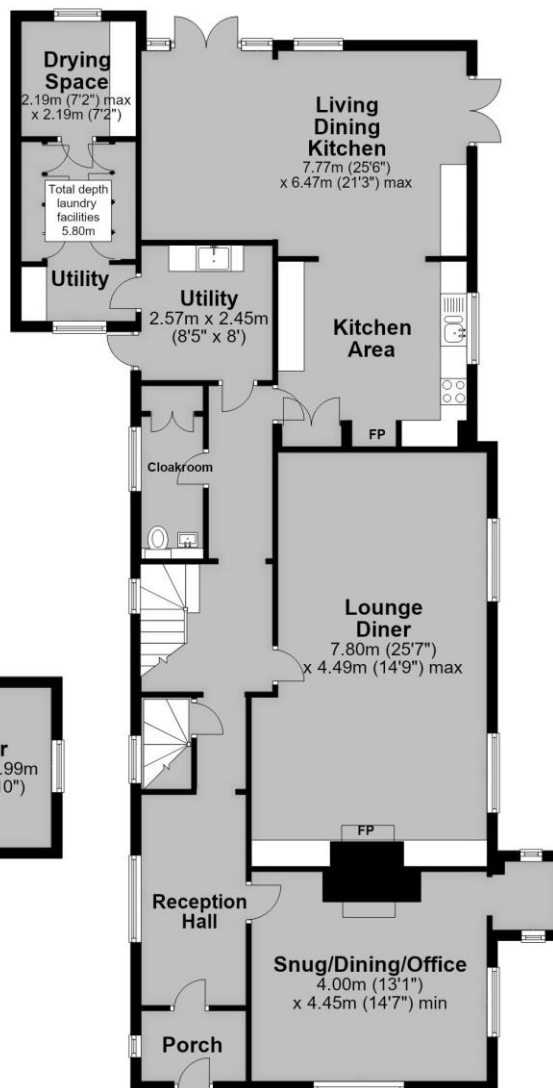
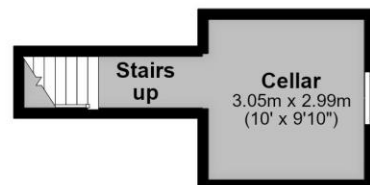
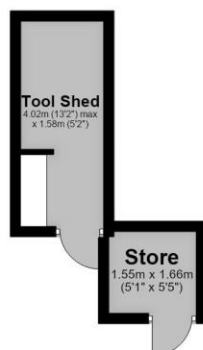
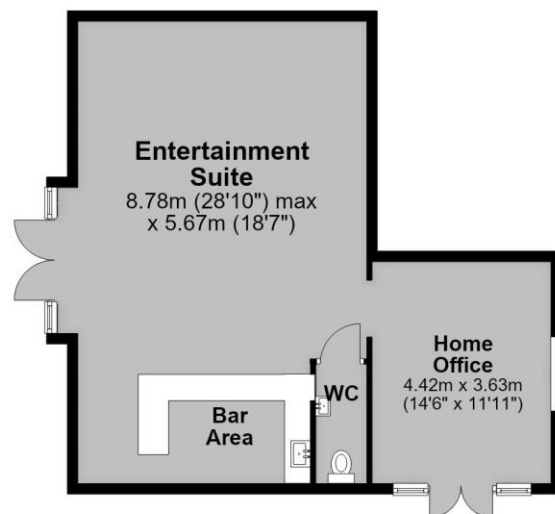


The
LEE, SHAW
Partnership

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 www.leeshaw.com/downloads/referral-fees.pdf

Ground Floor

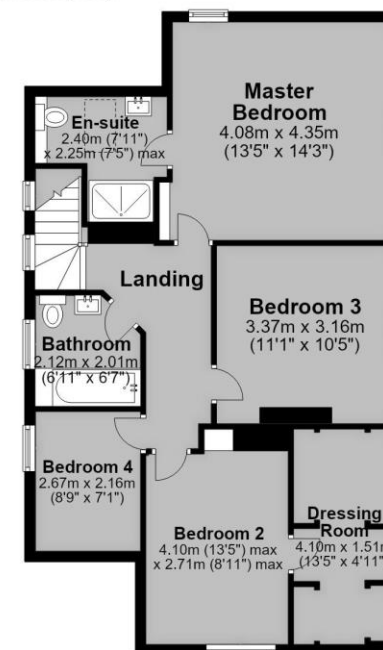
Approx. 228.2 sq. metres (2456.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



FLOOR
PLANS

Total area: approx. 299.0 sq. metres (3218.3 sq. feet)

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

Kempson House, 101 Worcester Road West Hagley,
Worcestershire DY9 0NG

Sales: (01562) 888111
hagley@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.