



**£415,000** Offers in region of  
The Old Stables, Penmanor, Fininstall, Bromsgrove B60 3BZ

**GUEST**  
ESTATE AGENTS

Originally forming the estate's historic tack room and enjoying a unique connection to the former horse racing stud farm that once occupied the Penmanor grounds, The Old Stables has been sympathetically transformed into an attractive white cottage and has recently undergone a comprehensive, high quality renovation by the current owner. Opportunities to acquire homes with such a distinctive story, coupled with a turnkey finish and a sought after village setting, are increasingly rare. The result is a property that effortlessly blends character, practicality and modern luxury, making it equally appealing to people looking to downsize, professional couples and those seeking a lifestyle move within a well-connected Worcestershire village.

Approached via a generous frontage providing off road parking for up to three vehicles, The Old Stables immediately impresses with its exceptional kerb appeal. Mature hedging frames the property's beautifully landscaped cottage garden. Thoughtfully designed and lovingly maintained, the frontage features established shrubs, ornamental planting, lavender borders and seasonal flowers that provide colour and texture throughout the year. A lawn and meandering paved pathway lead visitors towards the attractive entrance, while a useful external store room positioned beside the front door provides practical storage for gardening equipment and outdoor essentials. In addition, the property benefits from a private patio area, providing the perfect space for outdoor dining, entertaining and sunbathing. For purchasers seeking an even greater degree of seclusion, the existing hedging could be allowed to mature further or fencing could be installed, creating a highly private and sheltered outdoor environment if desired.

The cottage itself is a charming blend of heritage and contemporary styling, with white rendered walls and contrasting coloured doors and window frames creating an inviting first impression befitting its fascinating history. Stepping inside, a welcoming central hallway forms the heart of the home, with all principal rooms leading from it and natural light enhanced by well positioned windows along its length.

To the left, a step up leads into the impressive main living space. This beautifully presented room combines warmth and elegance, featuring newly laid travertine stone flooring, a large picture window and an attractive fireplace incorporating a log burning stove set upon a slate hearth with a solid wood mantel above. The space feels bright and welcoming throughout the day and provides an ideal setting for both everyday living and entertaining.

The living area flows seamlessly into the bespoke kitchen, which has been thoughtfully designed with both aesthetics and functionality in mind. Premium finishes include quartz worktops, matching splashbacks and window sills, complemented by a range of integrated appliances. Particular highlights include a striking gold Bertazzoni 3-in-1 microwave, grill and oven, matching hob, gold sink fittings and an instant hot water tap. Dual aspect windows flood the room with



natural light, while a contemporary vertical radiator completes the sophisticated finish.

Conveniently located close to the living area is a separate laundry room, providing valuable additional utility space and helping to keep the main living accommodation clutter and noise free.

Positioned opposite is a versatile additional room currently utilised as a second sitting room. Equally suited as a third bedroom, home office, hobbies room or snug, this flexibility is increasingly sought after by today's buyers and adds significantly to the property's appeal.

Further along the hallway is a beautifully appointed shower room finished to a high standard, featuring a generous walk-in shower, contemporary large format tiling, stylish white sanitary ware, fitted storage solutions and a heated towel rail. Bedroom two benefits from floor-to-ceiling fitted wardrobes. For purchasers seeking a luxurious dressing room or guest suite, this room offers excellent flexibility.

The principal bedroom occupies a particularly attractive position at the end of the hallway and enjoys an impressive sense of space. Dual aspect windows create a bright and airy atmosphere, while an ensuite WC and wash basin add convenience and practicality.

Penmanor is widely regarded as one of the most desirable residential locations within Finstall, a charming village on the northern edge of Bromsgrove. The area's origins are deeply connected to the historic stud farm and equestrian grounds that once occupied the site, lending the neighbourhood a distinctive character and sense of heritage that continues to set it apart today.

Finstall enjoys the perfect balance between village tranquillity and modern convenience. Residents benefit from attractive surroundings, a strong sense of community and easy access to nearby amenities. There are plenty of rural walks close by and it is just under a mile from the Tardebigge Locks on the Worcester & Birmingham Canal, offering extensive canal-side walks with stunning views of the Worcestershire countryside, including the Malvern Hills. The vibrant and increasingly popular Aston Fields district is only a short distance away and offers an excellent selection of independent cafés, restaurants, wine bars and everyday conveniences. Bromsgrove town centre provides a wider range of shopping, leisure and professional services.

For commuters, the location is exceptionally well placed. Bromsgrove railway station just one mile away offers direct services to Birmingham and beyond, while excellent road links via the M5 and M42 provide convenient access to Birmingham, Worcester, Redditch, Solihull and the wider Midlands motorway network.



Combining historical significance, modern luxury, a highly desirable address and a move-in-ready finish, The Old Stables represents a rare opportunity to acquire a truly individual home in one of Bromsgrove's most sought after village settings.

Tenure: Freehold\*

\*The vendor has informed us that the property is freehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer.

Approx. Floor Area: 79.7 sq m (857.7 sq ft)

For room measurements please refer to the floorplan.

Council Tax Band: C

EPC Rating: E

Front Garden Orientation (approx.): North East

We are legally required to obtain and hold identification, proof of address and proof of funds for all buyers once your offer has been accepted on a property. Unless we have seen original documents, we will use GDPR compliant electronic ID checks to verify a person's identity and documents. Unlike many agents we are not currently charging a fee to carry out these checks.





# Floorplan

## Ground Floor

Approx. 79.7 sq. metres (857.7 sq. feet)



Total area: approx. 79.7 sq. metres (857.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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### **Our contact details**

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