



The
LEE, SHAW
Partnership

Spout Mill Cottage, 1 Worcester Road
Hagley, Worcestershire, DY9 0LG

FULL OF CHARACTER

A particularly charming and characterful detached cottage, believed to date from the early 19th century, with a substantial extension added in 2010 to create surprisingly spacious three-bedroom accommodation extending to over 200 sqm. Having remained in the same family ownership for approximately 50 years, the property now requires refurbishment, presenting an exciting opportunity for modernisation, reconfiguration, and further enhancement.

The current layout offers excellent versatility, including a self-contained one-bedroom section to the front of the property. This has been let on a separate tenancy until recently and could alternatively be used for Airbnb to generate an additional income stream or guest accommodation, or the property is also well-suited to multi-generational living, or the two sections could be easily reconnected to create one substantial family home.

The property fronts Worcester Road (A456), offering convenient access between Birmingham and Hagley. Hagley village itself is within walking distance and provides an excellent range of shops, bars, and restaurants, along with highly regarded local schools and a train station. The surrounding area also offers attractive open countryside and scenic walking routes.

The attractive double-fronted elevation, adorned with wisteria, creates an appealing first impression. A driveway provides off-road parking, with further gated area.

The front section of the property comprises an enclosed porch leading into a living room with an inglenook recess and staircase rising to the first floor. The kitchen is fitted with an integrated oven and hob, with space for additional appliances. There is also access to a partially infilled cellar, along with a guest cloakroom featuring a WC and wash basin. To the first floor is an open-plan principal bedroom with vaulted ceiling, accompanied by a walk-in dressing room, study, or nursery, and an en-suite bathroom with bath, WC, and vanity basin.





INGLENOOK FIREPLACE

The rear portion of the property is significantly larger and accessed via a canopy porch leading into a spacious reception hall, which could also serve as an additional reception room. A stylish staircase with a quarter landing leads to the first floor.

A characterful sitting room features an inglenook fireplace with a sandstone feature wall, exposed beams, and French doors opening onto the side garden. This room could potentially be connected to the front section of the house.

There is also a generous dining room, which could serve as a second lounge, with four sets of French doors opening onto the rear garden. Additional ground floor accommodation includes a guest cloakroom, a separate utility room with fitted units and external access, and a breakfast kitchen to the rear. The kitchen offers a range of bespoke units, inset sink, gas hob, double oven, integrated dishwasher, and fridge. French doors lead out to the garden, ideal for entertaining during the summer months.

At first floor level, a large galleried landing provides an ideal space for a home office or study area, with natural light from five Velux roof windows. Bedroom one is situated to the side with a dormer window and built-in cupboards, while bedroom two is a further double room with rear views. There is also an oversized bathroom (currently incomplete), offering potential to be reconfigured to create an additional bedroom and ensuite. The space includes a double-ended bath, vessel basin, WC, and four Velux windows, with some restricted head height.

It is understood that the property may historically have been part of a corn mill until the First World War, adding to its unique appeal.





ADDITIONAL INFORMATION:

Externally, the mature rear garden provides a private setting, featuring a brick-paved pathway, lawned areas, and gardens extending to the rear and side. The garden is partly walled and includes a side patio accessed from the sitting room, as well as a small concealed pond. Of particular interest is a rare *Davidia Involucrata* tree, commonly known as the “handkerchief tree”.

Additional Information:

Tenure: Freehold

Construction: Brick with pitched tile and flat roofs

Services: All mains services connected, including gas-fired central heating

Broadband/Mobile Coverage: Available via Ofcom checker

EPC Rating: D (front) / C (rear)

Council Tax Band: E

Flood Risk: High

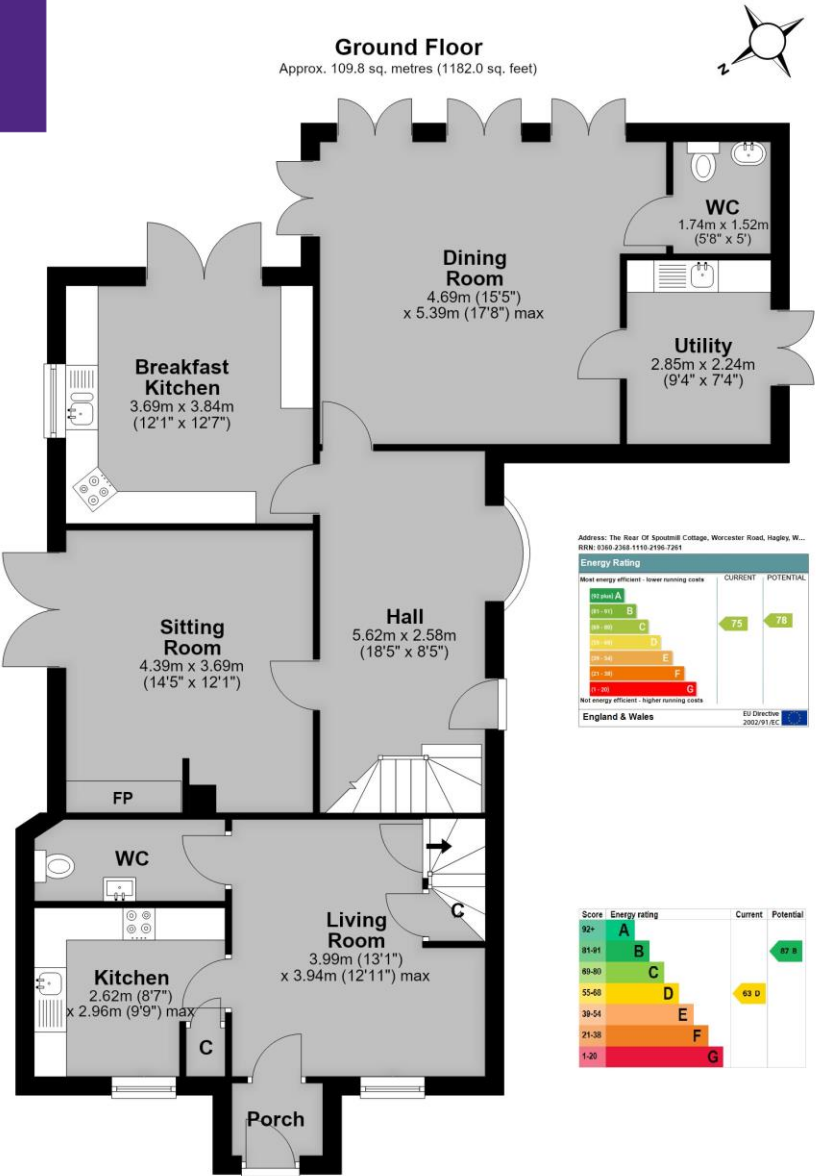




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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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

FLOOR
PLANS



Total area: approx. 207.6 sq. metres (2234.2 sq. feet)

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