



The  
**LEE, SHAW**  
Partnership

**Links Cottage**  
Racecourse Lane, Pedmore, DY8 2RD



## SECLUDED POSITION

Occupying a truly unique and secluded position with breathtaking views across Stourbridge Golf Club, Links Cottage is a charming four-bedroom detached period home set within approximately 0.28 acres. Believed to date from before 1880, the property is thought to have originally served as a lodge to a much larger manor house which no longer exists. Having remained in the same family ownership for over 50 years, this characterful home now presents an exciting opportunity for sympathetic refurbishment and modernisation and has been reflected in the market price.

Enjoying an enviable setting between Stourbridge and Hagley, the property is likely to appeal to a wide range of purchasers. The versatile accommodation is particularly well suited to multi-generational living, thanks to the ground floor bedroom suite, whilst those working from home may equally appreciate the flexibility of the layout. Keen golfers and buyers seeking a peaceful setting with outstanding views will also find the location especially attractive.

Many of the principal rooms benefit from a dual aspect, allowing an abundance of natural light and making the most of the delightful outlook across the golf course.



# GENEROUS RECEPTION ROOM

The accommodation is approached via an entrance lobby leading into an impressive extended through lounge featuring a fireplace with gas coal-effect fire (not used in recent years). This generous reception room enjoys a dual aspect with wonderful views towards the golf course.

A cosy snug, formerly the dining room, offers views and connects seamlessly with the living room via double doors, creating an excellent flow for both everyday living and entertaining.

An additional reception room, currently used as a dining room, was originally designed as a spacious ground floor fourth bedroom. This versatile room benefits from dual aspects and its own en-suite bathroom comprising a bath, wash hand basin, bidet and WC, together with a walk-in airing cupboard, making it ideal for dependent relatives or guest accommodation.

The kitchen is a well-proportioned square-shaped room fitted with a range of limed oak-style units and complementary work surfaces. A separate utility room incorporates a sink and provides access to the boiler room housing the Worcester gas-fired central heating boiler.

To the first floor, the naturally bright landing enjoys a front-facing window and leads to three bedrooms. The principal bedroom benefits from dual aspects, bedroom two is an attractive L-shaped room, whilst bedroom three enjoys a side-facing window. Together, they are served by the family bathroom.

Externally, a gated driveway provides off-road parking and leads to a detached timber double garage with profiled roof. Subject to the necessary planning consents, purchasers may wish to consider replacing the existing garage with a more substantial building incorporating a loft room suitable for a home office, studio or games room. There is also excellent scope to enlarge the driveway to create additional parking and turning space.

The enclosed front garden offers an attractive, private and highly usable outdoor space, screened from Racecourse Lane. A pedestrian gate provides convenient access for bins and deliveries. To the rear, delightful gardens are enclosed by low metal railings, allowing uninterrupted views across the adjoining golf course and creating a truly exceptional backdrop.





## ADDITIONAL INFORMATION:

**Tenure:** Freehold

**Services:** All mains' services connected

**Heating:** Gas-fired central heating with radiators (system of some age)

**Council Tax:** F

**EPC Rating:**

### Structural Information

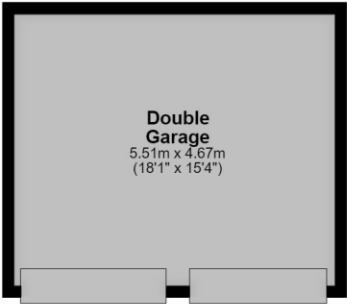
The property has experienced historic structural movement, which is not uncommon for a property of this age. Following an insurance claim, a Certificate of Structural Adequacy was issued by Crawford & Company Loss Adjusters on 28th October 2010. The report concluded that the movement resulted from minor foundation settlement caused by leakage from drainage to the rear right-hand side of the property, which softened the underlying subsoil beneath the foundations. The drainage defect was remedied, stability was successfully regained and repair works were completed on 15th October 2010. These works included crack repairs and redecoration. No underpinning was required.



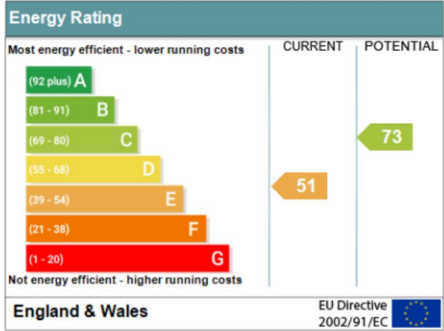


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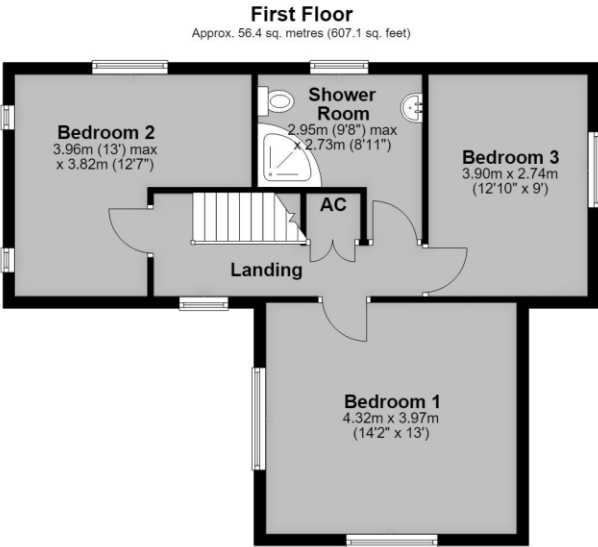
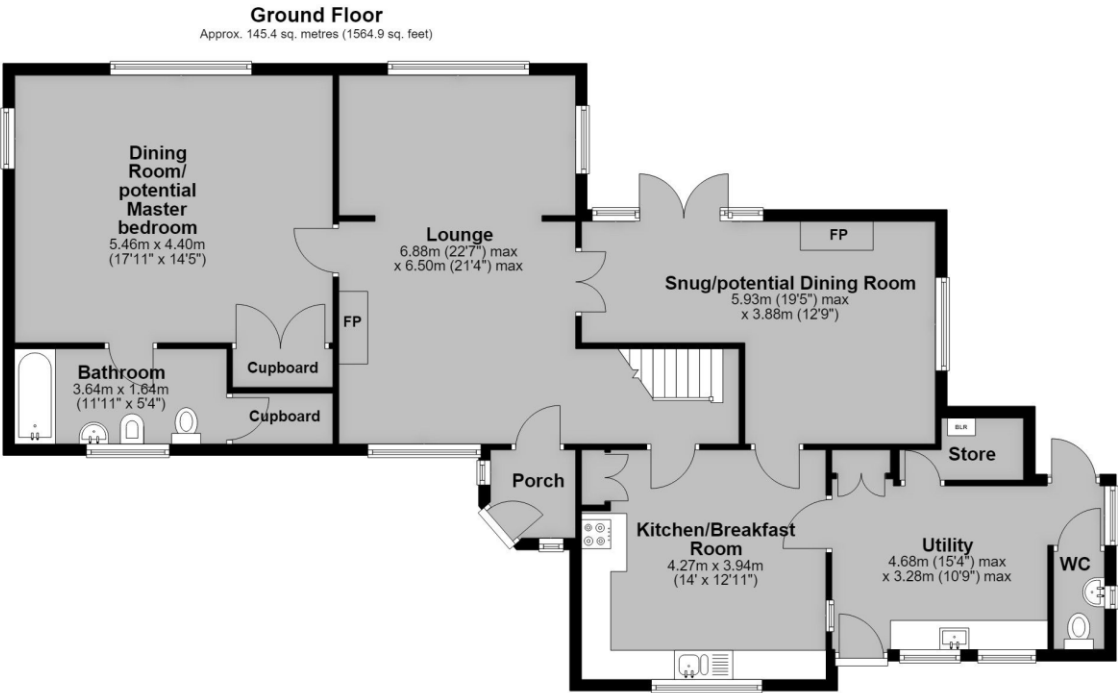
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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](http://www.leeshaw.com/downloads/referral-fees.pdf)



Address: Links Cottage, Racecourse Lane, STOURBRIDGE, DY8 2RD  
RRN: 0370-2266-6630-2596-6451



# FLOOR PLANS



Total area: approx. 201.8 sq. metres (2172.0 sq. feet)

# The **LEE, SHAW** Partnership

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VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

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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.