



The  
**LEE, SHAW**  
Partnership

**Moorfield Cottage**  
Waystone Lane, Belbroughton DY9 0BD



## RURAL FAMILY LIVING

This charming four-bedroom detached home enjoys a delightful rural setting, with countryside views in all directions. The property features a spacious open-plan dining kitchen with a large central island and lantern roof, alongside a lounge/diner with a library area, a versatile family/TV room or study, utility room, and guest cloakroom. Upstairs, there are four bedrooms, a family bathroom, and a contemporary shower room adjoining the principal bedroom.

Externally, the property offers extensive driveway parking—ideal for entertaining—as well as a garage currently used as a music room, an additional separate garage, a carport with a pitched roof, and a further timber garage. This makes it particularly well-suited to enthusiasts of classic cars or motorcycles.

# COUNTRYSIDE SETTING

Situated just south of Belbroughton, a quintessential North Worcestershire English village, the location offers a picturesque village green, the historic Holy Trinity Church dating back to the 13th century, and a conservation area rich in period architecture. The village also has a heritage linked to water-powered mills and scythe-making.

Belbroughton is conveniently located for access to Junction 4 of the M5 motorway, with nearby train stations at Hagley, Kidderminster, and Stourbridge. The Clent Hills, owned by the National Trust, are also close by, offering a wealth of scenic walks and countryside to explore.

Originally built in 1946 and later extended, the house sits centrally within its plot and is surrounded by well-maintained gardens that are easy to manage while still enjoying expansive views of woodland and open countryside. Many rooms benefit from dual aspects, maximising natural light and the surrounding scenery.





# SPACIOUS VERSATILE ATTRACTIVE

The front door opens into a welcoming central reception hall with oak flooring, an understairs cupboard, and a staircase leading to the first floor. The through lounge/diner enjoys a triple aspect, French doors opening onto the garden, and a library area with fitted shelving and cupboards, complemented by a limestone fireplace with a log burner.

The impressive open-plan dining kitchen is fitted with shaker-style cabinetry and features a large island with an oak worktop, ideal for both family life and entertaining. It includes an electric Aga with hob and hotplate, quartz work surfaces, a double oven, and an integrated dishwasher.

Additional ground floor spaces include a family room/study overlooking the garden, a rear hallway, a boot room with external access, and a stylish guest cloakroom with Jack and Jill doors, a wall-mounted WC, and a vanity basin. A separate utility room offers further storage and appliance space.





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





## PEACEFUL BRIGHT SUBSTANTIAL

Upstairs, oak-finished flooring continues throughout. A split-level landing provides space for a desk and offers views over neighbouring fields. There is also a large walk-in airing cupboard and additional storage.

The principal bedroom features dual aspects, fitted wardrobes, and a sleek adjoining shower room with twin vanity basins, a wall-mounted WC, and a walk-in shower, all finished to a contemporary standard. Bedroom two benefits from a triple aspect, fitted wardrobes, and space for a desk, while bedroom three also has dual aspects and fitted storage. Bedroom four includes fitted wardrobes and enjoys pleasant field views. The family bathroom is well-appointed, with a bath and shower over, a wall-mounted WC, and an extended double vanity unit, all with views across the countryside.

The extensive garaging, covered parking, and driveway space further enhance the appeal of this home, particularly for those with a passion for vehicles.



## Additional Information

Construction: Traditional brick construction with pitched tiled roofs

Services: Mains electricity and water

Heating: LPG-fired central heating

Drainage to a septic tank located on adjoining land

Broadband: Fibre available <https://checker.ofcom.org.uk>

Council Tax Band: G

EPC Rating: E





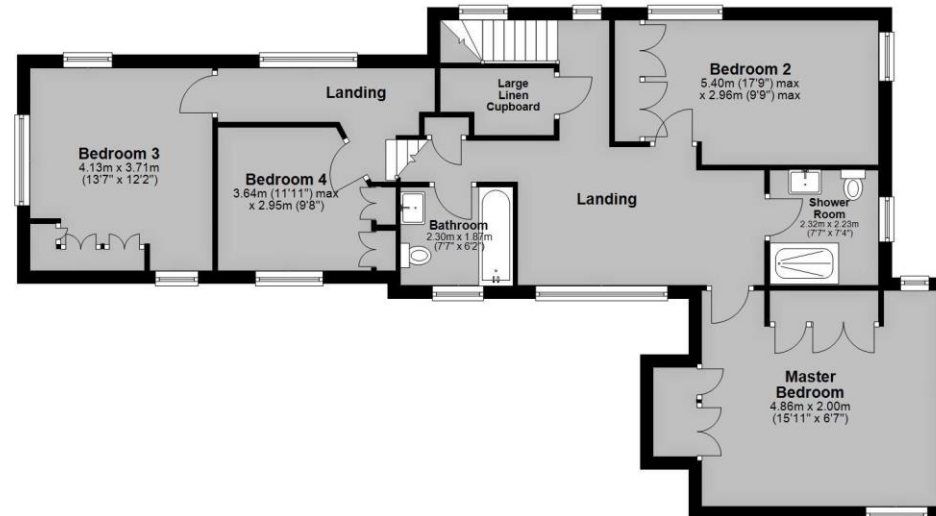
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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not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

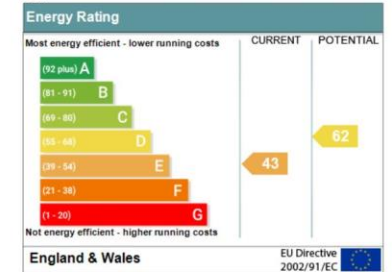
Ground Floor



First Floor



Address: Moorfield Cottage, Waystone Lane, Belbroughton, STOURB...  
RRN:



FLOOR  
PLANS

Total area: approx. 284.2 sq. metres (3059.6 sq. feet)

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

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