



The Cottage

Mustow Green, DY10 4LQ

Andrew Grant

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2 Bedrooms 2 Bathrooms 5 Reception Rooms

A charming and versatile cottage with character features, mature gardens and extensive parking in a desirable village setting.

- Characterful brick and half timber cottage
- Five versatile reception spaces across the ground floor
- Mature gardens with terrace, greenhouse and outbuildings
- In and out driveway with detached double garage
- Well placed for surrounding villages, schools and transport links

This much cherished cottage offers spacious and adaptable accommodation arranged over multiple levels. Character features including exposed timbers and fireplaces are complemented by practical living areas such as the kitchen with utility, sitting room, dining room, library, study and garden room. Two bedrooms are supported by two bathrooms, with lift access serving the upper floor and loft. Mature gardens, extensive driveway parking and a detached double garage complete the setting.

2613 sq ft (242.7 sq m)





The kitchen

Arranged as a well equipped working space, the kitchen forms part of the everyday living arrangement. A range of floor and wall mounted cabinets includes glazed display units, complemented by a ceramic sink unit, AEG double oven and Bosch ceramic hob with extractor above. Wall and floor tiling enhance durability, while direct connection to the utility room supports practical day to day use.





The living room

Designed as a cosy and inviting reception space, the living room provides a comfortable setting for relaxation. A brick fireplace houses a wood burning stove, with fitted book shelving and a television cabinet to either side. Exposed timbers add character, and its position off the inner hallway allows it to connect naturally with adjoining rooms.





The dining room

Intended for more formal dining and gatherings, the dining room offers balanced proportions suited to entertaining. Internal doors link it with neighbouring reception areas, allowing flexibility for larger occasions. French doors lead out onto the terrace, adjacent to the double French doors from the garden room. Its placement within the layout ensures convenient access from both the kitchen and principal reception spaces.



The library

Providing a refined reception environment, the library offers further versatility within the ground floor. Lift access is available from this room, serving the upper level and loft accommodation. Its generous proportions allow for a variety of seating or study arrangements while remaining connected to the wider living areas.



The garden room

Created as a bright and adaptable extension of the living space, the garden room features exposed beams and a vaulted timber clad ceiling. Double glazed French doors open directly onto the terrace, strengthening the connection with the garden. Ladder access to the loft is positioned here, adding further flexibility to the overall layout.





The study

Adapted as a dedicated workspace, the study provides a defined and practical environment for home working. Its position between the reception rooms and principal bedroom suite offers separation when required, while remaining well integrated within the ground floor arrangement.



The primary bedroom

Forming the principal bedroom suite, this generous double bedroom is accessed through the study, creating a private arrangement within the ground floor. A fireplace provides a focal point, complemented by a range of built in wardrobes offering extensive storage. Direct access to adjoining bathroom facilities enhances everyday practicality.





The primary en suite

Exclusively serving the principal bedroom, the en suite arrangement comprises a bathroom with bath and wash basin. A separate adjoining cloakroom accessed from the bedroom provides a further WC and wash basin, creating a well considered and functional suite.



The second bedroom

Arranged on the upper level, the second bedroom provides a comfortable double room accessed from a small landing. A cloakroom is positioned nearby for convenience, and a connecting stair links this room to the living room below, creating an interesting and flexible internal arrangement.



The shower room

Providing convenient ground floor facilities, the shower room incorporates a large tiled shower cubicle together with sanitary ware. Its location off the inner hallway ensures accessibility for both residents and visitors.





The loft

Accessed by ladder from the garden room and by lift from the library, the loft offers valuable ancillary space. Generous eaves storage is incorporated, providing useful walk in areas suited to a range of practical uses within the home.





The garden

The gardens create a mature and well established setting for the cottage, arranged to combine enjoyment with practicality. Double French doors from the house open onto a shaped sun terrace, providing an inviting outdoor seating area. Lawns extend beyond with established shrubbery and planted borders. A brick and tiled store, featuring a WC and sink, and greenhouse add further character. Twin gates open to additional hardstanding.





The driveway and parking

An in and out tarmacadam driveway approaches the property and leads to a detached double garage. Additional slabbed hardstanding is provided together with double gates at the end of the garden, offering further off road parking for residents and visitors.

Location

Mustow Green occupies a desirable position within reach of a range of well regarded villages and towns. Harvington Hall and The Dog Inn lie within walking distance, while Chaddesley Corbett offers a broad selection of everyday amenities including shops, schooling and recreational facilities. The property benefits from convenient access to Kidderminster, Bromsgrove, Worcester and Birmingham, together with nearby rail stations and motorway connections serving the wider region.

Services

The property benefits from oil fired central heating and mains electricity, water and drainage.

Broadband: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).

Flood Risk (Long-term forecast)

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is G.





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