

AP MORGAN



Upper Gambolds Lane, Stoke Prior,
Asking Price £299,000

Features:

- Historical canalside cottage
- Panoramic views of surrounding countryside
- Three bedrooms
- Two reception rooms
- Stylish bathroom
- Two storerooms & cellar
- No direct vehicle access

Description:

A truly unique opportunity to purchase this historical, three bedroom, detached, canalside cottage occupying a rural location boasting enviable panoramic views of the surrounding countryside and Worcester & Birmingham Canal.

The property is accessed directly from the canal towpath just off Upper Gambolds Lane (Please note there is no direct vehicle access to the property).

Once inside, the property boasts a wealth of charming period-style fixtures and fittings and briefly comprises an enclosed porch, a cosy lounge offering a feature cast iron fireplace, and a large window boasting enviable elevated views over the neighboring field. The kitchen is fitted with a range of kitchen units, a Belfast-style sink, and a solid fuel stove that powers the central heating system. Stairs lead up to a spacious sitting room, and a split-level first-floor landing provides access to double bedrooms one and two, single bedroom three, and a stylish fitted bathroom suite with a shower over the bath.

Steps leading down from the porch offer access to the cellar, which is fitted with electrical sockets and lighting, and a further storeroom can be accessed directly from the canal towpath.

Moving outside, the property enjoys a private aspect mature garden, which extends considerably out to the side of the property. There is a brick-built shed store and an additional small outbuilding.



Situated in a superb rural location offering all the benefits of rural life and surrounded by open countryside. The market town of Bromsgrove is just 3 miles away and plays host to a weekly street market and occasional specialists, farmers, and continental markets. There are an array of restaurants and pubs within the town and surrounding villages offering a wide choice of excellent food and drink, with a superbly renovated canal-side "Queens Head" pub only a short walk away. There are many leisure facilities in and around the area, including golf courses, horse riding centers, and sports complexes. Education is well provided for with both state and private schools for children of all ages, including the renowned Bromsgrove Public School. Stoke Pound appeals particularly to commuters with its excellent access to the nearby motorway networks, as well as mainline trains running from Bromsgrove Railway Station just two miles away to Birmingham and Worcester City Centres and onward connections to London.

Details:

Porch

Lounge 12'1" x 9'7" (3.68m x 2.92m)

Kitchen 12'1" x 8' (3.68m x 2.44m)

Sitting Room 17' x 9'5" (5.18m x 2.87m)

Coal Store 7'8" (2.34) x 8'3" (2.51) *Both Max*

Store (Unmeasured)

Cellar 17'1" (5.2) x 8'7" (2.62) *Both Max*

First Floor Landing

Bedroom One 12'3" x 9'9" (3.73m x 2.97m)

Bedroom Two 10'8" x 9'5" (3.25m x 2.87m)

Bedroom Three 6' x 8' (1.83m x 2.44m)

Bathroom 6' (1.83) x 6'4" (1.93) *Both Max*



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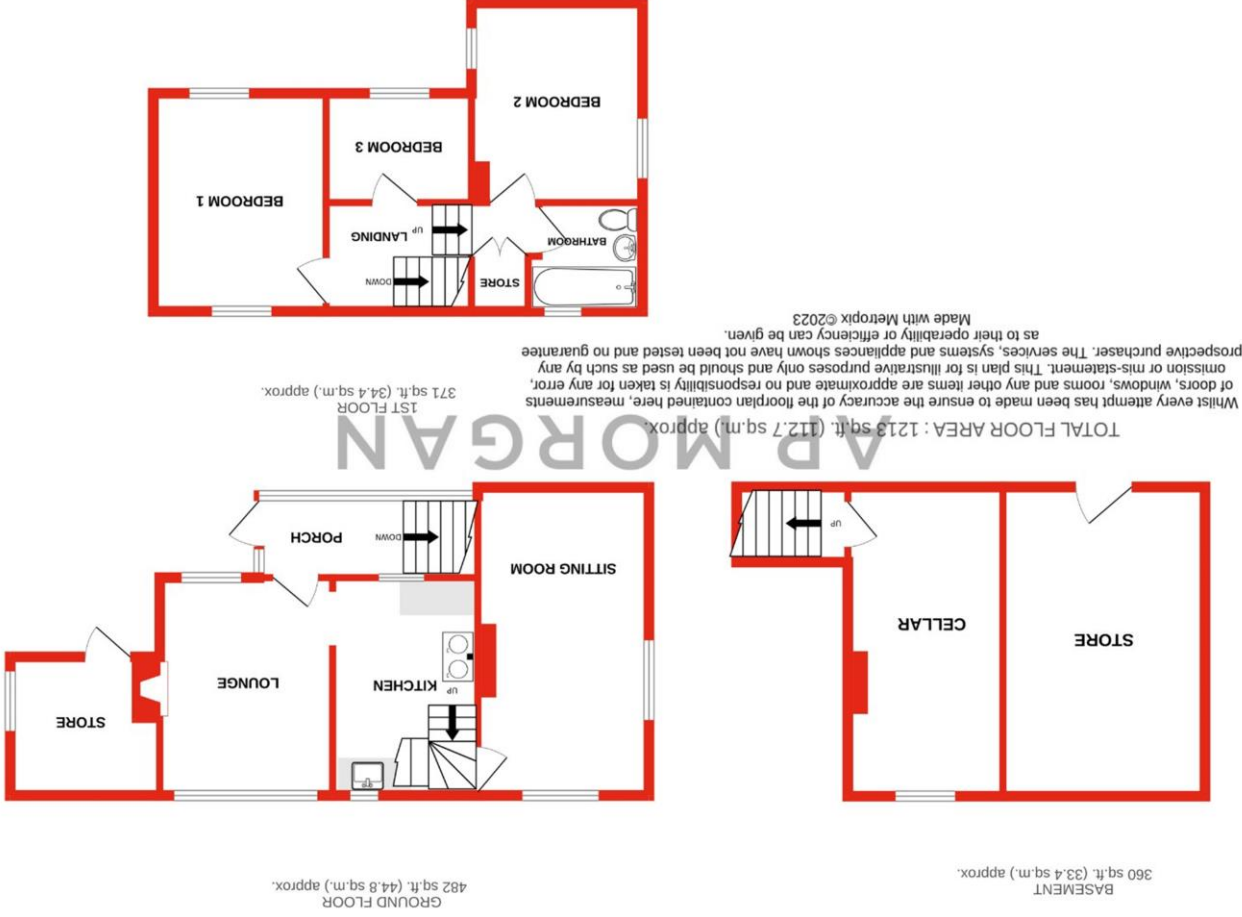
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