

AP MORGAN



Hinton Fields, Bournheath, Bromsgrove
Fixed Price £575,000

Features:

- No onward chain
- Four bedroom detached cottage
- Two reception rooms
- Characterful property
- Highly sought after location
- Beautiful countryside views
- Spacious plot
- Large garage
- Council Tax Band - E
- EPC - E

Description:

No onward chain

Farleigh Cottage, formerly an old nailer's cottage believed to be over 200 years old, is brimming with history and beauty. The cottage has been extended over the years and contains two reception rooms, four bedrooms, all on an expansive plot with stunning far-reaching views. This truly is a rare opportunity to purchase a well-loved, characterful cottage for those looking for the countryside lifestyle while being within easy reach of amenities.

Inside the property, you are initially welcomed by a lobby with the staircase featuring beautiful ironwork cascading upstairs. Moving into the first reception room with original timber beams and a feature fireplace, this room accesses the second reception room with dual-aspect windows to the front and rear. Continuing on, there is a conservatory with views over the rear garden and fields beyond. Next is the kitchen with an integrated oven and hob, an archway leading to the utility room with a sink, storage cupboard, and WC, as well as access to the front of the property. Upstairs, there are four good-sized bedrooms and a bathroom with a shower over the bath and two airing cupboards.

To the front of the property is a spacious driveway with parking for multiple vehicles, a lengthy garage with electricity, and a garden store, with both electrics and plumbing. The expansive lawn reaches to the first fence seen and has beautiful views reaching the Lickey Hills and the



surrounding countryside. To the rear is a spacious lawn overlooking fields.

The sought after area of Bournheath is a semi-rural village situated north of Bromsgrove town, having a number of farms, local first school, and convenient access to the M5 (junction 4) and M42 (junction 1, ideal for commuting into Birmingham and Worcester city centres.

Details:

Lobby 7'6" x 11' (2.29m x 3.35m)

Reception Room One 11'6" x 20'5" (3.5m x 6.22m)

Reception Room Two 19'8" x 11'10" (6m x 3.6m)

Conservatory 8'5" x 10'8" (2.57m x 3.25m)

Kitchen 11'7" x 9'1" (3.53m x 2.77m)

Utility Room 8'7" x 7'8" (2.62m x 2.34m)

WC

First Floor Landing

Master Bedroom 12'5" (3.78) x 12' (3.66) (both max)

Bedroom Two 11'8" x 9'1" (3.56m x 2.77m)

Bedroom Three 8'8" (2.64) x 8'11" (2.72) (to front of wardrobe)

Bedroom Four 7'3" x 12' (2.2m x 3.66m)

Bathroom 5'11" x 7'9" (1.8m x 2.36m)

EPC Rating: E

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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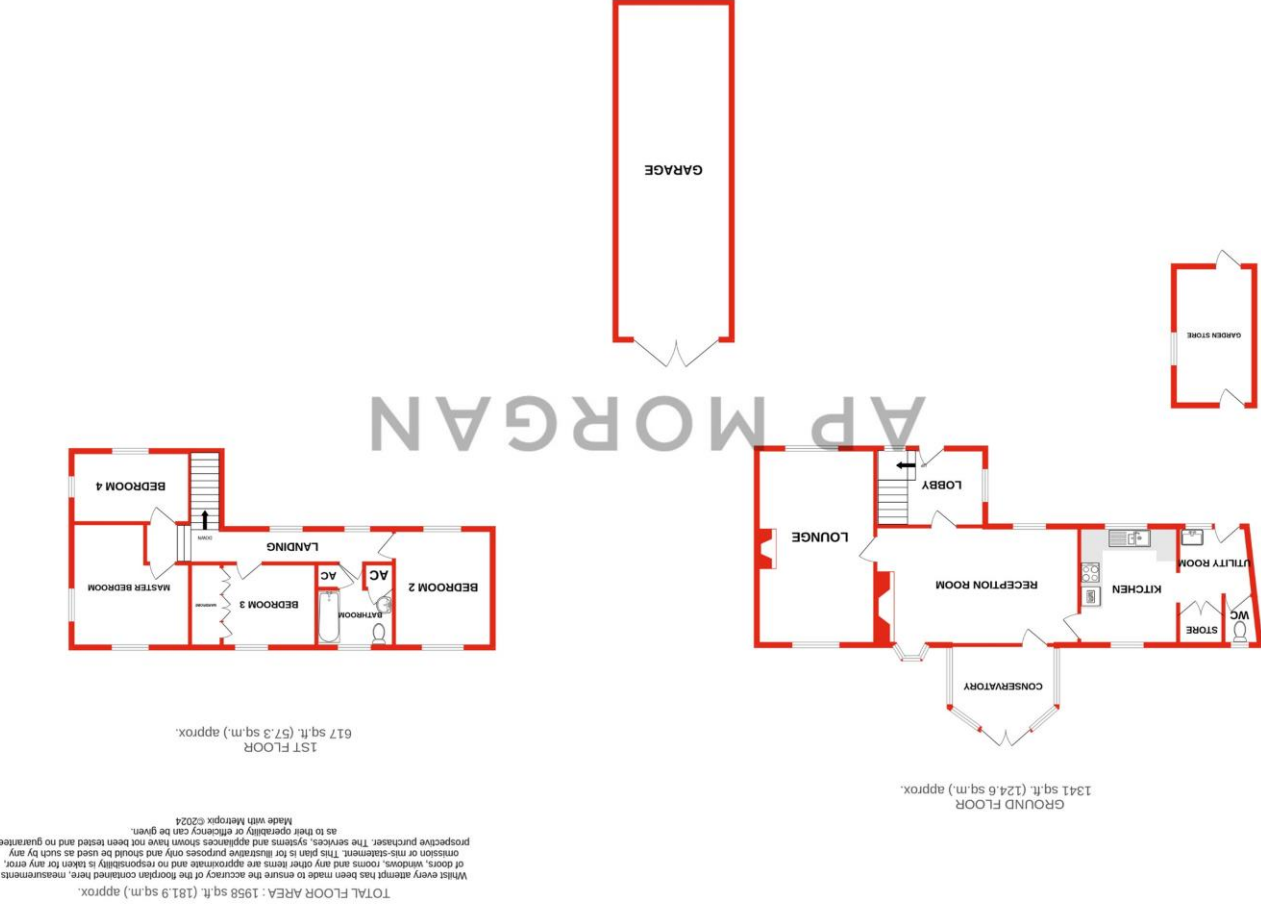
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