

**AP MORGAN**



**Yarnold Lane, Bournheath, Bromsgrove**  
Offers in excess of £725,000



**Features:**

- Offered with vacant possession & no onward chain
- Characterful four double bedroom family cottage
- Highly desirable semi-rural location of Bournheath
- Generous grounds amounting to approximately 1.45 acres
- Four reception rooms well-proportioned reception rooms
- Kitchen/diner with separate utility & boiler room
- Family bathroom, separate shower room & ground floor w/c
- Surrounded by picturesque countryside views

**Description:**

Set within a generous plot extending to approximately 1.45 acres, this detached freehold family home occupies a desirable rural village position, combining open countryside surroundings with convenient access to Bromsgrove, Birmingham and the wider motorway network. The property enjoys far-reaching views and southerly-facing gardens, making it an appealing opportunity for buyers seeking space, privacy and potential.

The property requires some modernisation and refurbishment, but offers substantial and versatile accommodation of approximately 1,980 sq. ft (excluding the garage and workshop). Internally, the layout includes an entrance hall leading through to a reception hall currently used as a music room, an inglenook-style lounge, a separate snug or home office, and a formal dining room. The kitchen also features an inglenook design and is complemented by a utility room, boiler room and rear hallway, along with a cloakroom and separate WC.

To the first floor, the landing provides access to four well-proportioned double bedrooms, served by both a family bathroom and an additional shower room.

Outside, the property is approached via ample off-road parking and is further enhanced by a detached garage and a brick-built workshop/store. The gardens are predominantly south-facing and include a variety of established fruit trees, with an adjoining paddock area across which a public pedestrian right of way passes. The grounds, along with the size of the plot, offer scope for future improvement or development, subject to the necessary planning consents.

Additional features include oil-fired central heating, vacant possession and no upward chain, making this a rare opportunity to acquire a sizeable rural home with significant potential in a well-connected village setting.





**Details:**

**Reception Hall**

**Lounge** 4.72 x 3.90

**Reception Room** 3.71 x 3.58

**Dining Room** 3.36 x 4.73

**Kitchen/Diner** 3.91 x 3.22 Max

**Utility Room** 1.79 x 2.72

**Boiler Room** 1.79 x 2.31 Max

**Study** 1.91 x 3.29

**Ground Floor W/C**

**First Floor Landing**

**Master Bedroom** 3.39 x 5.95 Max

**Bedroom Two** 4.68 x 3.88 Max

**Bedroom Three** 3.96 x 3.14 Max

**Bedroom Four** 3.20 x 3.01 Max

**Bathroom** 2.10 x 2.94

**Shower Room** 1.79 x 1.68 Max incl shower

**Outbuildings**

**Detached Garage** 4.69 x 3.06

**Workshop** 3.34 x 3.13 Max

**EPC Rating:** E

**Council Tax Band:** G (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 910 300.



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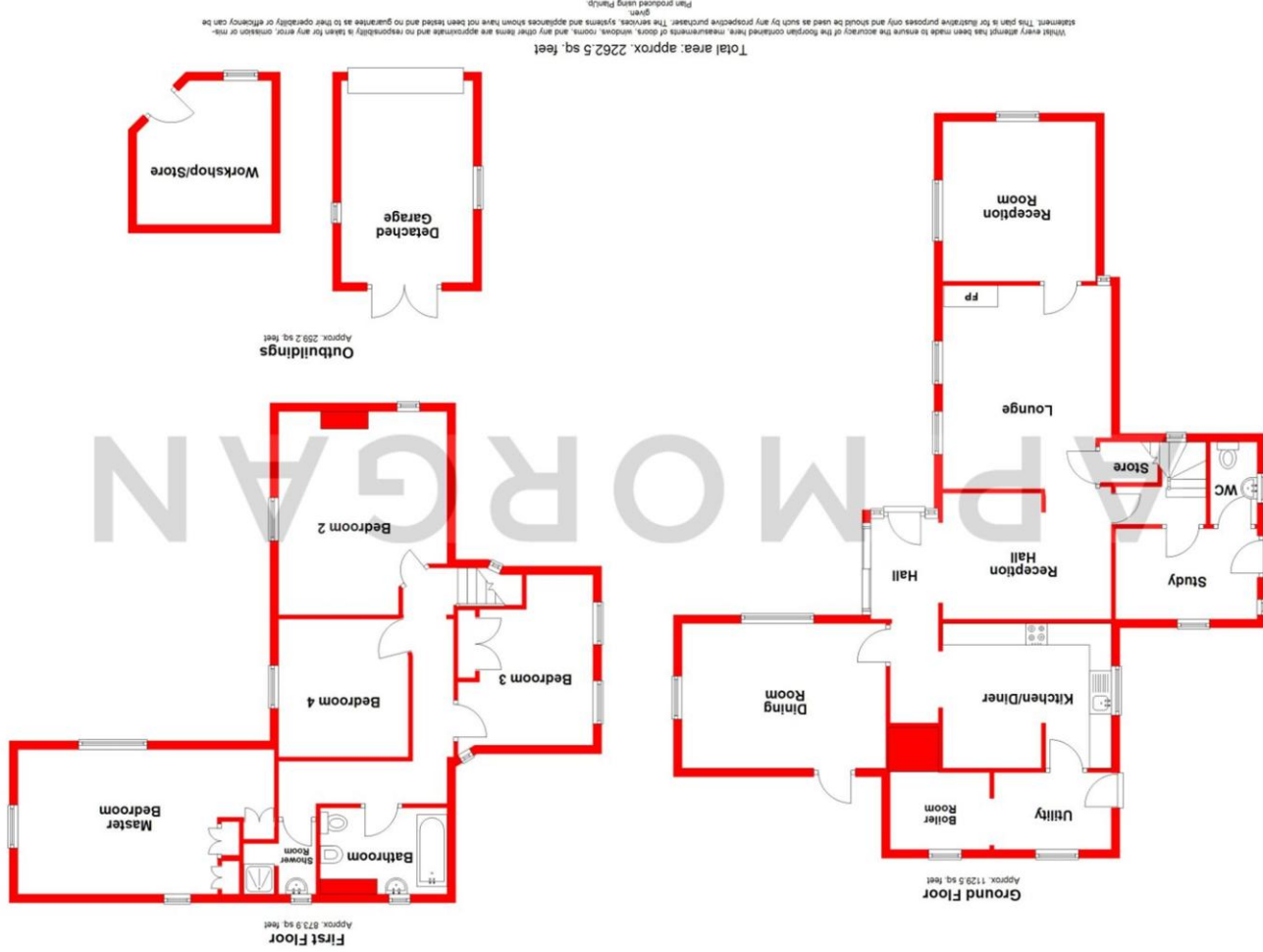
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