



LexAllan
Grove *Village*

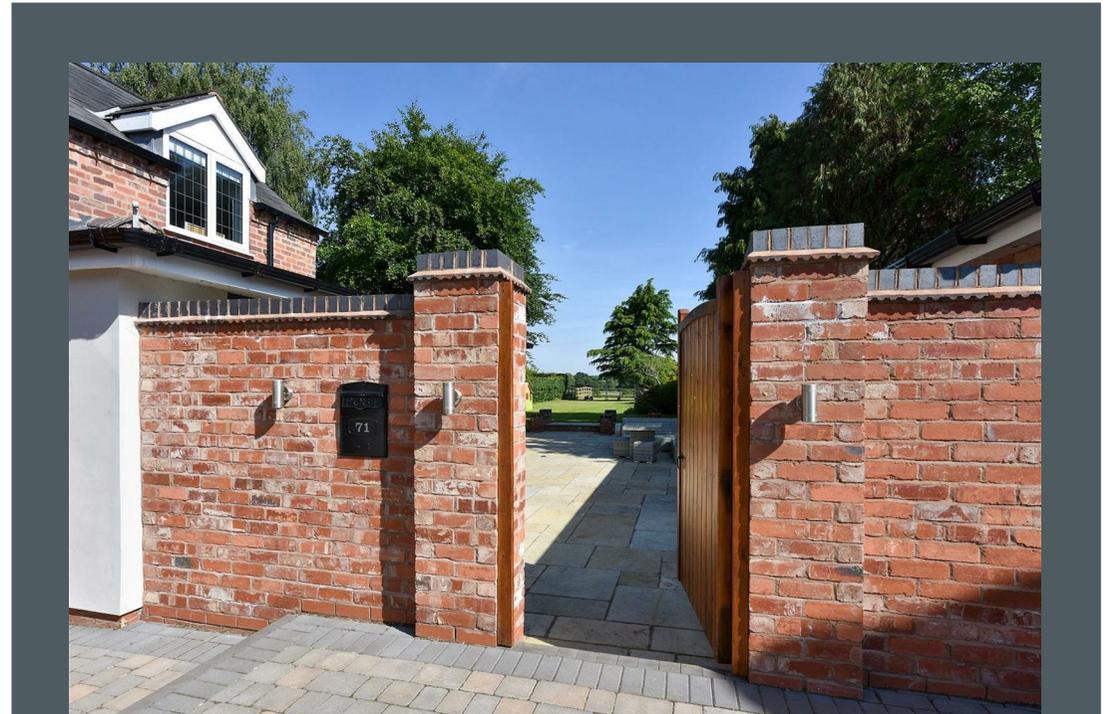
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Lowbough Cottage, Hartle Lane, Belbroughton, Worcestershire, DY9 9TN

...doing things differently

A truly unique family home full of charm and character.

A rare opportunity to purchase a truly unique family home in the picturesque village of Belbroughton. Built by the Perrott family of Bell Hall for its workers, the original cottage dates back to the mid 1700s and with its rustic beams and exposed brickwork, it really does ooze with charm and character. Having been extended and lovingly refurbished by the current owners, the property is now fully kitted out for modern living with cat 6 wiring throughout, wi-fi controlled heating, underfloor heating (in parts) and a superb kitchen/diner/family room extension with bi-fold doors to two sides leading to a large and well kept garden, providing delightful views over open countryside and the Clent Hills to the rear. The stunning accommodation comprises in brief: reception hall, living room, play room/dining room, fantastic open plan kitchen/diner/family room, utility room, guest wc, four bedrooms (master with walk-in wardrobe and en-suite), gorgeous bathroom, off road parking for several cars, detached garage and superb rear garden. Viewings come highly recommended to fully appreciate the quality of accommodation on offer. DAG 23/11/20 V2



Lex Allan Grove loves...

*The 'no expense spared'
finish.*





Location

The picturesque village of Belbroughton lies nestled within in the North Worcestershire countryside yet is within easy reach of the motorway network and Birmingham as well as being in catchment for some of the areas best schools including the renowned Haybridge High School in nearby Hagley. Surrounded by beautiful countryside, Belbroughton is the ideal base for family life with numerous footpaths and bridleways popular with walkers, cyclists and horse riders. The village itself has a thriving community with a local shop and post office, a popular deli serving fresh food from local suppliers, a hair dressers and lots of choice when it comes to eating and drinking out with various public houses. The village has a wealth of other facilities too including the historic village hall, recreation centre with tennis courts and a respected cricket team. The local primary School has an active PTA and the village famously hosts the annual Scarecrow Festival in late September.

Reception Hall

Having a traditionally styled composite door with double glazed panels either side, 'Velux' roof window, storage cupboard, Cotswold stone flooring with under floor heating, ceiling spot lights, stairs to first floor and doors to guest wc, dining room/playroom, utility room and kitchen.

Dining Room/Playroom 15'6" max x 14'5" (4.74 max x 4.4)

Being part of the original cottage so featuring original exposed beams to the walls and ceilings with exposed brickwork to part, double glazed windows to the front and side, two cast iron style radiators, wall light points, open fire and door opening into the living room.

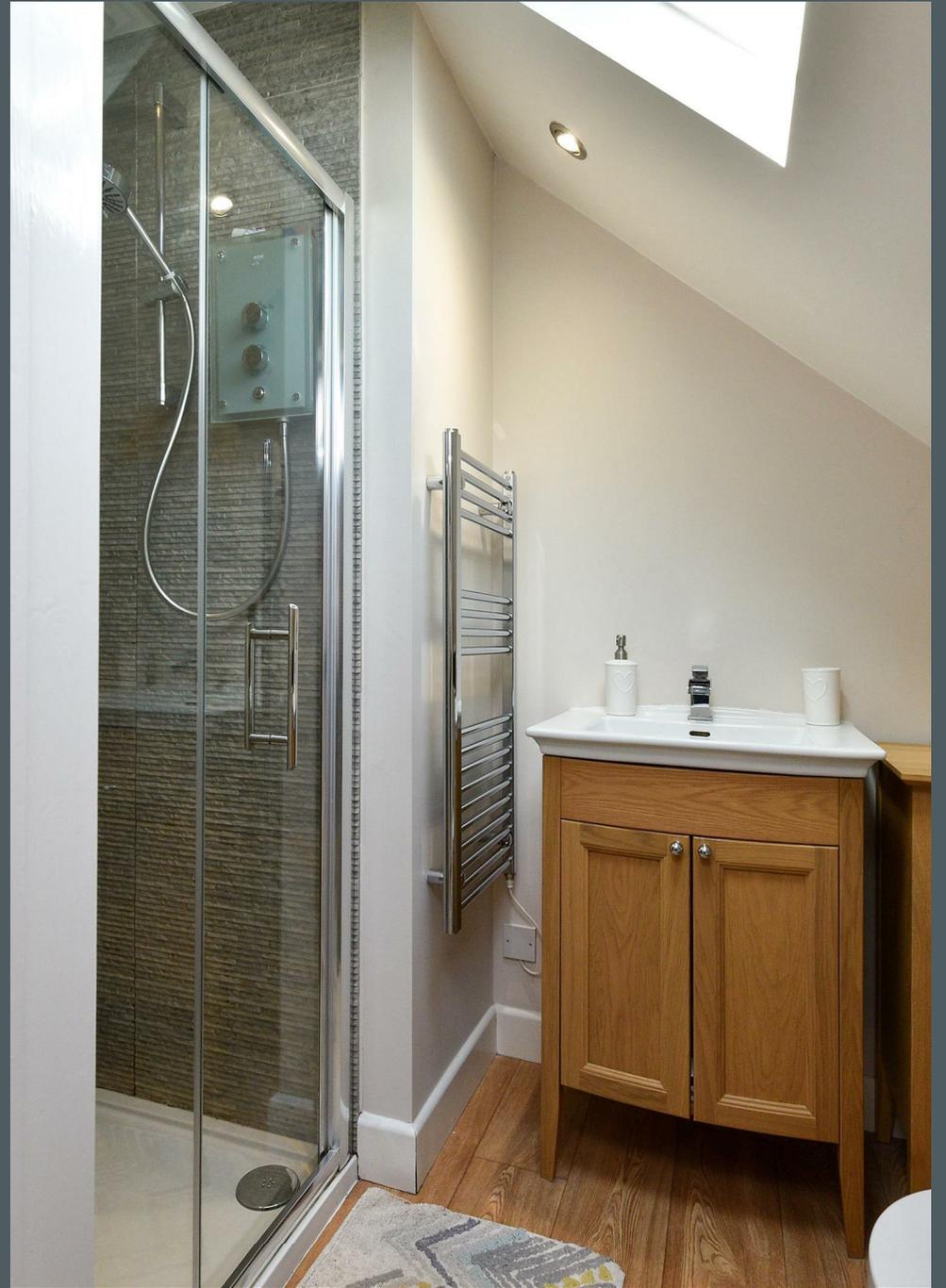
Living Room 15'3" max x 14'6" max (4.67 max x 4.44 max)

Again being part of the original cottage and so having original exposed beams to the ceiling and walls, two double glazed windows to the front, wall light points, cast iron style radiator, large open chimney with log burner and feature stained glass panel to the reception hall.

Kitchen/Diner/Family Room 24'11" x 17'4" (7.6 x 5.3)

A stunning open plan kitchen extension perfect for the modern family with double glazed bi-fold doors to the side and rear leading to the garden, electrically operated 'Velux' roof windows, further double glazed window to the rear, bespoke handmade kitchen with a range of wall and base units with riverbed granite work surfaces and space for range cooker/Aga with extractor above, centre island unit again with riverbed granite work surfaces incorporating a 'pop up' electrical point with USB ports, an inset ceramic sink with mixer tap over and instant boiled water tap, 'John Lewis' triple fridge/freezer with wine chiller/warmer, integrated 'Bosch' microwave, plumbing for dishwasher, good size pantry, ceiling spot lights, three ceiling light points over the dining area and Cotswold stone flooring with under floor heating.











Utility Room

Having part double glazed composite 'stable' door to the side, Cotswold stone flooring with under floor heating, ceiling spot lights, wall and base units with riverbed granite work surface and 'Belfast' style ceramic sink and plumbing for washing machine.

Guest wc

With low level wc, wash hand basin in vanity unit, ceiling spot lights and Cotswold stone flooring with under floor heating.

First Floor Landing

With three ceiling light points over the stairs and further ceiling spot lights, loft access, double glazed window to the side, cast iron style radiator and doors to bedrooms and bathroom.

Master Bedroom 14'6" x 10'6" (4.44 x 3.22)

Being part of the original cottage and so having exposed original beams to the walls, double glazed window to the front, ceiling spot lights, cast iron style radiator, door to walk-in wardrobe and door to en-suite.

En-Suite

With electrically operated 'Velux' roof window, ceiling spot lights, fully tiled shower cubicle, low level wc, wash hand basin with mixer tap on vanity unit and heated towel rail.

Bedroom Two 14'6" x 10'4" (4.43 x 3.15)

Again being part of the original cottager and so having exposed original beams to the walls, double glazed window to the side, ceiling light point and cast iron style radiator.

Bedroom Three 11'1" x 7'1" (3.4 x 2.17)

Having double glazed window to the rear, ceiling light point and cast iron style radiator.

Bedroom Four 11'1" x 7'1" (3.4 x 2.17)

Having double glazed window to the rear, ceiling light point and cast iron style radiator.

Family Bathroom

Having electrically operated 'Velux' roof window, ceiling spot lights, heated towel rail, large walk-in shower cubicle, bath with mixer tap, low level wc and wash hand basin with mixer tap in vanity unit and tiled walls.

Garage 23'3" x 10'1" (7.1 x 3.08)

Having electric 'up & over' door to the front, ceiling light point, electrics, base units to the rear with work surface and inset sink/drain, double glazed window to the side and composite door to the side.

Outside

To the front there is ample off road parking with a block paved driveway giving access to the entrance door, garage and gated access to the garden. To the rear is one of this property's big selling points - the superb garden. Initially there is a large Indian sandstone patio with raised beds ideal for summer barbecues and evenings with friends. This in turn gives way to a large area of lawn which backs onto open fields with breathtaking views over open countryside and to the Clent Hills. The gardens is finished with mature planted beds, trees and fence and hedge surrounds.



Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our PlaiCe - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently



AGENT'S NOTE: The property is connected to LPG gas, mains electric, water and sewage.

TENURE: References to the tenure of a property are based on information supplied by the seller. We are advised that the property is Freehold. A buyer is advised to obtain verification from their solicitor.

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