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# Allan Morris

estate agents



## Cock & Dog Cottage, Stoke Pound Lane, Stoke Prior, B60 4LE

This attached period cottage is believed to date back to 1638, originally three weavers cottages that have been converted into a substantial family home set in grounds of approximately one acre, with accommodation of 2,950sqft including an annexe of 700sqft, plus a large double garage.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Price £780,000

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#### PARKING

The property is approached over a driveway to a gravelled courtyard to the front of the garage, with a timber wood store, providing off-road parking for several cars and from which a five bar gate provides vehicular access to the gardens and a personnel gate opens to a path to the cottage.

#### GARDENS

The cottage stands in a plot of approximately one acre, with large private gardens with a lovely sunny aspect that need to be viewed to be fully appreciated, having a greenhouse, timber summer house, two timber garden sheds and a timber workshed. There is a paved courtyard garden across the rear of the annexe and cottage.

#### GENERAL INFORMATION

##### TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

**COUNCIL TAX BAND: G, with an improvement indicator**  
(Bromsgrove District Council)

**EPC RATING: D & C**  
(Energy Performance Certificate) House Band D; Annexe Band C.

##### DIRECTIONS

From Bromsgrove town centre: take New Road and turn right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next lights proceed straight on into Stoke Road, then take the second island exit into Redditch Road. At the Hanbury turn lights turn left into Hanbury Road. Pass the church on the left and take the second left into Stoke Pound Lane. Take the first private drive on the left, as indicated by the agent's 'for sale' board and proceed straight on to the courtyard at the end of the drive.

AMP:2240/D1

## Cock & Dog Cottage Stoke Pound Lane Stoke Prior Worcestershire B60 4LE

#### GENERAL DESCRIPTION

**This attached period cottage is believed to date back to 1638, originally three weavers cottages that have been converted into a substantial family home set in grounds of approximately one acre, in a desirable semi-rural location on the outskirts of Bromsgrove.**

**The house is double glazed, with gas-fired central heating and offers spacious and flexible accommodation of approximately 2,950sqft including a self-contained annexe of 700sqft and a conservatory of 245sqft, plus a large attached double garage.**

##### Ground Floor

**Large double glazed conservatory; fitted breakfast kitchen with an 'Aga' gas-fired range; utility room with toilet off; snug with period fireplace; large dining room; through inglenook lounge; and a large study.**

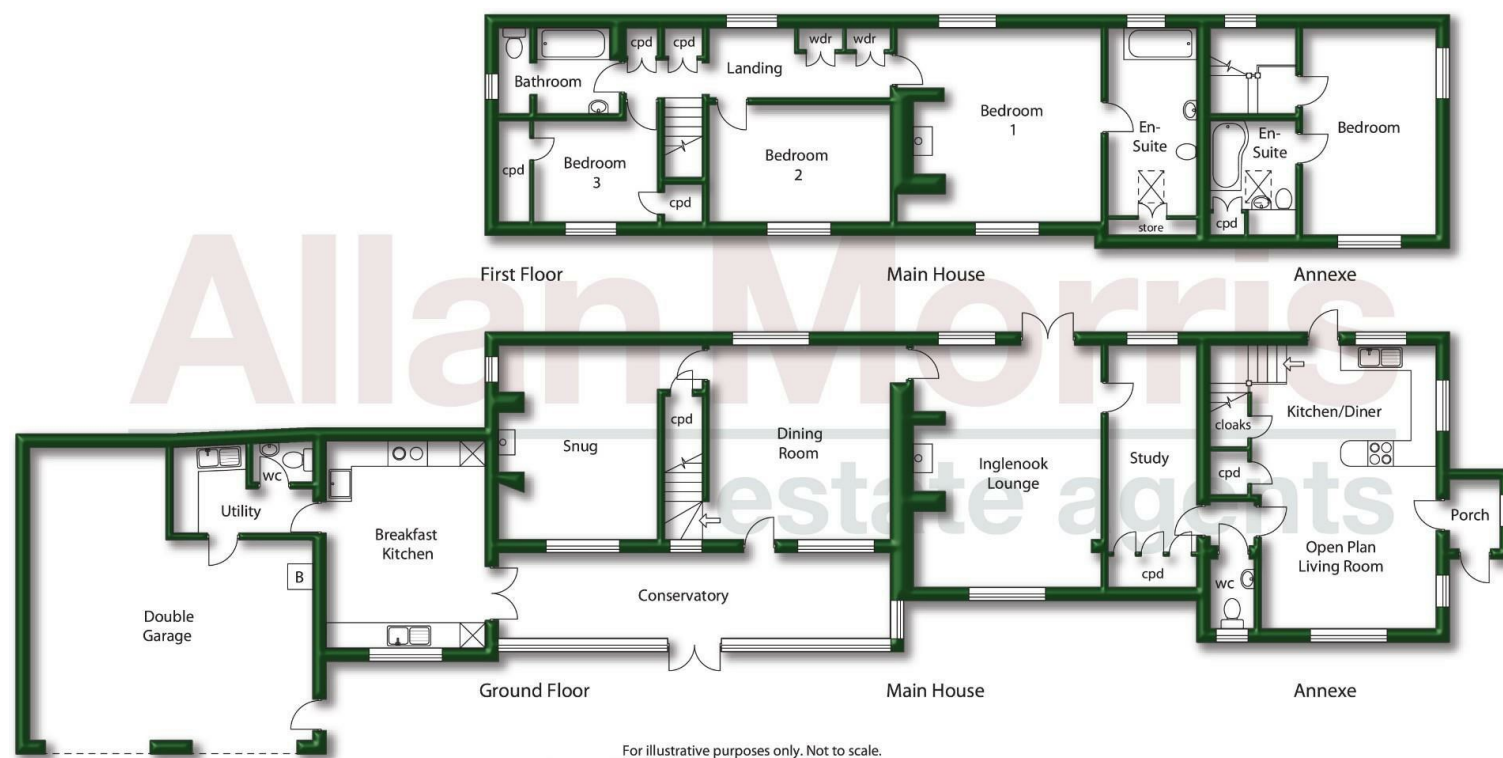
##### First Floor

**Landing; three bedrooms; large en suite bathroom; and a family bathroom.**

##### Self-contained Annexe

**Entrance hall; open plan living room and fitted kitchen diner; lobby with toilet off and connecting door to house study; landing; double bedroom and en suite bathroom.**

**In addition the property benefits from a large attached double garage with workshop area, good off-road parking, large private gardens with a lovely sunny aspect, that need to be viewed to be fully appreciated and has had the roof overhauled since 2015.**



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

**Viewing is strictly by prior appointment via:  
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub  
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755  
or Email: [ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)**

### IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

**MEASUREMENTS** - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

**LETTINGS** If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Bromsgrove office at 18 High Street, or telephone 01527 874646.  
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

Twin double glazed doors opening to:

**DOUBLE GLAZED CONSERVATORY 30'6" x 6'11" (9.30m x 2.11m)**

Having double glazed windows overlooking the gardens, single glazed windows to dining room and snug, glazed door to dining room, tiled flooring, two radiators, t.v. aerial point, two wall light points and glazed double doors to:

**FITTED BREAKFAST KITCHEN 16'2" x 11'2" < 13'2" (4.93m x 3.40m < 4.01m)**

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink, single bowl sink, integrated dishwasher and fridge, built-in electric oven and two ring ceramic hob, and a recess with a fitted gas-fired 'Aga' range. Double glazed window to front, tiled flooring, access hatch to loft, t.v. aerial point, twelve inset ceiling spotlights and a stable door to:

**UTILITY ROOM 7'9" x 5'1" < 10'8" (2.36m x 1.55m < 3.25m)**

(Measurements include units) having base and wall units, single bowl/single drainer sink, recess for washing machine and freezer, part tiled walls, tiled flooring, door to garage, four inset ceiling spotlights and a door to:

**TOILET**

Having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, chrome towel rail radiator, extractor fan and two inset ceiling spotlights.

**DINING ROOM 15'1" x 13'3" (4.60m x 4.04m)**

(Measurements exclude recesses) having a double glazed window to rear, two single glazed windows to the conservatory, an attractive sandstone wall, beamed ceiling, parquet flooring, door to lounge, two radiators, three wall light points, and a door to:

**SNUG 15'1" x 9'6" < 15'9" (4.60m x 2.90m < 4.80m)**

Having a period fireplace with alcoves to both sides, one with a double glazed window and the other with fitted bookshelves and a light point. A single glazed window to the conservatory, beamed ceiling and five light points.

**INGLENOOK LOUNGE 19'1" x 14'6" (5.82m x 4.42m)**

(Measurements include inglenook) having an impressive inglenook with tiled hearth and multi-fuel stove, double glazed window to front and rear, twin double glazed French doors to the rear courtyard garden, t.v. aerial point, two radiators, beamed ceiling, four wall light points and a door to:

**LARGE STUDY 18'10" x 6'11" (5.74m x 2.11m)**

(Measurements include cupboards) having a double glazed window to rear, deep fitted cupboards across one wall, an attractive sandstone wall, beamed ceiling, parquet flooring, three light points and a connecting door to the annexe.

From the dining room, the stairs with a rope handrail lead up to the FIRST FLOOR LANDING having a double glazed dormer window to the rear, four built-in double wardrobes, radiator and two ceiling light points.

**BEDROOM ONE 16'0" x 14'10" (4.88m x 4.52m)**

(Measurements include fireplace & dormers) having a period feature fireplace, double glazed dormer windows to front and rear, two radiators, t.v. aerial point, exposed wall and ceiling beams, eight inset ceiling spotlights and a door to:

**EN SUITE BATHROOM 14'10" x 6'8" (4.52m x 2.03m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a mixer tap and a handheld showerhead fitting. Part tiled walls, double glazed dormer window to rear, double glazed roof window to front, eaves storage cupboard, towel rail radiator, exposed wall and ceiling beams, access hatch to a loft with limited height, and five inset ceiling spotlights.

**BEDROOM TWO 13'8" < 14'3" x 9'4" (4.17m < 4.34m x 2.84m)**

(Measurements include unit & dormer) having a dressing table and drawer unit fitted across one wall. Double glazed dormer window to front, radiator, exposed ceiling beam and a ceiling light point.

**BEDROOM THREE 9'6" x 8'1" < 9'11" (2.90m x 2.46m < 3.02m)**

(Measurements exclude cupboards) having a double glazed dormer window to front, a wardrobe built-in over the stairwell, access hatch to loft, radiator, wall light point, ceiling light point and a door to a large built-in linen cupboard with light point.

**FAMILY BATHROOM 9'2" x 6'6" (2.79m x 1.98m)**

(Measurements include suite) having a white suite comprising: a white low flush w/c; wash hand basin with cupboard below and three inset spotlights over; and a panelled bath with a mixer tap and handheld showerhead fitting. Part tiled walls, double glazed window to side, radiator, chrome towel rail radiator and a ceiling light point.

**SELF-CONTAINED ANNEXE**

An independent front door opens to a HALL having a double glazed window to the side, radiator, ceiling light point and a door to:

**OPEN PLAN LIVING ROOM & FITTED KITCHEN DINER 22'3" x 13'9" < 17'8" (6.78m x 4.19m < 5.38m)**

(Measurements include units & stairs) having an attractive feature fireplace, double glazed windows to front and rear, two double glazed windows to the side, double glazed stable door to the rear courtyard garden, radiator, stairs to the first floor, two built-in store cupboards, t.v. aerial point, four wall light points, door to lobby, and a FITTED KITCHEN AREA having base and wall units with worktop surfaces including a breakfast bar, single bowl/single drainer sink, integrated washing machine and fridge. Part tiled walls, tiled flooring, ceiling light point and a cupboard housing the gas-fired 'Worcester' combination boiler, installed in January 2018 under a seven year warranty.

**LOBBY**

Having a connecting door to the house study, ceiling light point and a door to:

**TOILET**

Having a white low flush w/c and wash hand basin, part tiled walls, obscure double glazed window to the front, radiator, extractor fan and a ceiling light point.

From the dining area, stairs with a double glazed window to rear and a handrail lead up to the FIRST FLOOR LANDING having an access hatch to loft, ceiling light point and a door to:

**BEDROOM 16'4" x 10'6" (4.98m x 3.20m)**

(Measurements include dormer) having a double glazed dormer window to the front, double glazed window to side, radiator, five inset ceiling spotlights and a door to:

**EN SUITE BATHROOM 6'9" x 6'8" (2.06m x 2.03m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, tiled flooring, double glazed roof window to front, radiator, extractor fan, two inset ceiling spotlights and an eaves store cupboard.

**OUTSIDE**

**DOUBLE GARAGE 22'3" x 15'10" < 23'0" (6.78m x 4.83m < 7.01m)**

(Door width 7'3" 2.21m) having two roll around doors to front (one being remote controlled), concrete base, personnel door to side, door to utility room, light and power points and a gas-fired wall mounted 'Worcester' combination boiler, installed in June 2021, under a 10 year warranty providing it is serviced annually.