

**Yew Tree Cottage
Hinton Fields
Bournheath
B61 9HT**



THIS ENCHANTING DETACHED COTTAGE IS located in the desirable village of Bournheath and offers a wealth of unique character features. Having three reception rooms, kitchen/breakfast, conservatory, four bedrooms, double garage, beautiful gardens & fruit orchard.

EP RATING: F

61 High Street
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An enchanting four bedroom detached country cottage having a wealth of period features believed to be over 200 years old situated on the edge of Bournheath. The property is in easy reach of M5/M42 motorway junctions and a short drive to local amenities and shopping facilities in Catshill and Bromsgrove town centre. The residence has the advantage of three reception rooms, breakfast kitchen, a conservatory, double garage and well stocked gardens of approximately 1/3rd of an acre to include a vegetable plot and fruit orchard.

ACCOMMODATION

*Open Canopy Porch having a coach lamp and quarry tiled floor.

*Entrance Hall having ceiling beams, Parquet floor, three wall lights, leaded light window, telephone point.

*Cloakroom having a spotlight, low level WC, pedestal wash hand basin, ceramic tiled floor, storage recess.

*Triple Aspect Lounge having ceiling beams, wall lights, exposed brick fire place with cast iron Propane Gas burner set onto a quarry tiled hearth and two windows either side, leaded light bay window and French doors to garden.

*Dining Room having an Inglenook with exposed beam, quarry tiled hearth and concealed lighting, ceiling beams, leaded light bay window, four wall lights.

*Double Aspect Drawing Room having ceiling beams, exposed brick fire place with beam over, quarry tiled hearth and cast iron Propane Gas burner, four wall lights, leaded light bay window and French doors.

*Victorian Style Conservatory having a dwarf wall with double glazed windows to leaded light fan lights, French doors to fruit orchard and a ceramic tiled floor.

*Double Aspect Breakfast Kitchen having ceiling beams, spot lights, Belling double oven, ceramic hob with extractor and light, integrated freezer, space for washing machine, range of cupboards and drawers with work surfaces over, range of wall cupboards, wine and plate rack, Belfast sink, book shelves, quarry tiled floor, space for a table and chairs, pantry having space for a fridge and shelving, stable door to rear porch having a door to garden.

*First Floor Landing having ceiling beams, airing cupboard and linen cupboard having shelving.

*Double Aspect Bedroom One having a half vaulted ceiling, exposed beams, three leaded light windows and wooden laminated floor.

*Bedroom Two having a half vaulted ceiling, leaded light window, exposed beams.

*Bedroom Three having a half vaulted ceiling, exposed beams, leaded light window and wooden laminated floor.

*Bedroom Four having a half vaulted ceiling, ceiling beams and leaded light window.

*Bathroom having a half vaulted ceiling, ceiling beam, low level WC, pedestal wash hand basin, panelled bath, ceramic tiled splash backs.

*Shower Room having a ceiling beam, shower cubicle with electric shower and pivotal door, vanity wash hand basin with cupboards below, tiled floor, ceramic splash backs.

OUTSIDE

*Detached Double Garage having an up and over door, two light points, window to rear, loft space.

*Boot Room having power, a light point and housing the fuse box.

GARDENS

The residence is approached via a five bar wooden gate and chippings drive sweeping around to the front of the property, sculptured lawn with well stocked flower borders having an array of mature shrubs and bushes and established trees, delightful summer house, garden shed, vegetable plot and fruit orchard and the boundaries are a mixture of variegated hedges and fencing.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.











MEASUREMENTS

HALL 13'06 max x 9'11 max (4.11m max x 3.02m max)

LOUNGE 15'10 x 11'10 (4.83m x 3.61m)

DINING ROOM 11'10 max x 15'09 into bay (3.61m max x 4.8m into bay)

DRAWING ROOM 14'11 x 10'11 average (4.55m x 3.33m average)

CONSERVATORY 12'10 x 9'02 x 16'05 (3.91m x 2.79m x 5m)

BREAKFAST KITCHEN 22'05 x 10'01 max (6.83m x 3.07m max)

CLOAKROOM

BEDROOM ONE 13'09 x 10'01 (4.19m x 3.07m)

BEDROOM TWO 11'11 into recess x 11'7 (3.63m into recess x 3.53m)

BEDROOM THREE 9'06 excluding door recess x 10'11 (2.9m excluding door recess x 3.33m)

BEDROOM FOUR 7'02 x 7'02 (2.18m x 2.18m)

BATHROOM 6'0 x 5'07 (1.83m x 1.7m)

SHOWER ROOM 5'09 x 5'01 (1.75m x 1.55m)

LINEN ROOM 5'06 x 2'11 max (1.68m x 0.89m max)

DOUBLE GARAGE 16'09 x 15'07 max (5.11m x 4.75m max)



GENERAL INFORMATION

SERVICES Oil fired central heating, via the boiler in the boiler house. Propane gas stoves, drainage is via two septic tanks.

FIXTURES AND FITTINGS only those items mentioned in these particulars are included in the sale. All other items are excluded however carpets and curtains may be available by separate arrangement with the vendors, if required