



Coombe Cottage

56 Alcester Road | Finstall | Bromsgrove | Worcestershire | B60 1EW

FINE & COUNTRY

COOMBE COTTAGE

A captivating four bedroom period home in a highly favoured residential location nearby to the local transport infrastructure. Coombe Cottage features a one bedroom annexe, paddock and gardens (circa 3.516 acres). The property is in need of modernisation however boasts huge potential.



Ground Floor

Walking through the front door of Coombe Cottage takes you into the entrance hallway which leads to a spacious hall. The formal sitting room is on the right and features a fireplace and dual aspect windows. There is a snug/office space with fireplace and glazed doors leading into the conservatory. The dining room is situated off the hall and features a pantry and a glazed door leading onto the outdoor entertaining terrace. The kitchen is found off the dining room as well as the utility room. There is a separate entrance to the side of the property with steps leading down to additional parking. The downstairs WC and cloakroom is located next to this. The cellar access is situated off the main hall.









Seller Insight

“Coombe Cottage is a charming early Victorian property which began life in the 1830s as an ale house. The present owner, Jennie, explains that she had viewed many houses in Worcestershire, but when she walked into the sun drenched living room of Coombe Cottage, she immediately fell in love with the house and its inviting ambience.

The house has grown over the years and the attached self-contained Boot Cottage, once the local shoemaker's, is the ideal let or overflow for visitors, and could easily be opened to be part of the main house again. Coombe Cottage was enlarged at the start of the twentieth century when the then owner added a grand sitting room, and its high ceilings and generous space make it perfect for both family relaxation and more formal entertaining. Jennie spends much time in the snug where the attractive open fireplace and doors to the conservatory make it the perfect all year room. It has a friendly and comfortable feel, and friends comment that they love the character and warm vibe of Coombe Cottage.

It is a home that offers an easy hospitality, from chatty meals round the large table in the breakfast room that links to the kitchen, summer al fresco dining on the patio, or a marquee on the lawn for her daughter's wedding. It is a house where you have a connection to the superb garden and the abundant bird life that visit the bird feeders. It is a pleasure to sit in the breakfast room and watch the long tailed tits and goldfinches, or the occasional deer crossing the garden.

The garden is the jewel in the crown of this delightful home. An area that was a tennis court was planted as woodland, and many years ago ten daffodil bulbs were planted there. These have multiplied into their thousands and are an annual joy. It is a garden that invites you to walk amongst the trees, settle by the pond, or rest under the chestnut tree enjoying the view over Worcestershire. It has been a beautiful outside summer living room for the family.

Finstall is a small and friendly village and only five minutes from Aston Fields and Bromsgrove. Aston Fields has a range of shops and eating places, and the rail line connects you with Birmingham in just 25 minutes. Bromsgrove is a vibrant town with state and independent schools, plus a busy cultural calendar. Commuters will benefit from the easy access to the M5 and M42.

Jennie and her family are sad to leave Coombe Cottage as it has been a much loved home for over fifty years. However, they all have many happy memories and realise it is time for the next family to know the pleasure of life at Coombe Cottage.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

The first floor boasts a large landing and is configured of four bedrooms (one of which is currently set up as an office), a family bathroom, a WC and bathroom.







Annexe

Boot Cottage is attached to Coombe Cottage. Boot Cottage is configured of a kitchen, sitting room, one bedroom, and bathroom. There is a separate entrance and parking. It could easily revert to being part of the main house through two currently blocked off doorways inside the main house.



Outside

Coombe Cottage is approached through private gates and a private driveway leading to parking to the front where there is a double garage. There is more parking space at the back, as well as a glass house. The plot is circa 3.516 acres encompassing a paddock, expansive gardens, woodland, two ponds and two entertaining terraces. In addition, there is a shed and summer house.











LOCATION

Coombe Cottage lies within Finstall, a “village” neighbourhood within the eastern side of Bromsgrove. Situated in the north east of Worcestershire, it comes under the jurisdiction of Finstall Parish Council, within the district of Bromsgrove. This thriving community, along with neighbouring Aston Fields, has become a focal point for a lifestyle of gastro eateries, local shops and sports. The cricket, tennis & hockey club are in close proximity, as is the thriving Bromsgrove Rugby Club. The village of Blackwell, which gives its name to the highly regarded golf club that was founded in 1904, is only 3 miles away. Coombe Cottage is 2 miles from the centre of Bromsgrove, 5 miles from Redditch and 17 miles from Central Birmingham.

Birmingham is a city of international importance, both commercially and culturally, as defined by its magnificent Library, Town Hall and Symphony Hall; the home of The City of Birmingham Symphony Orchestra.

The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 17 miles south west providing for high street and boutique shopping, and characterised by one of England’s great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

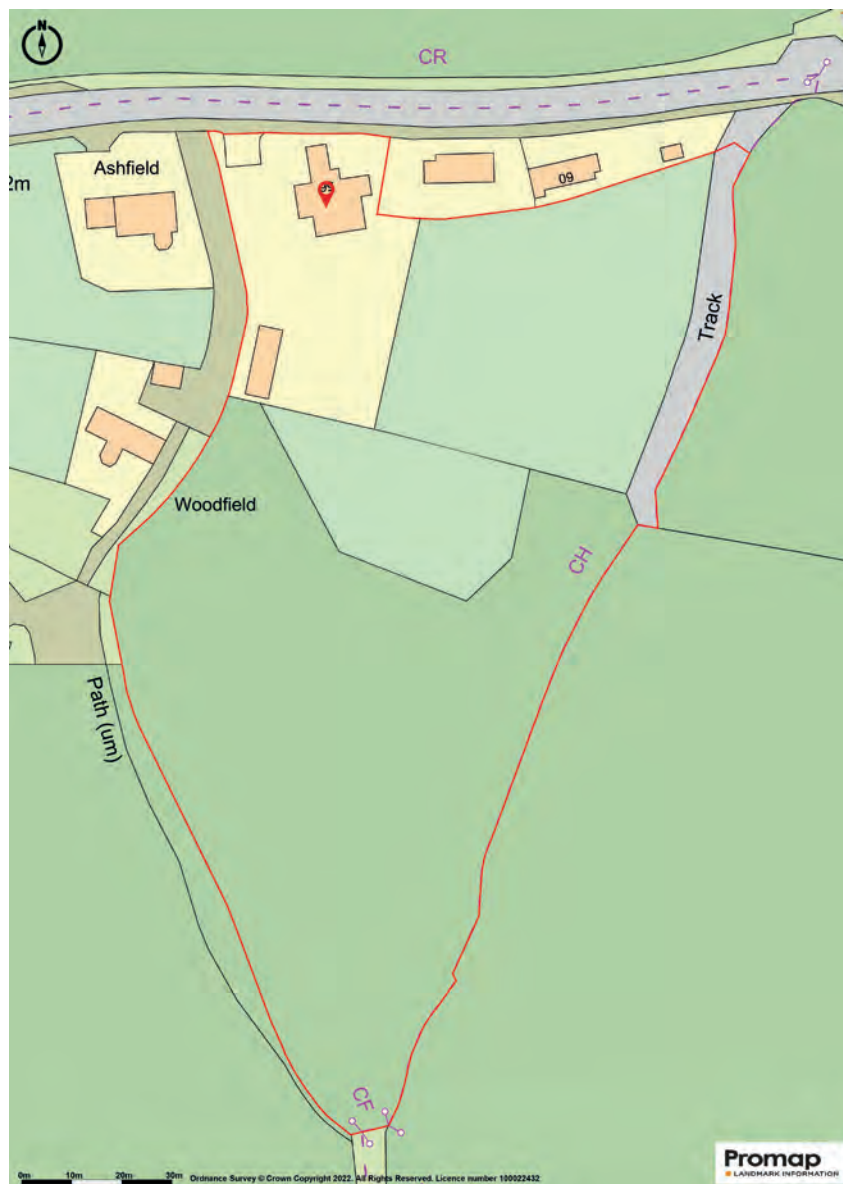
The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, J5 at Wychbold, or J1 of the M42 at Lickey End) provides for ready access to the north and south west, West Birmingham and the surrounding industrial and commercial areas, as well as Cheltenham and its Racecourse (36 miles), Gloucester and Bristol (73 miles). The M42 also offers access to Birmingham International Airport (23 miles) and the north east. Road travel to London (118 miles) is best via the M40 or M6/M1, both accessible from the M42.

The Railway Station at Bromsgrove enables fast access to the capital via the electrified “Cross City” line, stopping at Barnt Green, offering access to central Birmingham for fast onward travelling around the UK and to London. Worcestershire Parkway Railway station, situated to the east of Worcester, off Junction 7 of the M5, is also intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire’s accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children’s needs. These include Bromsgrove School (2 miles), Malvern College (24 miles), The Kings Schools and Royal Grammar School at Worcester (15 miles), The King Edwards Schools in Birmingham, and the Alcester Grammar School at Alcester (14 miles) in Warwickshire.

For days out and recreation, Coombe Cottage is well placed for ready access to the North Cotswolds and Broadway (31 miles), as well as Stratford-upon-Avon (22 miles), Great Malvern (23 miles) and The Malvern Hills, and Ludlow (34). The West coast of Wales, at Aberdovey, is 106 miles.





Services

Mains gas, electricity, water, and drainage.

Notes

There will be a covenant in respect of any enhanced value triggered by planning permission for additional residential development (further dwellings) for a period of 10 years from date of completion. This will be 30% of enhanced value. There is a bridle path within the eastern boundary of the property.

Tenure

Freehold

Local Authority

Bromsgrove District Council

Council Tax Band G

Annexe is Council Tax Band A

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



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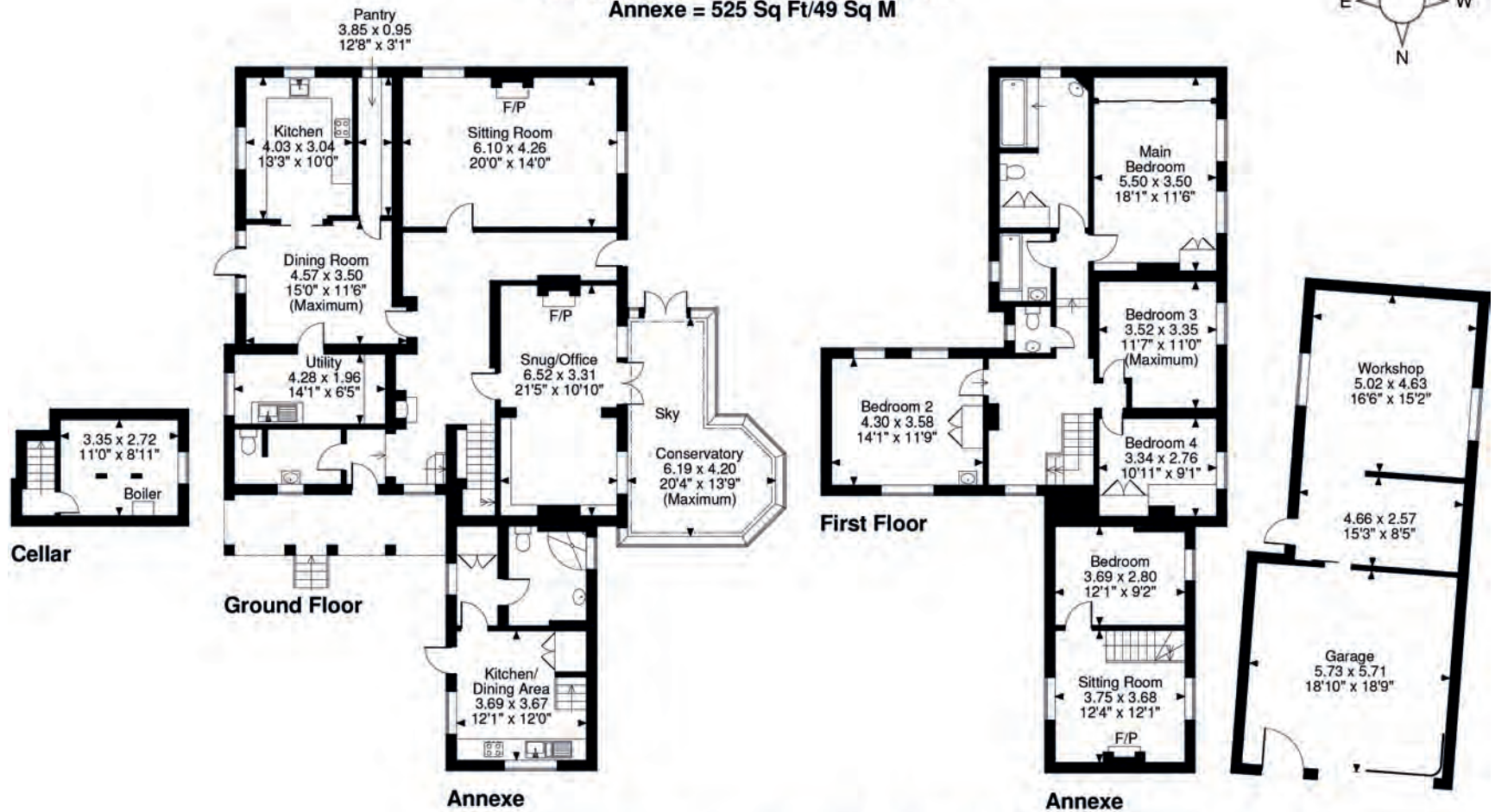
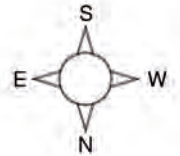
Coombe Cottage, Alcester Road, Finstall, Bromsgrove

Approximate Gross Internal Area

Main House = 2670 Sq Ft/248 Sq M

Garage & Workshop = 746 Sq Ft/69 Sq M

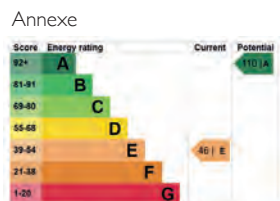
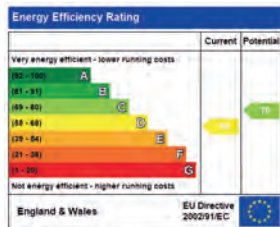
Annexe = 525 Sq Ft/49 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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“Halina and Richard were thoroughly professional and brought a difficult sales process to a successful conclusion. Halina and Richards combined energy and experience work extremely well and we would recommend them for any future house transaction.”



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