

# BROOK COTTAGE

£499,000



“A perfectly-proportioned, idyllic rural cottage”

St Michael's, Worcestershire

A former sweet shop, in years gone by: Brook Cottage comes new to the market with a terrific double extension, creating an idyllic rural cottage.

- Beautifully maintained
- Stunning kitchen/ dining room
- Woodburning stove
- Landscaped gardens



With its pretty exterior, thoughtfully landscaped gardens, beautifully-presented and perfectly proportioned interior Brook Cottage offers a slice of the good life.

The cottage's new layout creates space and warmth throughout: a light and airy reception hall with stairs and under-stairs cupboard leads you through to a cosy sitting room with feature fireplace and wood burning stove. A stunning kitchen/ dining room houses all the appliances you would expect in a modern home; from here, double doors lead out into the rear garden. A useful study completes the downstairs accommodation.

Stairs from the entrance hallway to the first floor lead you to a pretty family bathroom, double bedroom and a further single bedroom. A guest bedroom suite is accessed via stairs behind a pretty wooden door off the dining room. This light and airy room easily accommodates a bank of built-in wooden wardrobes and accesses an en suite shower room.

**Outside:** The landscaped gardens are a joy, comprising of lawn areas, a number of mature specimen trees and full cottage-garden borders. The pretty brook is spanned by a picturesque wooden footbridge and attracts much wildlife: with kingfishers, ducks and otters cited as past visitors.

**The Area:** St Michael's lies on the Worcestershire/ Herefordshire border. The area is served by The Fountain Inn, a beautiful black and white public house, and the nearby town of Tenbury Wells with a bustling high street of independent shops, cafes, bakeries, supermarket and cinema.

**Directions:** Travelling south from Tenbury Wells on the A4112, pass over the common and then St Michael's church on your left and side. Continue down a slope for a short distance and you will find Brook Cottage on your right hand side.

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

