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Rossall Cottage, 14 Church Hill, Belbroughton, DY9 0DT

Guide Price £1,450,000



# Rossall Cottage

Hidden away in the centre of the most sought-after village of Belbroughton is Rossall Cottage, situated at the end of a private driveway and surrounded by one and a half acres of garden.

When standing in the garden, it is difficult to believe that you are in the midst of a busy village and are well within walking distance of the village shop with post office, GP Surgery, primary school, hairdressers, deli and three public houses. The original property itself dates back nearly one hundred years and has been sympathetically extended to provide a lovely spacious family home.

The accommodation comprises a large reception porch, reception hall, downstairs cloakroom, formal dining room, lounge, sitting room with conservatory, large kitchen with pantry and utility room.

On the first floor there is a master bedroom with en-suite bathroom, three further bedrooms and house bathroom. There is also a roof terrace.

The property is enhanced with leaded windows, ceiling beams and wooden floors downstairs, giving it a lovely country feel.

Outside, special attention is drawn to the gardens which provide a high degree of privacy and views over open countryside. There is also a double garage with workshop, original stable block, log store, greenhouse and a large gravelled area at the front of the property which provides more than ample parking.

The current owners have lived in Rossall Cottage for nearly twenty five years – as did the previous owners before them. It is very rare that such a property, in such a prime location, comes onto the market. Do not miss the opportunity to make this home your own.







### Approach

The property is approached via a long, lit tarmac driveway, terminating in a large gravelled area at the front of the house. A further driveway leads to the detached double garage and storage room/workshop.

### Canopied Entrance Porch

#### Reception Porch

Having tiled floor, access to loft, wall light and windows to two aspects – one leaded window and feature window into the conservatory. There is also a cloaks cupboard with hanging space. A glazed door leads to :-

#### Reception Hall

Having oak stripped flooring, ceiling beams and leaded window into porch. Panelled doors lead to :-

#### Downstairs Cloakroom

Having tiled floor and wc, vanity wash hand basin with cupboard under and obscure glazed window to the rear elevation. There is also understairs storage.

#### Sitting Room 12'5" x 16'1" (3.81 x 4.91)

Having windows to most aspects – two leaded windows to the side elevation, feature full length window to the rear elevation, with views over the rear garden and open countryside beyond. There is also a fireplace with Charnwood Island II log burner. French doors with side windows lead into the conservatory at the front.

#### Conservatory 12'5" x 5'6" (3.81 x 1.70)

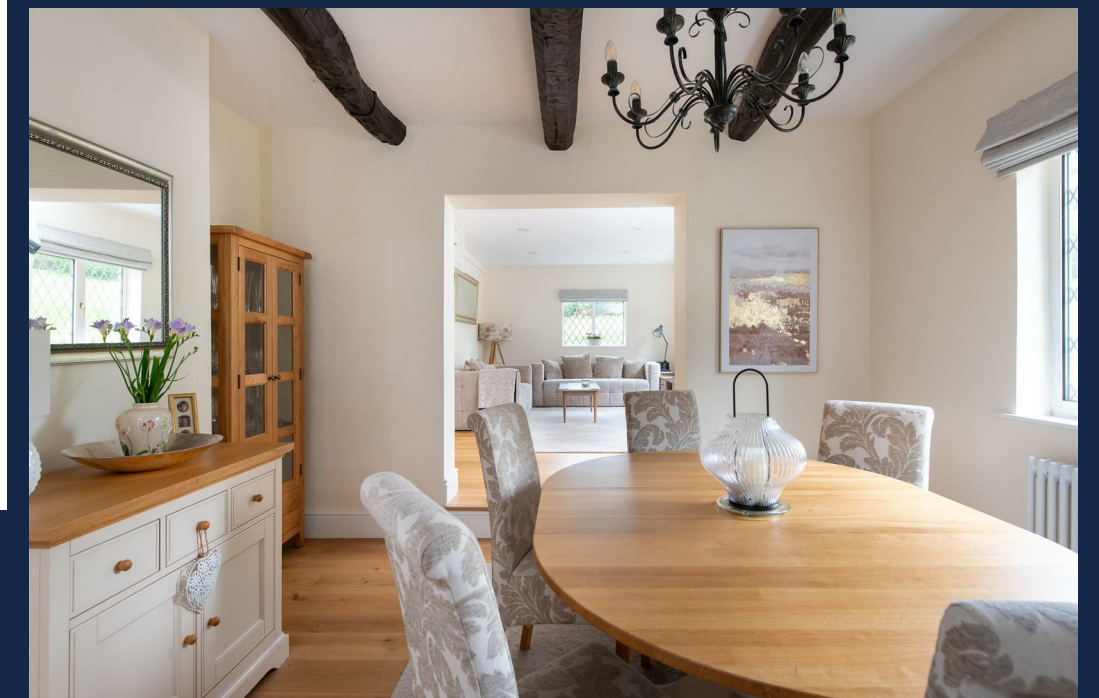
Having tiled floor and French doors leading to the side terrace. Double glazed windows and roof with views over surrounding garden and open fields beyond.

#### Formal Dining Room 12'5" max x 12'4" max (3.81 max x 3.77 max)

With wooden floor, leaded window to the front elevation with views over the garden, feature ceiling beams and step up to :-

#### Lounge 18'10" x 11'1" (5.76 x 3.39)

With wooden floor, windows on two aspects – two leaded windows to the front elevation with views over the garden and one leaded window to the side elevation. Inset ceiling lights. A doorway leads to the :-



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Kitchen 22'1" x 10'6" (6.75 x 3.22)

With two double glazed windows and French doors to the rear elevation, tiled flooring and fitted bespoke wall and base units with granite worksurfaces over. Belfast sink, large two-oven AGA with two electric ovens and ceramic hob, two integrated fridges, integrated dishwasher and integrated microwave. There is also a serving hatch into the dining room as well as a dining table, chairs and built in storage bench seat. At one end a door leads into a pantry and at the other end a door leads into :-

Utility 6'10" x 7'9" (not into storage) (2.09 x 2.38 (not into storage))

With double glazed window, tiled flooring and stable door leading out into the rear garden via a patio area. Fitted base units on one side with granite worksurfaces over, stainless steel sink and space and plumbing for white goods. Floor to ceiling cupboards on the other side.

First Floor Landing

From the reception hall, a full turn staircase with half-way landing and leaded window to the rear elevation, with views over the back garden, leads to the first floor landing area. Here there is an airing cupboard, containing large water tank, and access to the large part-boarded loft. From the landing, doors lead to :-

Bedroom One 12'5" x 16'1" (3.81 x 4.91)

Having windows to two aspects – one leaded window to the front elevation with views over the garden and countryside beyond and two windows to the side, also overlooking the garden. This bedroom also has an ensuite bathroom :-

Ensuite

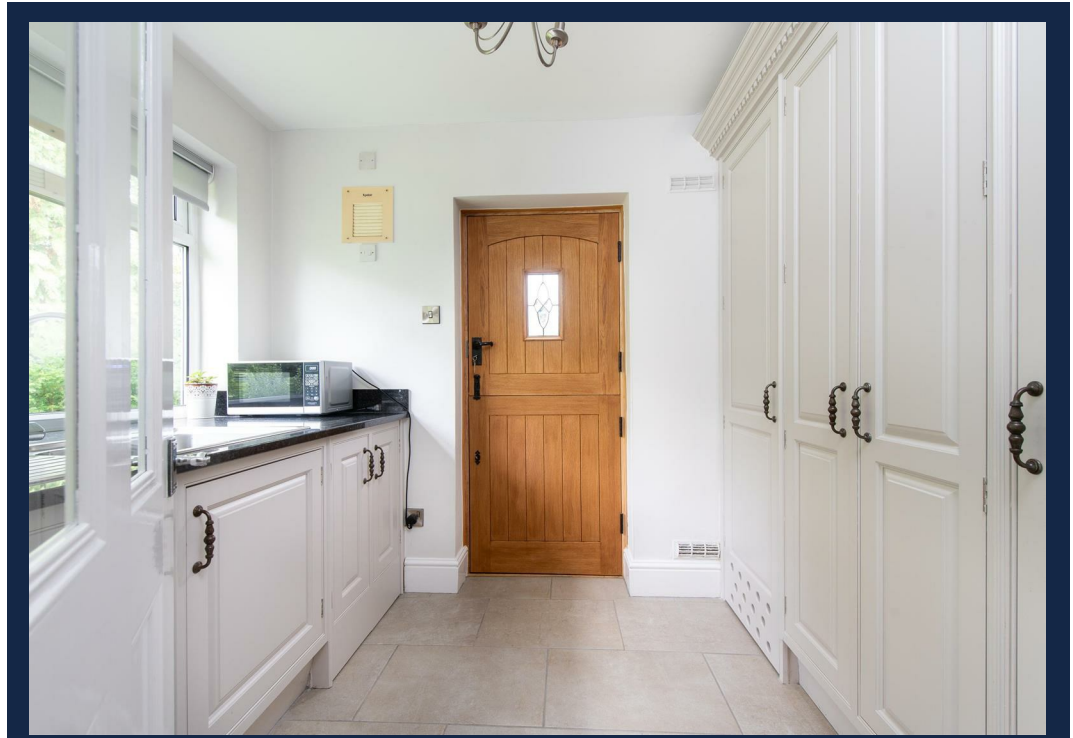
Having leaded dormer window to the front elevation and Porcelanosa tiling to floor and walls. chrome heated radiator, large floating vanity with deep drawers, sink and mirror over with touch point light, wc and fitted bath with hand held shower and drench head over.

Bedroom Two 18'10" x 12'4" (5.76 x 3.77)

Having two leaded windows to the front elevation with views over the garden and fields beyond and door leading out onto roof terrace at the rear, which has views across the paddock to the 12th century Belbroughton church. This bedroom also has fitted wardrobes.

Bedroom Three 12'5" x 8'6" (3.81 x 2.61)

Having a leaded window to the front elevation with views over the garden and fields beyond.



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Bedroom Four 12'3" max x 9'3" max (3.75 max x 2.84 max)

Having a leaded dormer style window to the side elevation with views over the garden and across to the church.

#### House Bathroom

With obscured double glazed window to the rear, chrome heated radiator and Porcelanosa tiling to the floor and walls. There is a large floating vanity, double sinks, wc and walk-in shower with hand held shower, drench head over and in-built shelf.

Agents note- This space currently has a large walk in shower but could be altered to house a bath.

#### Gardens

To the side of the garage, steps lead up to a raised area which is predominantly laid to lawn with beech hedges, mature trees and the original stable block. There is also a small seating area. Beyond, is the original paddock containing log store and gate onto open countryside with footpaths to nearby Drayton and Chaddesley Corbett. From this point on the higher level there are lovely views to be enjoyed in all directions.

The remainder of the grounds to the property, which total one and a half acres, are mostly laid to lawn with an abundance of mature shrubs and trees. There is a large block paved patio area to the side of the property, which is on two levels, and leading off from this, through yew hedging is a vegetable patch, fruit trees and large Alitex greenhouse, with water and electricity.

Garage 19'4" x 16'8" (5.9 x 5.1)

With remote control garage door, electricity, roof storage and workshop/storage room beyond.

Garage-Workshop 18'4" x 5'2" (5.6 x 1.6)

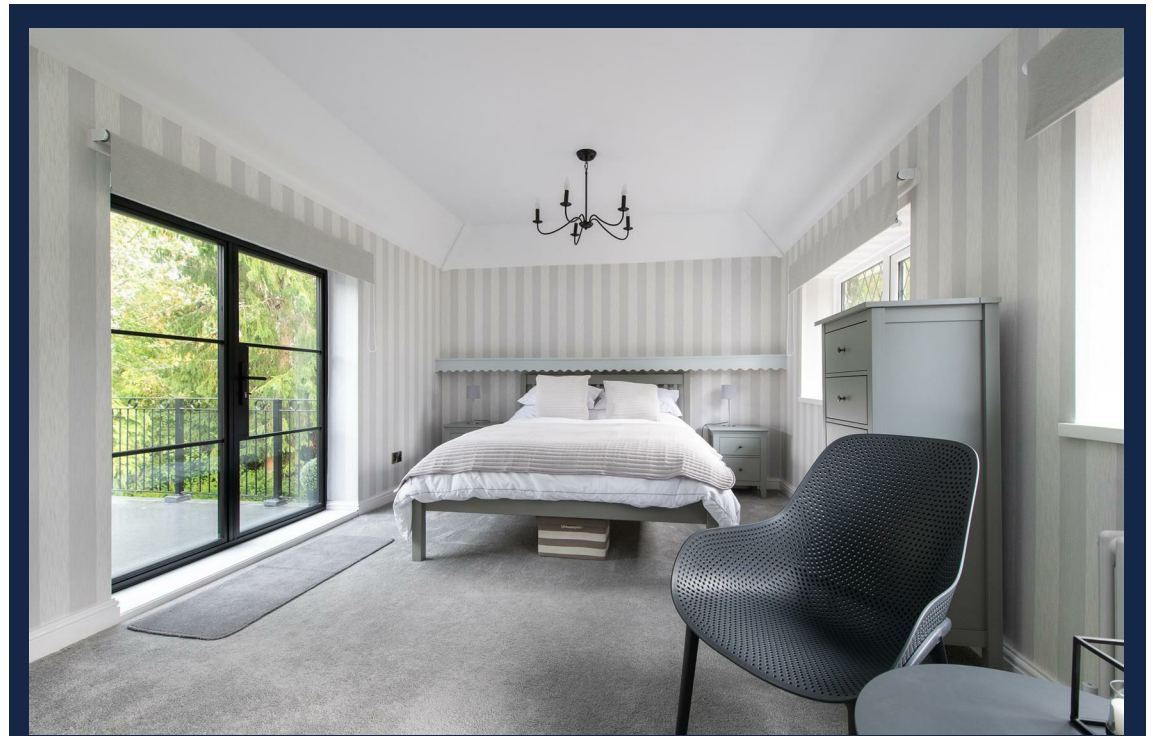
With window to rear, lighting overhead, electric points and door to side for access separately to the garage.

Stables 18'0" x 11'5" (5.5 x 3.5)

With doors to front, this space is ideal for storage or for those looking for some equestrian space.

Log Store 23'11" x 9'10" (7.3 x 3.0)

With ample space for storage.



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Alitex Greenhouse 15'1" x 12'1" (4.6 x 3.7)  
With electric and water for convenience.

Tenure - Freehold

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.

Council Tax  
Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

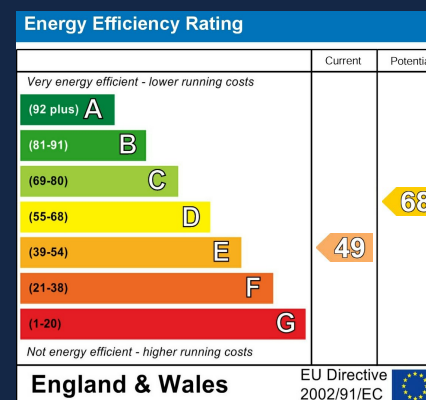
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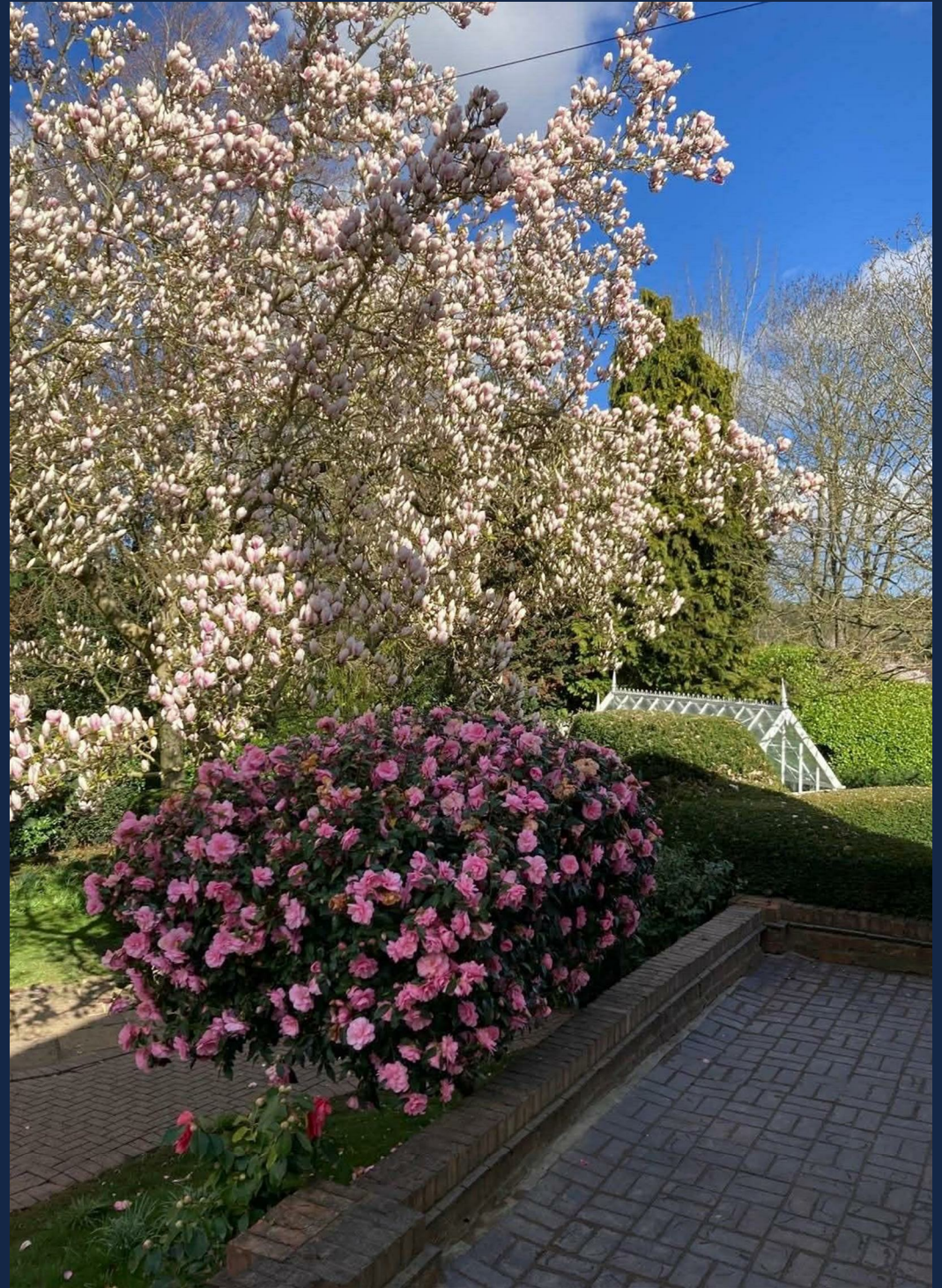
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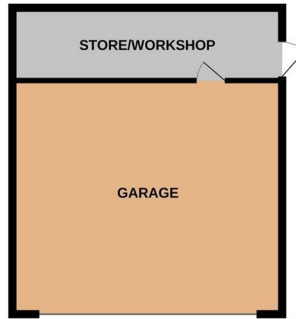
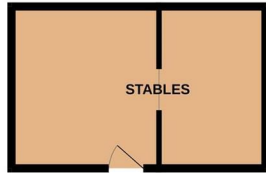
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OUTBUILDINGS



House= 2,007 Sq ft/ 186.4 Sq m

Garage= 324 Sq ft/ 30.1 Sq m

Workshop= 97Sqft/ 9.0 Sq m

Outbuildings and Greenhouse= 632 Sq ft/ 58.7 Sq m

Total= 3,060 Sq ft/ 284.2 Sq m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and to responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their quality or efficiency can be given.  
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