

AP MORGAN



Sharpway Gate, Stoke Prior, Bromsgrove
Guide Price £365,000

Features:

- Converted from the historic Country Girl pub
- Three double bedrooms across three floors
- Vaulted timber ceiling in the lounge
- Private landscaped courtyard garden
- Contemporary kitchen with integrated appliances
- En-suite to principal bedroom
- Two allocated parking spaces, gated driveway
- Oak doors and Karndean flooring throughout

Description:

Ever wondered what a converted countryside pub looks like inside? Here's your answer.

There's a particular kind of charm that comes from a building with a former life, and this three bedroom cottage has one worth telling. Once part of the village's old Country Girl public house, it's been converted into a home that wears its history lightly: all character, none of the compromise.

Step inside and the heart of the place reveals itself immediately. The lounge is built around an exposed timber vaulted ceiling, a feature that instantly sets the tone, paired with an electric fireplace and sliding doors out to a private, landscaped courtyard garden. It's a room that asks you to slow down. Next door, a separate dining room with a built-in bookshelf gives you the space to entertain properly, away from the kitchen.

That kitchen is contemporary and well equipped, with a five-burner gas hob, double oven, dishwasher, washing machine, tumble dryer, and a fridge/freezer all included, plus a ground floor W/C close by for convenience.

Upstairs, the first floor holds two double bedrooms, both with fitted wardrobes, and the principal bedroom has the added benefit of an en-suite W/C. A contemporary family bathroom with a shower over the bath serves the floor.

Climb a further staircase and you'll find a third double bedroom tucked away on the second floor, ideal as a guest room, a study, or simply a quiet retreat from the rest of the house.

Practically speaking, the property is finished with oak doors and Karndean flooring throughout, double glazing, and gas central heating. Outside, two allocated parking spaces sit behind a secure gated driveway, alongside a private, low maintenance garden that's ready to enjoy without the upkeep.



Stoke Prior itself has a quiet, semi-rural rhythm: open countryside on the doorstep for walkers and dog owners, a handful of well-regarded local pubs, and everyday amenities within the village. Further afield, the Jinney Ring craft centre, Avoncroft Museum, Hanbury Hall, and the Lickey and Malvern Hills are all within easy reach for a weekend out. Bromsgrove town centre is close by for the everyday essentials, and the train link into Birmingham makes this a genuinely workable base for commuters. For families, North Bromsgrove High School holds specialist status in media arts, and Bromsgrove also has its well-known independent school, while Worcestershire's grammar schools sit within reach for those exploring further options.

A cottage with this much character, and a story like this behind it, doesn't come along often. Call us now to arrange your viewing.

Details:

Lounge 19'4" x 19'7" (5.9m x 5.97m)

Dining Room 12'11" x 13'6" (3.94m x 4.11m)

Kitchen 12'3" x 16'7" (3.73m x 5.05m)

Ground Floor W/C 3'9" x 3'4" (1.14m x 1.02m)

First Floor Landing

Bedroom One 9'1" (2.77) x 14'9" (4.5) min to front of wardrobes

En-suite W/C 5'5" x 2'11" (1.65m x 0.9m)

Bedroom Two 12'9" (3.89) x 10'6" (3.2) min to front of wardrobe

Bathroom 9'5" x 5'9" (2.87m x 1.75m)

Second Floor

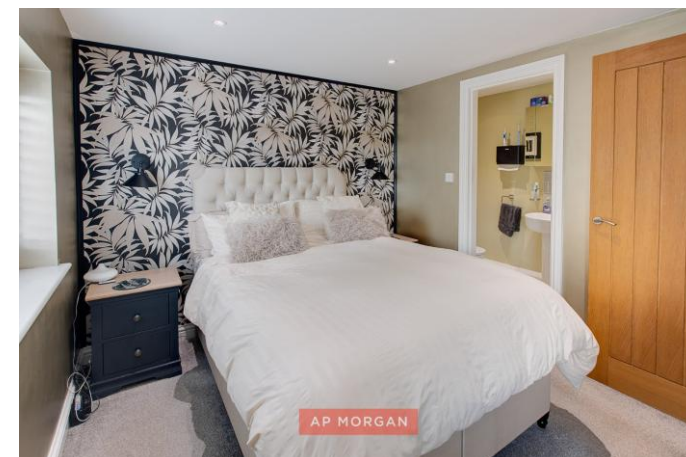
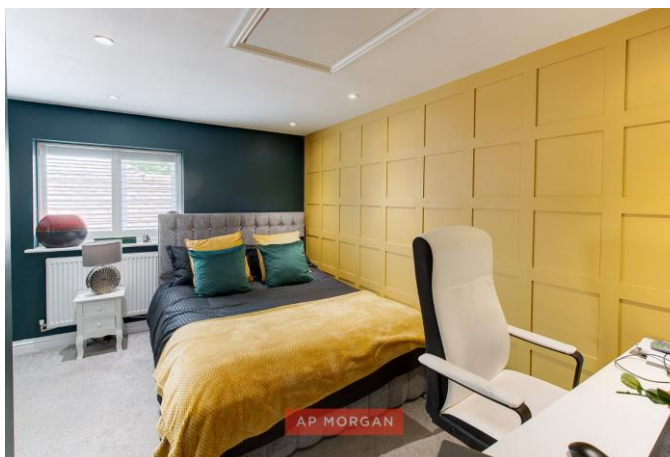
Bedroom Three 12'9" x 16'8" (3.89m x 5.08m)

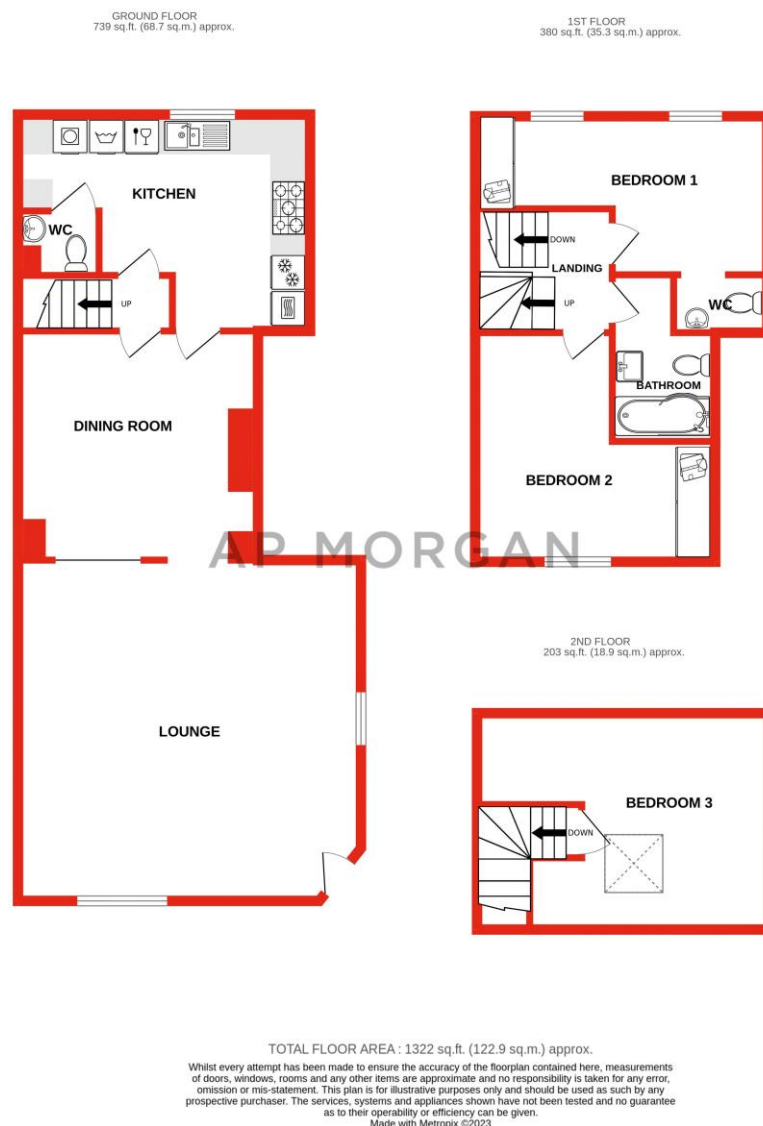
EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.





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Need a mortgage?

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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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