



Skinner's Cottage, Drayton, Stourbridge

G HERBERT
BANKS

EST. 1898

Skinner's Cottage
Drayton, Belbroughton
Stourbridge, West Midlands
DY9 0BN

A most delightful extended period cottage in this desirable hamlet.

Canopy porch, reception hall, dining room, long sitting room, study, snug, splendid large breakfast kitchen, utility room, second cloakroom.

4 bedrooms, dressing room, en-suite shower room, family bathroom.

In all about 2410 sq.ft

Impressive large garage, attractive well stocked gardens, tarmac driveway, small paddock.

As a whole about 0.88 of an acre.

Situation

A very well positioned family home in the centre of this highly regarded hamlet. Drayton has the excellent Robin Hood pub which is a very short walking distance away. One of Worcestershire's most prestigious villages Chaddesley Corbett is close by. Providing an extensive range of amenities including the fine St Cassian Church with its Norman arcades. A primary school, butchers, 2 pubs, the substantial Rowberrys Farm Shop, local cricket, rugby and football club, the renowned point to point course and the stunning Brockencote Hall hotel and restaurant.

Local Chaddesley Corbett primary school and day/boarding school options are first class including Winterfold preparatory school, Bromsgrove School, Old Swinford Hospital School in Stourbridge, Kings School and RGS in Worcester. There is excellent access to the surrounding towns and cities of Kidderminster, Bromsgrove, Stourbridge, Worcester, Birmingham and the West Midlands conurbation.

Both the M5 motorway and regional rail networks are readily accessible. Nearby rail stations include Kidderminster, Droitwich Spa and Bromsgrove.

The lovely surrounding countryside provides many rewarding walking opportunities and countryside pursuits.

Description

A very appealing and welcoming period cottage with extended double-glazed accommodation. The property is approached by a canopy porch and reception hall with wooden floor and timbered ceiling. There is a cloakroom off.

An excellent range of connection reception rooms include a dining room with semi circular bay, feature cast iron fireplace in tiled and timber surround and timbered ceiling. Beyond this is the long sitting room with ladder radiators, semi-circular bay and fireplace with wood burning stove. Adjoining good size study with high arched ceiling and book shelving.

A real focal feature is the outstanding large breakfast kitchen. This provides a comprehensive range of wall and floor mounted cabinets, a large central island and slate working surfaces over. An extensive range of appliances include an oil fired AGA, ceramic hob, oven, microwave, fridge, dishwasher, ceiling spotlighting and useful cloaks cupboard.

There is a cosy separate snug, utility room, rear porch and second cloakroom.

A fine open tread Ash staircase gives rise to the first floor. The central landing has an integral airing cupboard. Providing access to 4 excellent bedrooms including the striking master with high vaulted timbered ceiling and well appointed en-suite shower room. The master is approached by a very useful large dressing room which would also be ideal as a nursery room if required.

The family bathroom has a shower over the bath.

Outside

First class large detached garage with electronic roller shutter door, further door to the rear with power and lighting. An ideal building for those with car interests. The garage is approached by a tarmac driveway off Barrow Hill Lane.

Well Stocked Gardens

The most attractive gardens lie principally to the rear of the property and enjoy a lovely southerly/westerly aspect. A timber gate and meandering brick path with adjoining shaped lawns leads to the cottage. It is screened from the lane by mature hedging and the garden provides a lovely variety of shrubs, plants and specimen trees. There is a raised stone bed and useful steps leading to the garaging.

Twin gated side access leads to the front garden, again with a verity of specimen trees including Birch and Acer, lawn, small brick store and oil tank.

Paddock

Small fenced paddock with stabling providing 2 loose boxes.

GENERAL INFORMATION

Services

Mains electricity, wate and drainage. Oil fired central heating.

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:
www.gov.uk/find-energy-certificate.

The EPC was carried out in May 2024 with a rating 42/E and potential 85/B.

Local Authority

Wyre Forest District Council Tel: 01562 732928

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968

What 3 Words: ///supple.popped.departure

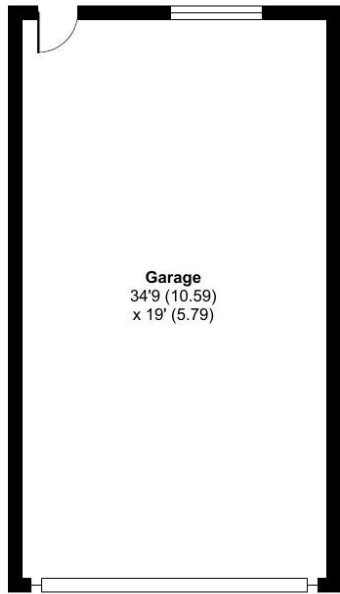


Approximate Area = 2410 sq ft / 223.8 sq m

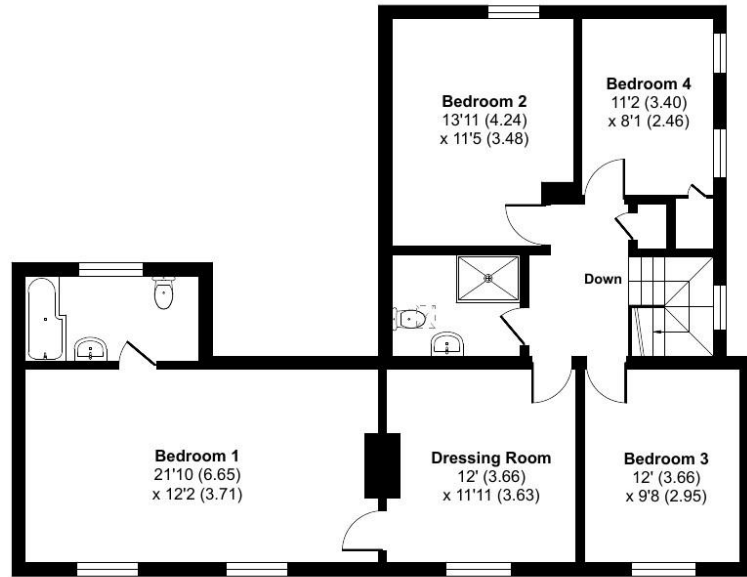
Garage = 662 sq ft / 61.5 sq m

Total = 3072 sq ft / 285.3 sq m

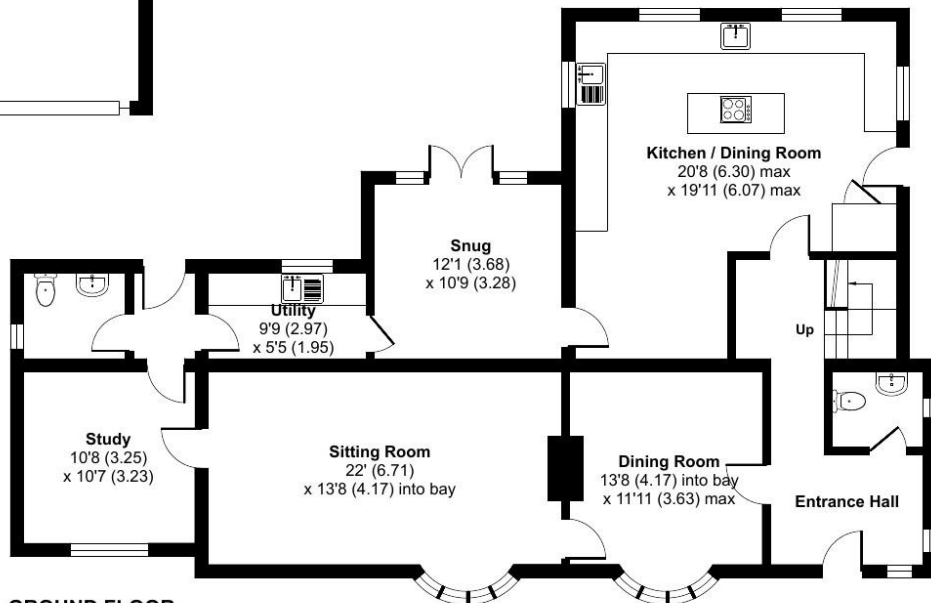
For identification only - Not to scale



Garage
34'9 (10.59)
x 19' (5.79)



FIRST FLOOR



GROUND FLOOR





**G HERBERT
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