

Daleswood Farm, Shut Mill Lane, Romsley, Halesowen, West Midlands, B62 0LY

01562 820880



4 reception  
rooms



3 bedrooms



3 Bath/Shower  
rooms



140 acres  
Approx.

### Mileage (all distances approximate)

Belbroughton 2.5 miles, Hagley 5 miles, Bromsgrove 5.5 miles, Kidderminster 9 miles, Worcester 19 miles, Birmingham 10 miles

### Directions

From Hagley journey south on the A491 Stourbridge Road toward the M5 Motorway and at the Holly Bush public house turn left onto Gorse Green lane. After a short distance turn left, signposted Romsley, onto Shut Mill Lane and continue for half a mile and turn right onto the private driveway directly to Daleswood Farm.

### LOCATION

Daleswood Farm is situated in a delightful rural position, bordering the Clent Hills. The Farmhouse is centrally located within circa 140 acres and is nestled in its own valley, enjoying magnificent views over Dales Wood and towards the Malvern Hills. Much of the surrounding area is under the control of the National Trust and offers great scope for walking and riding. Hagley provides good every day shopping facilities and schooling with nearby Stourbridge, Halesowen and Bromsgrove as well as Birmingham providing more extensive shopping and a greater range of amenities. Daleswood Farm is ideal for commuters with quick and easy access to the M5 and M42 motorways, leading to Birmingham, the West Midlands conurbation and the national motorway network (M5 junction 4 is approximately 3 miles away).

Rail travel is conveniently accessed from Hagley,

Bromsgrove, Longbridge and Birmingham New Street. Birmingham International Airport and International Railway Station are also conveniently placed just off junction 6 of the M42.

### DESCRIPTION

The Farmhouse and buildings are approached by two private (tarmacadam) driveways, one to the south, from Shut Mill Lane and one to the north, from Fieldhouse Lane.



There is an abundance of parking and a detached garage block whilst the entrance to the farmhouse is over a stepped and paved raised terrace into the porch and entrance hall.

Daleswood Farm is a detached family farmhouse with beautifully presented accommodation and an

abundance of character and charm. In the late 1970's, the present owners took several years to convert the original 18<sup>th</sup> Century barn into the farmhouse as it stands today, keeping many of the original oak timbers and reclaiming others to make the doors throughout the house and the galleried staircase.



A tiled porch with double doors leads into the first of four main reception rooms, the impressive reception HALL, used by the family as a DINING ROOM. This boasts a splendid vaulted ceiling with exposed timbers, an oak galleried landing and split staircase



A wonderful DRAWING ROOM is defined by the impressive stone inglenook fire place with flagstone hearth and large picture windows with fitted bench seats taking advantage of the rural views.



The delightful south facing SUN ROOM with tiled under floor heating and dual aspect windows overlooks the gardens and surrounding countryside. Double glazed sliding doors open out to a wonderful raised terrace accessing the outdoor heated swimming pool.



The fourth reception room is known as THE SNUG which despite its generous proportions provides a very cosy room, used mostly by the family in the winter months.

- Wonderful Small Country Estate
- A Characterful Detached Farmhouse
- Assortment of Useful Farm Buildings
- Approximately 140 Acres (56.56 ha)
- Beautiful Private Rural Location
- Particularly Impressive Views
- Independent Detached Bungalow
- Inspection A Must



A feature of this beautiful home is the family KITCHEN with ceramic tiled floor and underfloor heating, a range of fitted units and a generous dining area. There is an additional living area with an exposed brick fire place with dual aspect windows.



The kitchen leads to a large UTILITY ROOM and a SHOWER ROOM with WC and additional useful larders and pantries.

The first floor galleried landing is truly impressive with plenty of light through dual aspect windows and wonderful exposed wall and ceiling mounted timbers.

With THREE DOUBLE BEDROOMS, the MASTER BEDROOM

has dual aspect triple glazed windows and fantastic views across the landscaped gardens and beyond.



With exposed timbers and a useful, fully fitted dressing room and a generous EN-SUITE BATHROOM with panelled bath, low level WC and pedestal wash hand basin. There are steps up to the shower and fitted dressing table with integrated vanity wash hand basin and attractive views via double glazed windows.

An inner landing allows access to a large walk-in Airing Cupboard and SEPARATE W.C. servicing the second double bedroom which has a range of fitted wardrobes and a vanity wash hand basin.

A separate staircase leads into the THIRD DOUBLE BEDROOM or GUEST SUITE with a double bedroom and **EN-SUITE BATHROOM** with matching coloured suite of panelled bath, low level close coupled WC and pedestal wash hand basin.

From the reception hall there is a rear cloakroom and boiler room housing the "Worcester Danesmoor" oil central heating boiler.

Immediately outside there are wonderful gardens with a raised paved seating terrace, extensive lawns with attractive

shrub and flower beds and a lovely rear KITCHEN GARDEN. The HEATED OUTDOOR SWIMMING POOL was completely refurbished with a new liner in the summer of 2015 and is beautifully private with quite outstanding views. There are changing rooms with shower facilities, a W.C for independent use and an attached boiler room providing additional storage and the heating and filtration system for the pool.

The DETACHED GARAGE BLOCK is of brick construction with a pitch tiled roof with three electric up and over doors, concrete hardstanding, power and lighting with a timber open tread staircase to first floor storage space also including an isolation stable currently used as additional storage.



In addition there are a further THREE GARAGES which are attached to the detached bungalow which also houses a work shop and farm office.

### **BUNGALOW**

Known as the farm cottage and standing apart from the main farm house. There is an entrance lobby leading to an inner hallway with access into a fitted breakfast kitchen.



There is a generous lounge diner with glazed windows to both front and rear overlooking private gardens and to the orchard. An inner hallway proceeds to the three bedrooms, each with glazed windows to both front and rear aspects respectively and two with a range of fitted wardrobes. There is also an independent bathroom and a separate cloakroom.

The attached farm office, workshop and garages provide potential for extending the size of the current bungalow.

The Farm sits within circa 140 acres, taken from the original deed plan, and offers a range of useful outbuildings and **FARM BUILDINGS.**

**SHED/STORE** 3.65m x 3.00m

**WORKSHOP** 9.32m x 3.88m

**OPEN FRONTED GARAGING/CAR PORT/LOG STORE**

12.89m x 5.47m

**FORMER GRAIN STORE/LOG STORE** 14.99m x 5.2 MAX (IRREGULAR SHAPE)

**STORE** 5.50m x 7.50m

**CIRUCLAR CORRUGATED IRON GRAIN STORE**

**BULL PEN**

Of concrete and steel construction 6.7m x 4.22m

**TWO COMBINED BARN**

Of concrete block, timber and corrugated iron construction 50.6m x 25.4 maximum & 16.9 minimum



#### **DETACHED BARN**

Of concrete block and corrugated iron construction, divided into THREE compartments of TWO HAY STORES and BULL PENS with an internal raised Shepherds Lookout.

27.3m x 21.3m in total

**SECTION ONE** 27.3 x 8.26m

**CENTRAL SECTION** 27.3 x 8.9

**SECTION THREE** 27.3 x 3.9m

#### **ADDITIONAL TWO CORRUGATED IRON CIRCULAR GRAIN STORES**

**There are no public rights of way and there is a 50% clawback on any residential development on the existing farm buildings.**

#### **BASIC PAYMENT SCHEME**

The majority of the land has been registered on the Rural Land Register and the Single Farm Payment has previously been claimed. The Vendor has transferred the Entitlements into the Basic Payment Scheme and claimed for 2015. The purchaser(s) will be expected to continue to manage the land in accordance with the Basic Payment Scheme until the end of the claim year but will not receive any proportion of the payment for that year.

The Basic Payment Entitlements will be available in addition to the purchase (further details available on request).

Field Number	Area (ha)	Area (acres)
S09478 7377	4.37	10.80
S09478 8573	3.13	7.73
S09478 7494	2.36	5.83
S09478 9394	2.72	6.72
S09479 8201	2.53	6.25
S09479 9210	0.66	1.63
S09578 1993	5.04	12.45
S09578 0178	2.05	5.07
S09479 9042	4.00	9.88
S09479 9523	1.25	3.09
S09579 2144	6.21	15.35
S09579 3328	3.60	8.90
S09579 0414	2.12	5.24
S09579 1126	4.42	10.92
S09579 5301	7.88	19.47
<b>Total</b>	<b>52.34</b>	<b>129.33</b>

#### **SERVICES**

**Daleswood Farm** with Mains electricity, water and Oil Fired Central Heating and LPG gas are connected. Drainage by soak away septic tank

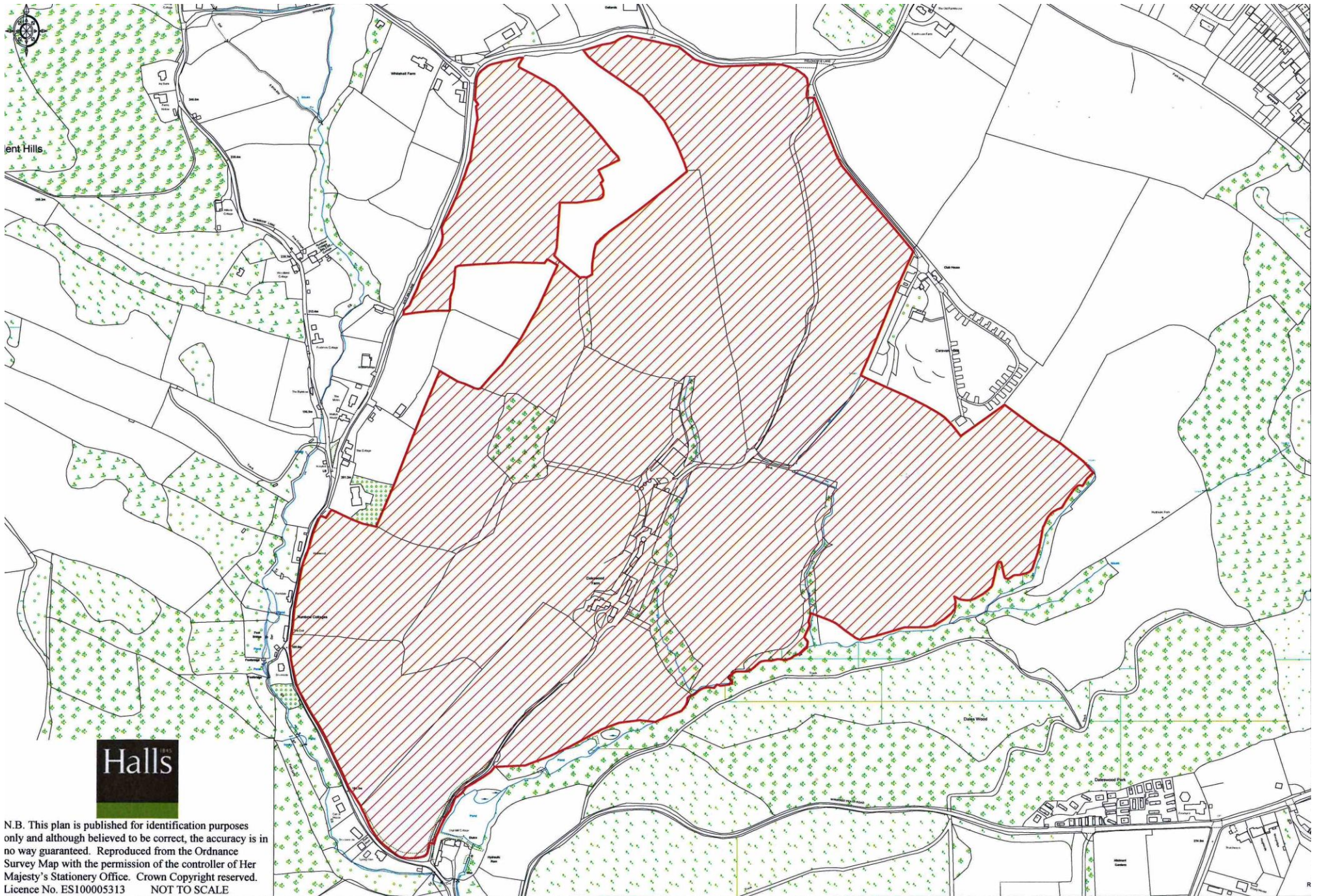
**Bungalow** with Mains electricity, water and Oil Fired Cental Heating and Drainage by soak away septic tank.

#### **FIXTURES & FITTINGS**

Only those items described in these sale particulars are included in the sale.

#### **TENURE**

Freehold with Vacant Possession upon Completion.



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# Daleswood Farm

Approximate Gross Internal Area = 343.3 sq m / 3695 sq ft  
 Garage = 74.1 sq m / 798 sq ft  
 Total = 417.4 sq m / 4493 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important information on the last page of text of the particulars.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	22	59	25

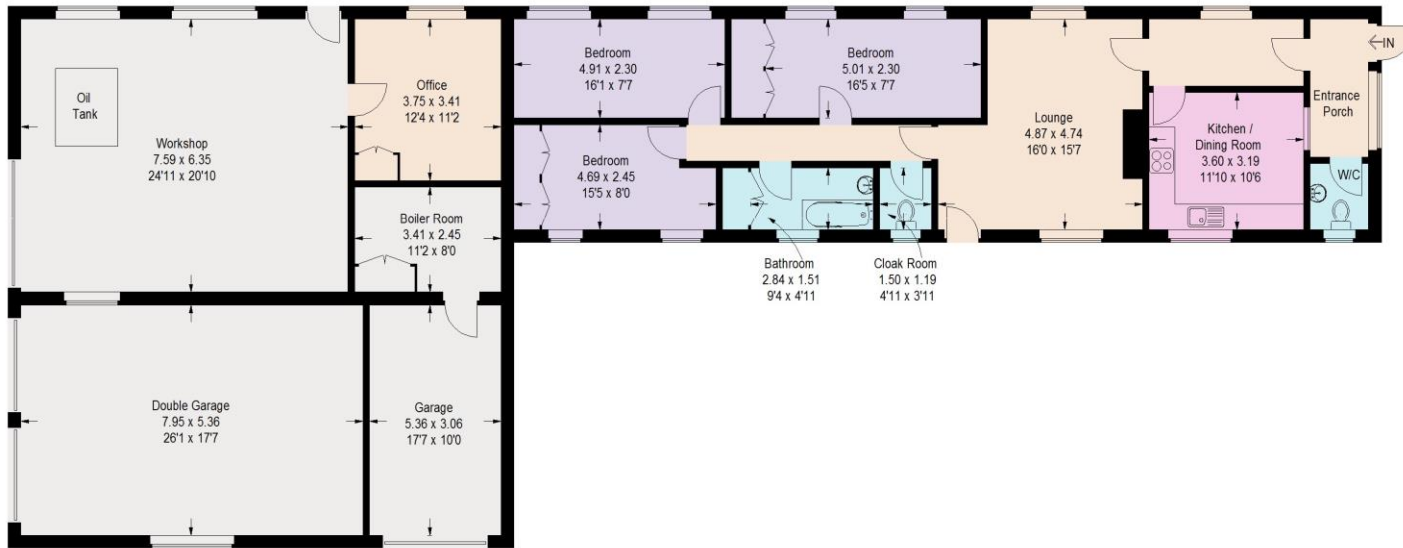
**Energy Efficiency Rating Legend:**  
 A (92-100) Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92-100) Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Daleswood Cottage

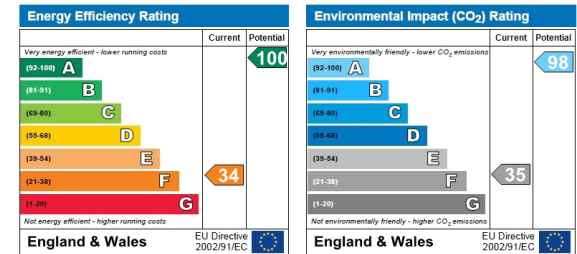
Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft  
 Office / Workshop = 61.7 sq m / 664 sq ft  
 Garage / Boiler Room = 69 sq m / 743 sq ft  
 Total = 228.3 sq m / 2457 sq ft



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Energy Performance Ratings



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.  
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