



Grimley Hall
Grimley Lane | Finstall | Worcestershire | B60 3AF

FINE & COUNTRY

GRIMLEY HALL

Grimley Hall is a truly exceptional Victorian country residence, offering character accommodation over three floors, with generously proportioned reception rooms and bedrooms. The accommodation of approximately 6,478 sq. ft, also benefits from a first-floor annex with its own entrance and offers a revenue income or multi-generational living. Grimley Hall is in a private rural location with approximately 7.5 acres of land, spacious gardens, and an outdoor swimming pool. The current owners have undergone an extensive refurbishment of the property which now boasts a stunning open plan kitchen and five bathrooms.



Ground Floor:

Grimley Hall is approached through a large oak door and into a vestibule which in turn leads into the large entrance hall which has a stone fireplace with a log burner. A sweeping staircase leads to the first floor and the bedroom accommodation.

The reception rooms are found off the hallway including the morning room and the spacious living room, which benefits from an attractive wooden fireplace with open fire, original cornice features to the ceiling and two sets of French doors which lead to the terrace and gardens beyond. Next to the living room is the stunning dining room which has original shutters to the windows and doors, and a large stone fireplace with an open fire and doors leading out to the gardens and also into the kitchen.

The kitchen area has undergone extensive renovation which has made this a large entertaining area and perfect for those who love to cook. A large breakfast island is one of the main features as well as an attractive five door Aga with a trendy glass splash back. There are ample storage cupboards painted in a lovely blue - with complementing light granite worktops and fitted appliances, including a dishwasher, American fridge freezer, double oven, and induction hob. Located next to the kitchen is a large walk-in pantry and scullery which has all of its original features including a Belfast sink, wooden hanging rails and brick storage shelves. This area houses a washing machine and tumble dryer.

Also on the ground floor is a family room with a wooden fire surround, and open fire. A study, which has views over the front garden and a downstairs WC with attractive Victorian floor tiling. There is a large cellar which is handy for storage.

There is a rear entrance to the property, which is located off the courtyard with various outbuildings, one of which houses a new boiler and newly fitted water tanks. There is a cast iron spiral staircase which gives private access to the annex.









Seller Insight

“Grimley Hall is a spectacular Victorian country house, surrounded by 7 acres of grounds and sweeping cross country views to create a tranquil rural haven. The present owners explain that they and their four children immediately loved the impressive Victorian proportions and original features of the house; and the fact that its grandeur also had the warm and welcoming atmosphere of a very comfortable family home. They were delighted that this private and peaceful property was only minutes away from both friendly Finstall village and Bromsgrove, with its shopping facilities and schools; plus access to the M5 and M40 for easy commuting. It had all the ingredients to provide a superb lifestyle.

The owner says that they have been busy renovating during the past four years, and always working to the highest standard. They have knocked down walls, installed a new kitchen, double glazed but retained the sash windows, installed solar panels, upgraded the bathrooms, and added a new swimming pool. In the garden it is now a beautiful home and one the family have used and appreciated to the full.

The well-equipped kitchen is the heart of the home and a busy daily sociable hub. It really is a dream of a kitchen, where the family of six can gather round the large island for chatty meals, whilst the laundry room and boot room are amazingly useful features in a family home.

The house is a collection of visual treats where the large, elegant windows flood the rooms with natural light and allow stunning views across the gardens and landscape beyond. The main lounge, with its architrave, high ceiling, open fireplace, and French doors to the patio, combine to form a room perfect for homely and relaxed family down time, or to formally entertain in what is also a sophisticated and grand setting. There is ample room for everyone to have their own space, and the snug is a convenient room for the children to use as a games area. Dinner guests can experience the elegance of the dining room.

The master bedroom suite has triple aspect windows with long reaching countryside views and is the perfect adult sanctuary where you can settle in an armchair for a quiet break during a busy day. There is a suite of rooms on the first floor, with its own entrance, making an ideal bed and breakfast let or multi-generational living.

The house and gardens feel very much a part of the landscape and the countryside views are spectacular, with the actual grounds an enchanting mix of woodland, shrubbery, lawns and three fields. The property has been a fantastic entertaining venue with happy summer pool parties, sitting by the fire pit watching a glowing autumn sunset, the pleasure of the cherry trees in blossom, the wisteria winding across the walls and the busy bird life. It is a very special and private oasis of calm, continue the owners.

Grimley Hall has provided the family with an elusive mix of grandeur and a wonderful family home. It was to be their forever home, and they have loved their four years there, but a work relocation means they must leave. However, they take away many very happy memories.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor:

The bedroom accommodation is located off the large landing. The principal bedroom is spacious and has undergone a full renovation to include attractive fitted wardrobes and a stunning ensuite bathroom with Italian Marazzi tiles. There are two vanity units with heated de-misting mirrors, a large walk-in shower and a separate bath and WC. This bedroom benefits from double-aspect windows and views across the rear gardens and the surrounding countryside.

Bedroom two also boasts a newly appointed ensuite bathroom which has Italian Marazzi tiling, a modern 'egg' bath and separate walk-in shower. Bedroom three has a large built-in wardrobe and views over the front gardens and fields.

The family bathroom has undergone a full renovation and is fitted with the same attractive Italian tiling, a walk-in shower, separate bath and vanity unit and WC.

Also off the landing is a large walk-in airing cupboard and a second set of stairs which lead down to the kitchen area and stairs to the second floor and further bedroom accommodation.

There is an entrance from the landing which leads to the annex, as well as an exterior door giving private access from the courtyard area.

The annex has a kitchen which is fitted with an electric oven, hob, fridge and sink. There is a large sitting room which enjoys views of the rear gardens and the swimming pool and a spacious bedroom with a walk-in dressing room and an ensuite bathroom.

Second Floor:

The top floor of the property has three spacious bedrooms and a further single bedroom with a large wardrobe. Bedroom four has a handy built-in cupboard, bedroom five has a feature fireplace and bedroom six has built-in wardrobes.









Outside:

Grimley Hall is approached via a sweeping graveled driveway to a parking area with a central lawned turning island and continues around to the left to open fronted garages and stores. The gardens are laid predominantly to lawn with mature hedging and trees. To the rear of the patio is a large, paved terrace which extends across the property and is perfect for entertaining and al fresco dining. There is attractive stone balustrading and steps which lead to the lawns. The outdoor swimming pool has a pump room and changing area and a protective cover.

The remainder of the land which in total amounts to circa 7.5 acres is given to three bounded fields to the north west of the property and currently houses sheep and chickens.







LOCATION

Grimley Hall offers a unique location off a quiet rural road, surrounded by open countryside and yet is only minutes away from Bromsgrove. For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services to Birmingham and Worcester operate from the nearby Aston Fields station. Aston Fields is a buzzing area with a number of restaurants and shops.

Bromsgrove itself offers a diverse range of leisure and sporting facilities including a David Lloyd gym and Bromsgrove Rugby Club. Supermarkets such as Waitrose are located in the town as well as a number of other retail outlets. The popular Bromsgrove School is located a short distance from the property as well as a number of good state schools.

The cathedral city of Worcester, lying on the banks of the river Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, premier league rugby club, racecourse and university. The M5 motorway (accessed via J4 of The M5 at Lydiate Ash, junction 1 of the M42 at Lickey End or junction 5 at Wychbold) provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42. The Worcestershire Parkway Railway Station (13 miles) is situated to the east of Worcester, off Junction 7 of the M5, and provides an increased capacity to London, as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. There is also an excellent station in Bromsgrove with direct access to Birmingham New Street.



Services

Mains electricity and water
Oil-fired central heating
Water treatment waste system - recently installed and fully compliant with today's standards
New boiler
Solar panels x 2 10kW batteries
Electric car charging point
The swimming pool has an air source heat pump system installed which is fuelled by the solar panels

Additional Information

Planning permission has been granted at Grimley Hall for an orangery and garden room – Bromsgrove District Council – Planning Reference 14/0994 (classified as 'work started').

Tenure

Freehold

Local Authority
Bromsgrove District Council
Council Tax Band H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



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