






**56 Hall Lane**  
Hagley, DY9 9LH

**Andrew Grant**



# 56 Hall Lane

Hagley, DY9 9LH

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An imposing period property situated in a prime location close to Hagley village.

## Key features

- Prime village location
- Charming period home
- Cloakroom
- Pantry
- Cellar
- Master with ensuite bathroom
- Beautifully landscaped gardens
- Secure parking
- Garage

Freehold / 2,239 sq. ft.





A unique individual home which research suggests dates back from as early as 1760, first as a grocery and baker's store and in later years as an antique shop. The property is superbly situated overlooking the grounds of Hagley Hall and enjoys a corner plot. There are amenities and shopping facilities nearby within the village of Hagley, including sought-after schooling, a train station and countryside walks on the doorstep making this an ideal family home.

Having been owned by its present owners for a number of years this truly is an opportunity to acquire a family home with history and character like no other.





This beautiful property features an impressive footprint of accommodation within, which is complemented by the superbly landscaped gardens outside. There is a welcoming entrance hallway, a spacious living room, a formal dining room, a kitchen, a pantry and a cloakroom situated on the ground floor. There is also a sizable cellar accessed from the hallway. Upstairs, there is a house bathroom and five bedrooms, one of which has an ensuite bathroom.

Outside, the garden has been thoughtfully landscaped to provide a wonderful outside space for relaxation and entertaining. The property further benefits from secure parking and a garage.

56 Hall Lane is approached through a concealed gate within the walled garden. Upon entering the grounds, you are greeted by the stunning landscaped gardens.









### Entrance

A part-brick and glazed porch accesses the entrance door, which opens onto a welcoming hallway featuring a staircase rising to the first floor, access to the cellar, wall light points, a window and all the ground-floor rooms radiating off from this point.

### Cloakroom

Further along the hallway, there is a useful cloakroom housing an enclosed WC, an enclosed washbasin with mixer tap set upon vanity unit, plentiful storage beyond the sliding doors, a chrome towel radiator and a window.







### Living room

Situated to the front of the property is a beautifully appointed and spacious living room. This room is flooded with light from the dual-aspect windows.

Wall light points and a feature open fire with an Adam-style fire surround complete this exquisite room.









### Dining room

The formal dining/reception room has wall light points and dual aspect windows, one of which is a deep bay. This room also features a gas fire with a fire surround incorporating a mirror and tiling.

This is a lovely room to dine and entertain in with friends and family.





## Kitchen

There is a wonderful kitchen, which is a delight to cook in whilst enjoying the views over the rear garden. The kitchen has matching antique pine wall, base and drawer units incorporating granite worksurfaces, display shelving and a plate rack.

There is also a matching dresser incorporating a wine rack and shelving and an island unit giving plentiful storage and workspace.





The kitchen has space for a Britannia cooker with an extractor, a Belfast sink, ample worktop space, tiling to the splashbacks and flooring and an integrated fridge and dishwasher within the work units. There is a fantastic built-in breakfast seating area, with space for a table and chairs. The kitchen also features a beam to the ceiling and dual-aspect windows.

Just off the kitchen is a useful pantry area, which is an ideal space for storage and further white goods. This room has a window to either side, quarry-tiled floors and access directly to the garden.





## Cellar

The cellar is a huge space in three chambers where a coat of arms can be found within the sandstone. The space has gas and electric meters, lighting and power, and could be converted for a number of uses.

The cellar also features a utility area comprising a stainless-steel sink unit with drainer and storage cupboards beneath and space for domestic appliances. This area also has a radiator, which is ideal for drying clothes on a rainy day.





### **First floor**

From the hallway, the staircase rises to the first-floor landing, where there is access to the loft and a window.

### **Master bedroom**

Situated to the front of the property is the master bedroom, which has an excellent range of pine built-in wardrobes featuring overhead cupboards. This bedroom also includes two sash windows, a Juliet Balcony and a lovely ensuite bathroom.





### **Ensuite bathroom**

The ensuite has a white suite comprising a low-level WC, a pedestal washbasin, a bathtub with a mixer tap and a shower attachment to the wall. There is also tiling to partial walls, a useful cupboard for storage, a chrome towel radiator and dual-aspect windows.





## Bedroom two

The spacious second bedroom has an ornamental cast-iron fire surround and a large window.



### Bedrooms three, four and five

The remaining three bedrooms vary in size, the smaller bedroom houses the enclosed boiler. The fourth bedroom is currently being used as a study.







### House bathroom

Completing the accommodation is a house bathroom featuring a white suite comprising a bathtub with mixer tap, a high-level WC, an enclosed washbasin set upon a vanity unit and a separate shower cubicle.

There is also tiling to partial walls, tiling to the flooring and an obscure-glazed window.





## Garden

The garden is a particular feature of this wonderful home, being landscaped and featuring walls to two sides and panel fencing to the other.





There are various places to sit out, relax, entertain and dine. There is a manicured lawn with established colourful borders of planting, trees and shrubbery. The garden is east facing allowing plentiful sunshine throughout the day.

There is secure parking beyond a roller shutter door, which leads to a garage with a metal up-and-over door and to the rear of this garage there is an extremely useful timber framed storeroom.









## Services

The property has mains gas, mains electricity, mains water, mains drainage, a security alarm system and broadband.

Council tax band - G

## Location

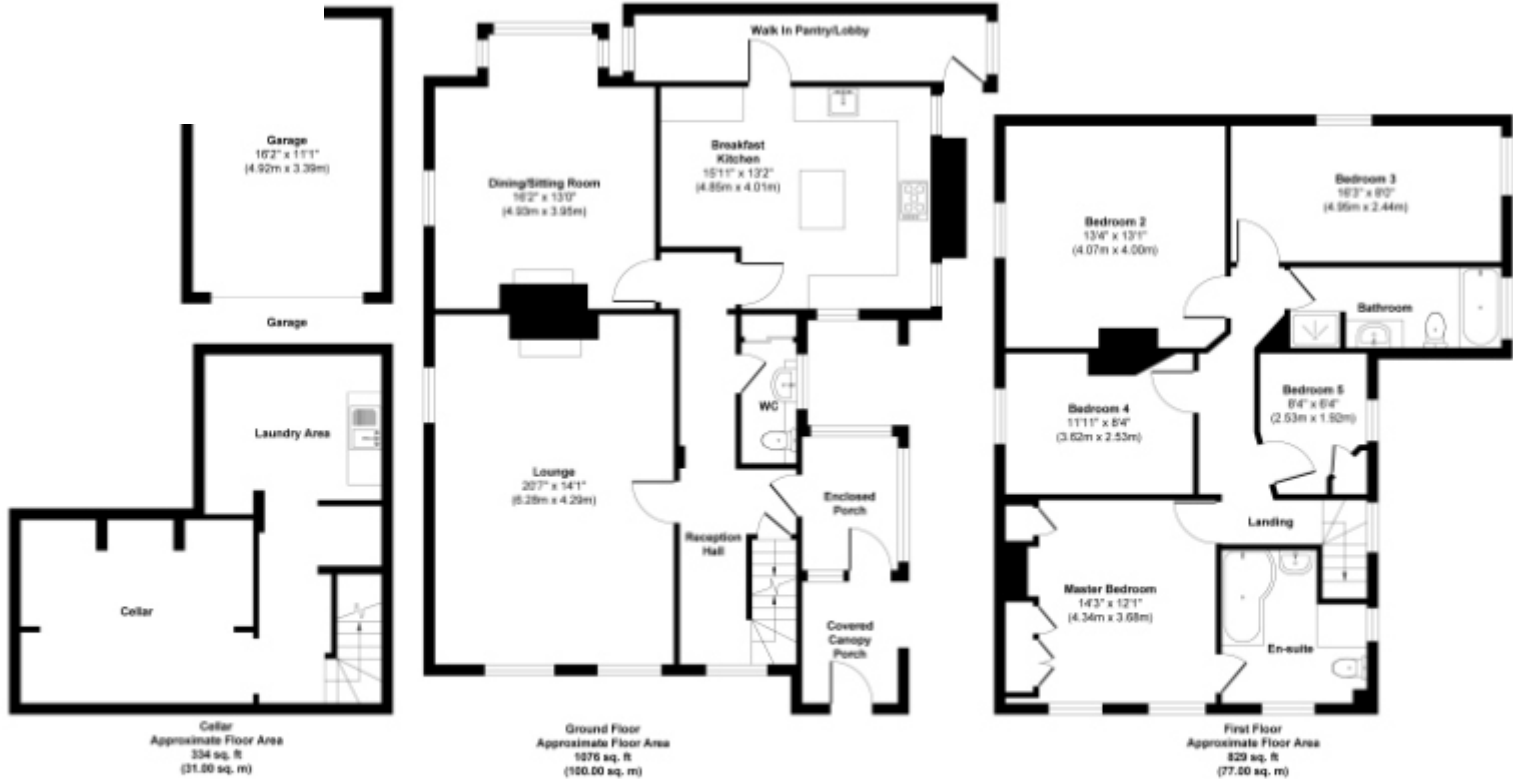
Hagley Village has an array of shopping facilities and amenities including independent shops, restaurants and excellent schools at both primary and secondary levels. There are great transport links such as Hagley Train Station, which provides easy access to the surrounding towns and cities including Birmingham and Worcester.





# 56 Hall Lane, Hagley, DY9 9LH

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area 2239 sq. ft / 208.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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