

Andrew Grant
PRESTIGE & COUNTRY



Illey House Farm

Halesowen B62 0HJ



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Illey Lane, Halesowen, B62 0HJ

5 Bedrooms **2 Bathrooms** **4 Receptions** **11.8 Acres**

“A lovely farmhouse enjoying a secluded rural location and equestrian facilities...”

Scott Richardson Brown CEO

- Nestled in the heart of the North Worcestershire green belt, this farmhouse offers the perfect balance of rural tranquillity and convenient access to local amenities, schools and transport links.
- Set within 11.8 acres of Worcestershire countryside, this property includes beautiful mature gardens, a self-contained annex and equestrian facilities.
- The expansive farmhouse boasts well-proportioned accommodation that includes three reception rooms that are perfect for family gatherings and entertaining.
- A self-contained annex, known as 'The Cottage', can be used for various purposes, such as a guest suite, home office, rental unit or is ideal for families who wish to accommodate multiple generations under one roof.
- The market town of Halesowen is well connected to the main transport networks, in particular to the motorway network via the M5, providing direct routes to Birmingham, Worcester and further afield.



2,856 sq ft (265.3 sq m)



The kitchen

A charming, traditional, solid wood farmhouse kitchen offers generous storage space and a sociable layout. One of the standout features is the superb AGA range cooker, a centrepiece that adds warmth and a touch of country kitchen appeal. The large island provides ample workspace and doubles as a casual dining area or a spot for socialising while preparing meals.





The breakfast room

The adjoining dual aspect breakfast room features wooden parquet flooring and provides additional dining space to the open plan kitchen layout. There is a wooden door that provides access to a useful built-in pantry. A glazed door leads out to a porch, which features fitted wooden storage cupboards. The porch also provides access to a WC and the rear garden.





The conservatory

French doors from the living room lead to a large wooden framed conservatory overlooking the mature rear gardens. This bright and open space is a wonderful reception room for informal entertaining in the warmer summer months.





The hallway

The spacious entrance hall offers access to all ground floor rooms. There is also a wooden door that leads to the cellar, which provides useful cool storage. The switch back staircase leads to the first floor landing.



The living room

The generously sized dual aspect living room features a large bay window, ensuring it feels bright and extra spacious. A stone fireplace with a log-burning stove serves as the focal point, adding warmth and cosiness.





The dining room

The large bay window in the dining room bathes the space in natural light, creating a bright and welcoming atmosphere, while the exposed wooden beam and ornate fireplace add a touch of rustic charm to this well-proportioned reception room.





The study

Currently set up as a home office, this room's versatility allows it to be easily adapted to suit various needs. It features a beautiful original fireplace with a striking copper hood and a large bay window that mirrors the one in the living room.



The principal bedroom

This generously proportioned room offers ample space for both sleeping and lounging areas. The thoughtfully designed built-in wardrobes and cabinets ensure the space remains well-organized and clutter-free. Large windows flood the room with natural light and provide picturesque views of the surrounding countryside, creating a tranquil and refreshing ambiance.





Bedroom two

This generously sized second double bedroom features a sink and ample space for a large double bed and additional free-standing bedroom furniture. A large sash window gives the room a light and airy feel.



Bedroom three

Bedroom three, another generously sized double room, features extensive built-in wardrobes and cupboards. The well-designed layout maximizes functionality, while a large window ensures the room is bright and well-lit.



Bedroom four

Bedroom four is another bright room, featuring a large, recessed cupboard, and could easily be re purposed as a hobby room.



The bathroom

The large bathroom suite includes a panel bath, a walk-in shower, a WC, bidet and pedestal basin. A delightful built-in window seat adds a charming touch to this family-friendly space.



The annex

Accessed via a separate exterior entrance, the self-contained annex is very versatile, serving as either a guest suite, home office, rental unit or ideal for families accommodating multiple generations under one roof while maintaining independence.

The kitchen

The open-plan kitchen and living space boasts a rustic aesthetic with exposed brickwork and wood-panelled walls, complemented by ample natural light from a large window. A delightful addition to the room is a traditional log-burning stove, enhancing its warm and inviting atmosphere.





The bedroom and shower room

The double bedroom features a large window that provides the room with lots of natural light, ensuring the self-contained space feels bright and inviting.

The room also includes built-in wooden wardrobes and the convenience of an adjoining en suite shower room.





The gardens and grounds

The property boasts extensive gardens and grounds that total 11.8 acres and offer a blend of beautifully maintained gardens and open green spaces. The well-landscaped garden areas immediately surrounding the farmhouse feature a variety of mature trees, shrubs and flowering plants, creating a picturesque and serene environment.



The garden's thoughtful design offers both aesthetic appeal and practical space for gardening enthusiasts, making it a delightful addition to the property.

Additionally, the garden features an above ground swimming pool that requires some attention to restore it to its full potential.





The spacious patio area offers ample room for outdoor furniture and provides a tranquil, scenic outdoor space ideal for relaxation and informal al fresco entertainment. Surrounded by lush greenery and vibrant flowering plants, the space features a charming pergola adorned with climbing vines that enhance this picturesque setting.





The garages

The highly versatile and practical garage offers ample space for multiple vehicles, storage and workshop activities, while the location of this substantial brick-built structure ensures easy and convenient access. This building previously had planning consent for conversion to a two bedroom self-contained dwelling.





The workshop and carport

A carport with room for multiple vehicles is connected to a useful workshop space at one end and a store offering further storage space at the other.





The stables and barns

Equestrian enthusiasts will appreciate the large timber stable block conveniently located just steps away from the main property, offering five stables one of which is currently used as a feed store/tack room.





The barns

This property also features two large secure barns ideal for storing agricultural machinery, equestrian equipment and feed. The larger of the two is a metal clad, steel frame barn, whilst the smaller barn is constructed of timber.





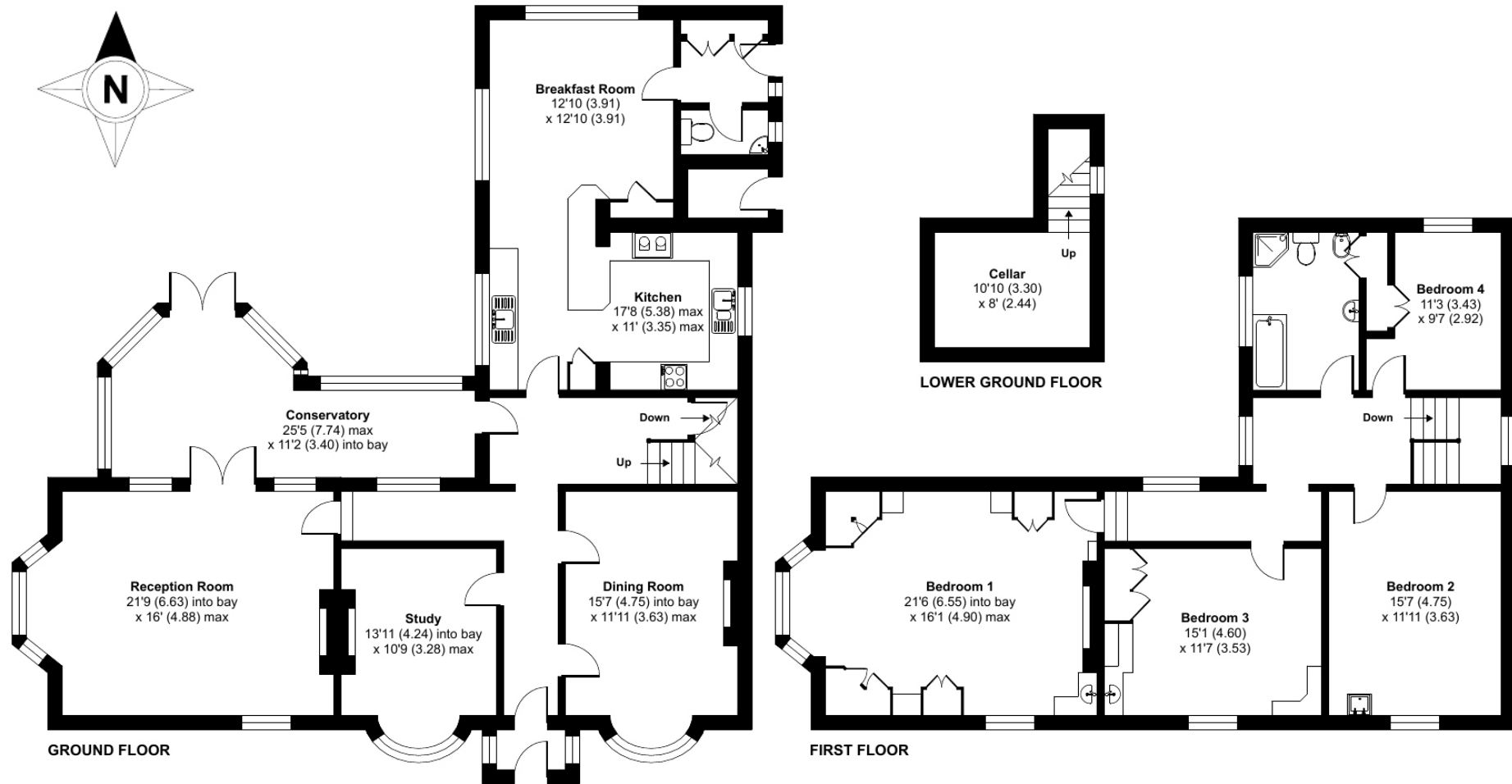
The paddocks

The well-maintained paddocks provide ample space for grazing of livestock, equestrian activities, wildlife and conservation projects or other outdoor activities. Their expansive size enhances the property's versatility and potential for diverse land uses, making it an ideal choice for those pursuing a rural lifestyle or interested in establishing a smallholding.



Illey House Farm, Illey Lane, Halesowen, B62

Approximate Gross Internal Area = 2,856 sq ft / 265.3 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



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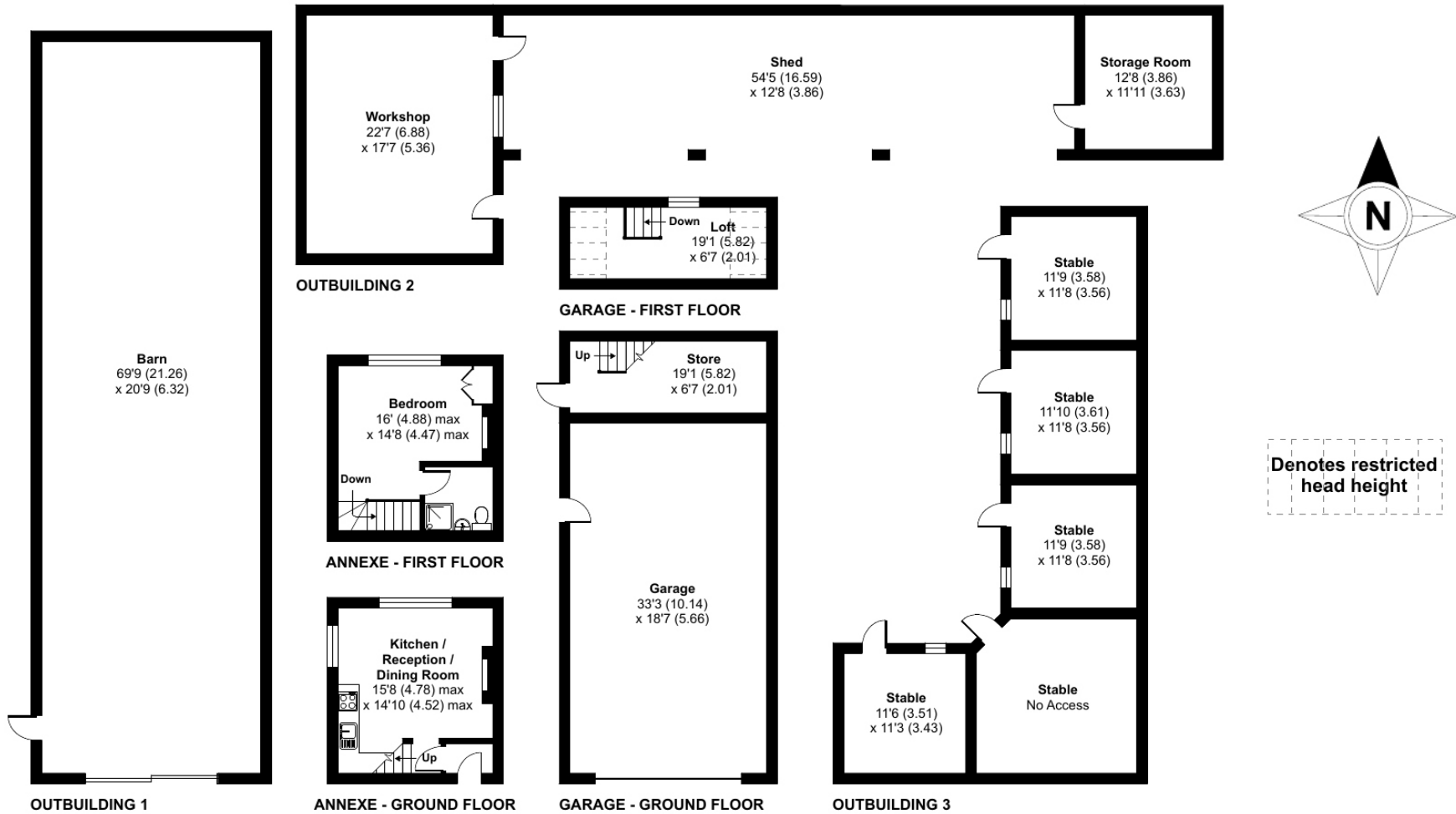
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Approximate Gross Internal Area = 2,856 sq ft / 265.3 sq m

Outbuilding(s) = 3,541 sq ft / 329 sq m | Garage = 839 sq ft / 77.9 sq m | Annexe = 468 sq ft / 43.5 sq m

Limited use area(s) = 47 sq ft / 4.4 sq m

Total = 7,751 sq ft / 720.1 sq m



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Location

Halesowen is a market town in Worcestershire, approximately 7 miles from Birmingham city centre, and 6 miles from Dudley town centre.

Surrounded by picturesque countryside, Halesowen offers many opportunities for outdoor activities. The nearby Clent Hills provide stunning views, hiking trails, and nature walks, making it a popular spot for residents and visitors alike.

Local parks and green spaces, such as Leasowes Park and Huntingtree Park, add to the town's appeal, offering peaceful retreats for relaxation and recreation.

Public transport options include regular bus services to Birmingham and neighbouring towns, and nearby railway stations such as Rowley Regis and Cradley Heath offer frequent train services.

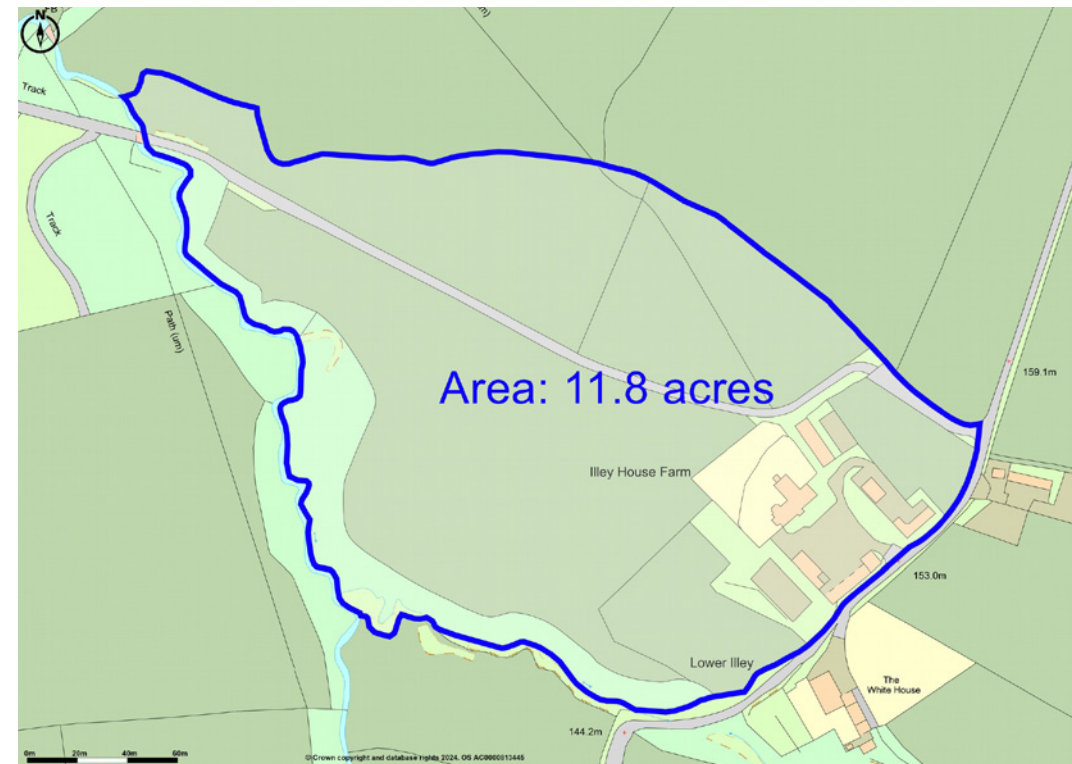
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Services

The property benefits from oil central heating, mains electricity, mains water and a septic tank

Council Tax

The Council Tax banding for this property is **Band E**





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