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Hartley House

Dodford, B61 9DA



Hartley House

Priory Road, Dodford, B61 9DA

4 Bedrooms **1 Bathroom** **1 Reception Room** **1.2 Acres**

“A fantastic opportunity to restore and modernise a Grade II listed 4-bedroom 1850’s Chartist Cottage on 1.2 acres in Dodford, with planning permission for substantial renovations...”

Scott Richardson Brown CEO



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- Historic 4-bedroom Chartist cottage with Grade II listing, offering vast potential for restoration.
- Planning permission to restore the front, add a large garden room, and convert outbuildings into additional living spaces.
- Expansive grounds with mature gardens, perfect for landscaping and outdoor living.
- Extensive driveway and parking for multiple vehicles, ideal for large families or visitors.
- Significant outbuildings, perfect for home offices or additional accommodation.
- Rural location in idyllic Dodford, with easy access to nearby amenities and transport links.

1902 sq ft (176.8 sq m)

- ① plaster removed and bricks restored
- ② conservatory removed
- ③ new painted timber sash windows to replace PVCU - with fresh double glazed units



SOUTH ELEVATION



WEST ELEVATION

- ⑤ new window in existing opening: new timber sash window
- ⑥ new stable type door in existing opening
- ⑦ window opening raised to create higher sill: new arched brick lintel; new painted timber window

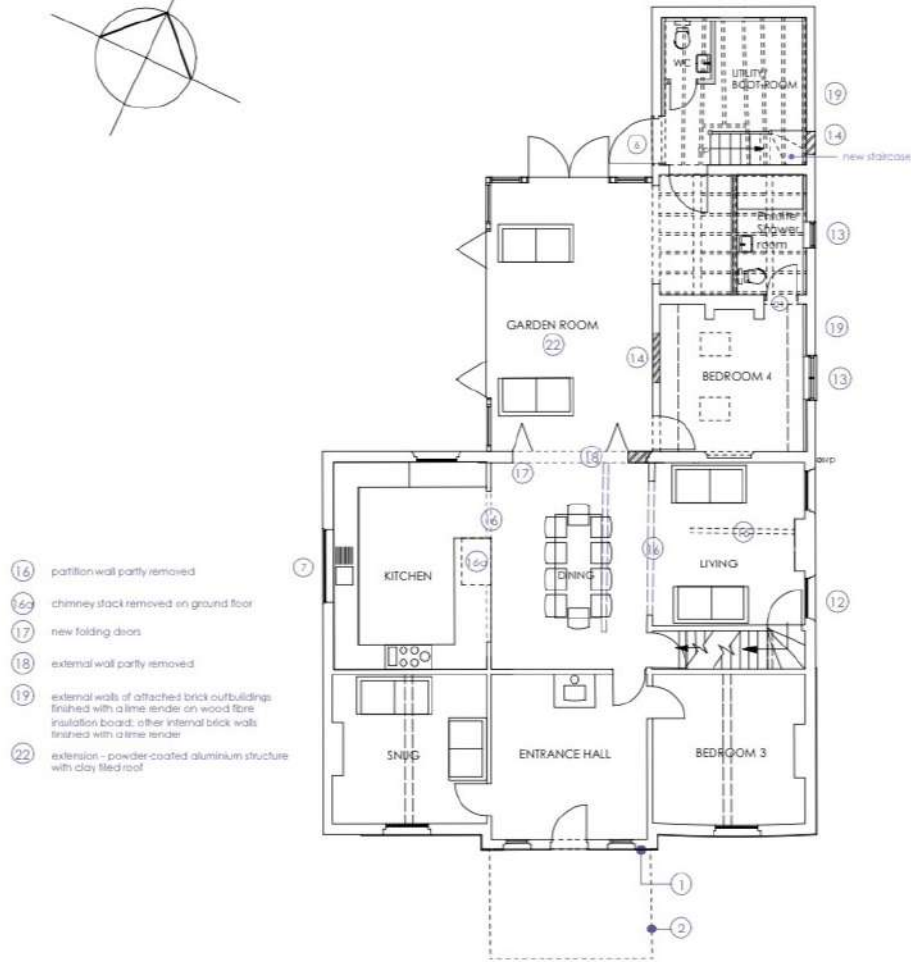
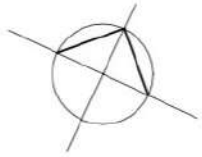
- ⑨ new painted timber double-glazed window in new opening
- ⑩ new conservation style metal rooflights
- ⑩a new conservation style metal rooflights to replace existing



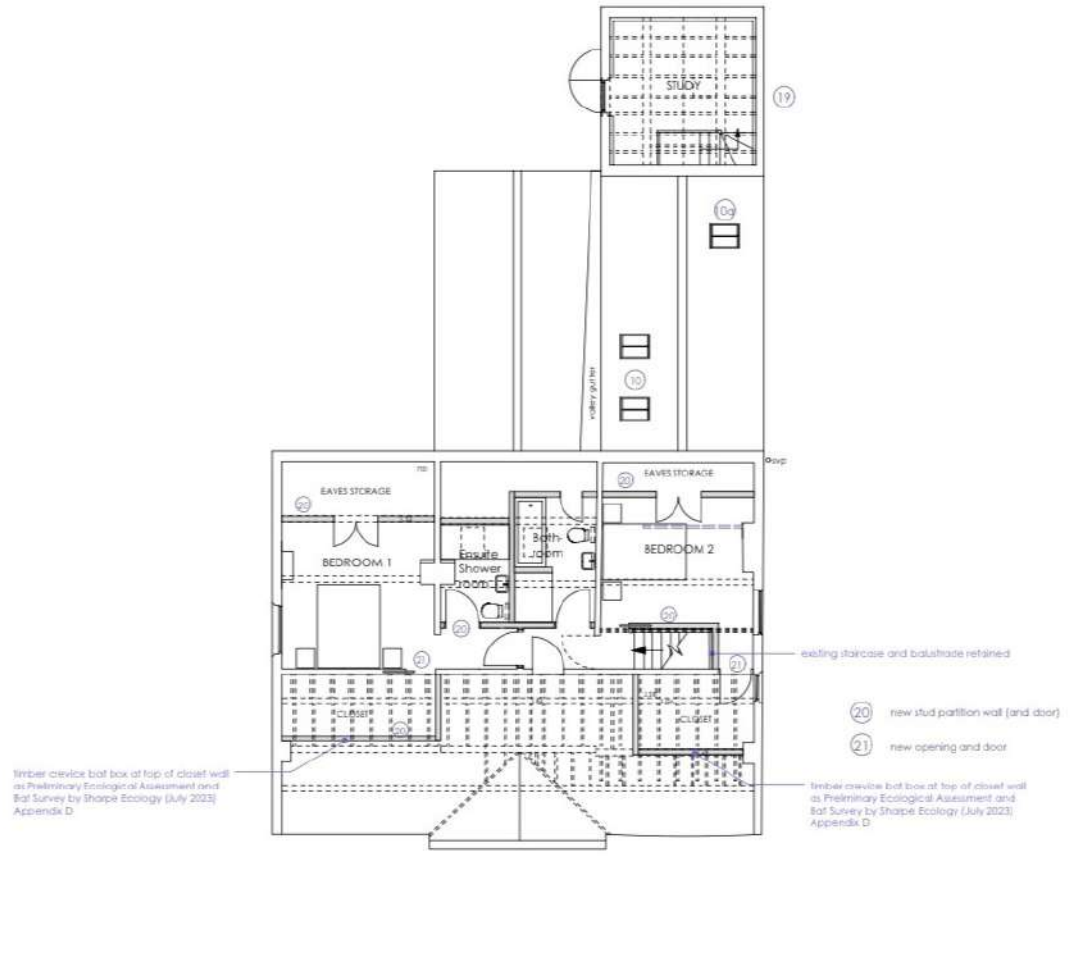
- ⑫ enlarged window opening with brick new arched lintel: new painted timber sash window to match existing with fresh double-glazed units
- ⑬ new window opening: new painted timber casement window
- ⑭ existing window opening blocked
- ⑭a ground levels reduced to reduce penetrating damp to extend walls
- ⑭b area of brickwork exposed expected to require replacement bricks and repointing

The proposed elevations

The property benefits from approved planning permission to restore the front facade to its original design, adding to its historic appeal. Additionally, there is permission to extend the living space with a large garden room at the rear, enhancing the connection between indoor and outdoor areas. The existing barn and car shed also have planning approval for conversion into further rooms, offering significant potential to increase both the property's living space and value.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The proposed floorplans

Hartley House offers a wonderful investment opportunity for those looking to create a bespoke family home with both charm, modern amenities and seclusion.



The ground floor

The kitchen, sitting room and shower room will be transformed into a spacious open-plan kitchen, living and dining area. This redesign will create an expansive and light-filled space perfect for modern family living and entertaining. Opening up the layout will allow for better flow and interaction between rooms, making the home ideal for hosting guests or enjoying everyday life. From the dining area, the room leads into a large garden room with bifold and French doors, perfectly positioned to capture stunning evening sunsets—offering a peaceful and beautiful spot to unwind.









Additionally, the existing reception room off the original conservatory will be repurposed into a welcoming entrance hall complete with a feature fireplace, creating a warm and inviting first impression. To one side of this space will be a snug, perfect for relaxing, while to the other side, a double bedroom which could also serve as a generous office, will provide flexibility to suit different lifestyles.









The first floor

On the first floor, the existing bedrooms will remain, each with significant upgrades. One bedroom will gain a contemporary en-suite shower room and both rooms will benefit from the addition of walk-in wardrobes and eaves storage, offering ample space for personal belongings. A family bathroom will be conveniently positioned between the two bedrooms, ensuring practicality and comfort for residents and guests alike.







The store rooms

Although in current need of renovations, the three store rooms have planning permission to be transformed into a ground floor double bedroom with en-suite shower room, a useful utility room with a cloakroom and the upper floor a versatile study or hobby room.





The outbuildings

The property features a series of outbuildings currently used for storage, which, with some creativity, could be transformed into various functional spaces. According to the approved plans, there is potential to develop these into a substantial carport with capacity for three vehicles.



The garden

The property's 1.2 acres of land provide ample space and privacy, making it a gardener's paradise. Planning permission has been approved for a large garden room, further enhancing the outdoor experience. With a little landscaping and attention, this mature garden could become an ideal setting for family gatherings, gardening, and outdoor entertaining.



Location

Situated in the historic village of Dodford, this property offers a peaceful country lifestyle with ample room for restoration and improvement. Dodford is known for its picturesque countryside and strong community spirit, making it an ideal location for families seeking a rural retreat.

Despite its quiet surroundings, Dodford is well-connected to nearby Bromsgrove and Worcester, providing access to larger shopping centres, dining, and recreational opportunities. The M5 and M42 motorways are just a short drive away, offering convenient routes to Birmingham and beyond.

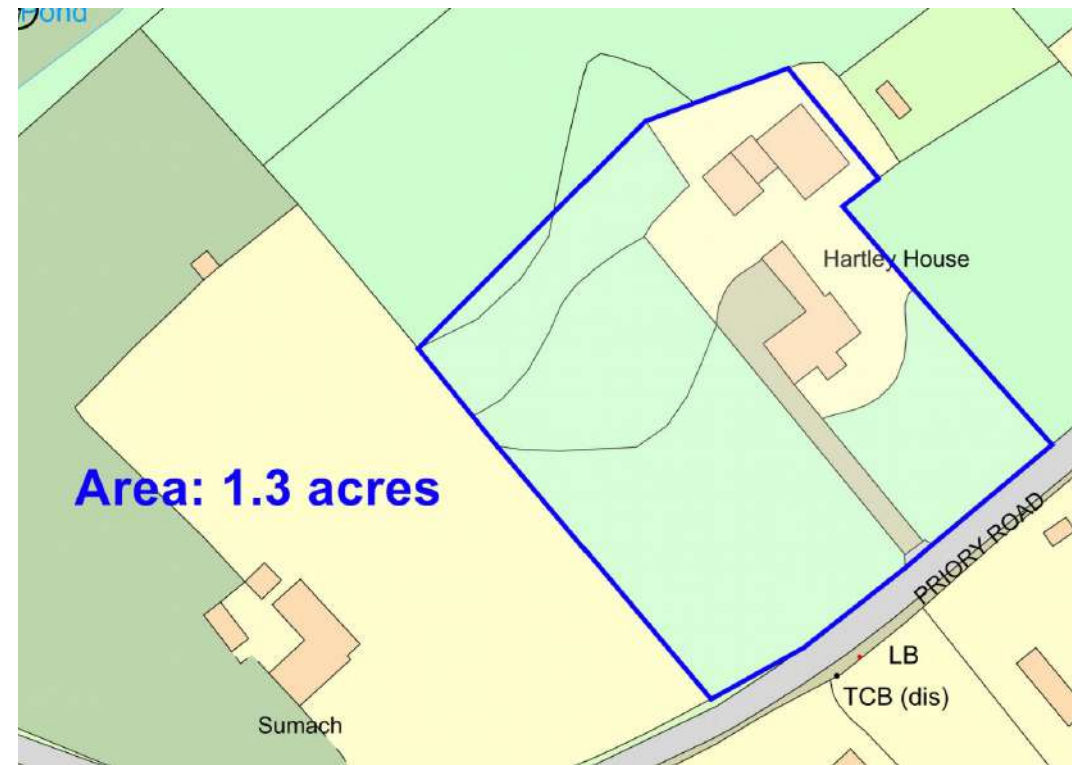
Schools in the area are highly regarded, making this a desirable location for those looking to settle down. For nature lovers, the surrounding area provides endless opportunities for outdoor activities such as walking, cycling, and horse riding, ensuring a blend of relaxation and recreation.

Services

The property benefits from...TBC

Council Tax

Band G



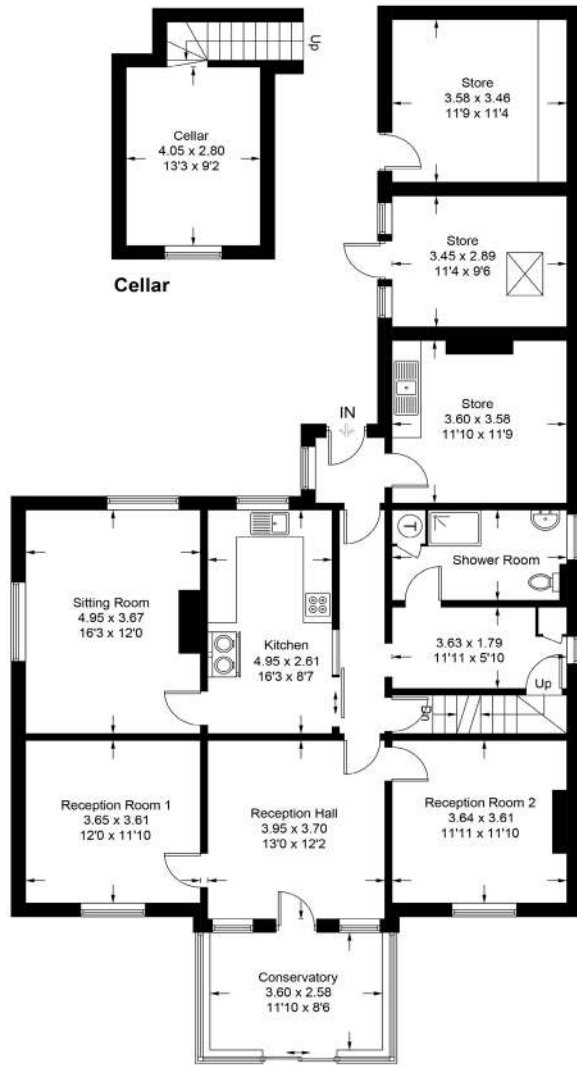
Hartley House, Priory Road, B61 9DA

Approximate Gross Internal Area = 1902 sq ft / 176.8 sq m

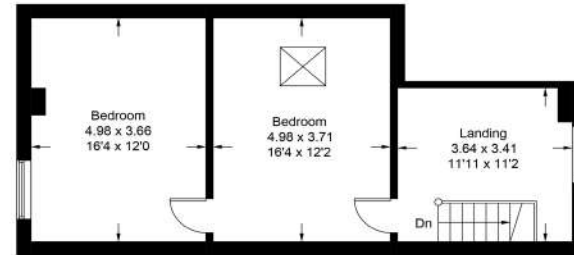
Cellar = 148 sq m/ 13.8 sq m

Outbuildings/ store = 1790 sq ft / 166.3 sq m

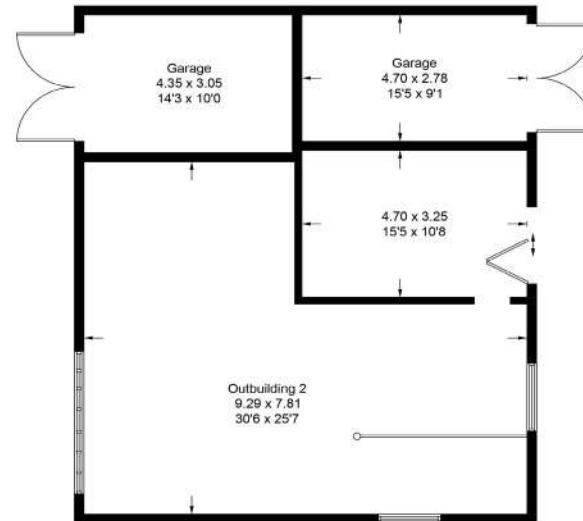
Total= 3840 sq ft/ 356.8 sq m



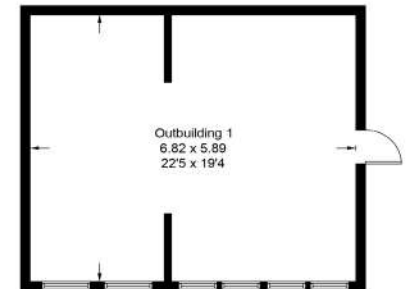
Cellar



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Ground Floor



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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