

**Andrew Grant**  
PRESTIGE & COUNTRY



# Gorse Green Barn

Belbroughton DY9 9UH



# Gorse Green Barn

Gorse Green Lane, Belbroughton DY9 9UH

**3 Bedrooms**    **2 Bathrooms**    **3 Receptions**

“A stunning barn conversion on the outskirts of Belbroughton, offering generous living space and extensive stabling with land, making it an ideal retreat for equine enthusiasts...”

Scott Richardson Brown CEO



- A charming detached barn conversion set within 1.5 acres of landscaped gardens and paddocks, ideal for equestrian enthusiasts.
- With nearly 2,000 sq. ft. of versatile living space, this home blends rustic charm with modern comfort.
- Beautifully landscaped gardens, flat lawns and terraced areas offer a serene outdoor sanctuary for family life and entertaining.
- Extensive outbuildings, including stables and a detached garage with room above, offer excellent potential for work, hobbies, or conversion.
- A gated driveway leads to ample parking, ensuring privacy and security for homeowners.
- Located on the outskirts of Belbroughton, this home enjoys a tranquil setting while remaining close to local amenities.

1965 sq ft / 182.6 sq m



## The entrance hall

Step into a welcoming reception hall featuring a split-level staircase leading to the first floor. The hallway provides access to all main living spaces and sets the tone for the characterful yet functional layout of the home.



## The sitting room

The heart of this home is the generously sized sitting room with vaulted ceilings. This space benefits from an exposed brick fireplace with wooden mantle, as well as triple aspect windows and sliding doors to the outside patio area, brightening the space and creating a wonderful room for entertaining guests, or enjoying cosy evenings by the fire.







## The dining room

Located to the left of the hall, the dining room offers a charming space with French doors that open onto the terrace, perfect for indoor-outdoor entertaining. A large front-facing window fills the room with light and glazed double doors lead seamlessly into the kitchen.



## The kitchen & utility

This farmhouse-style kitchen is well-equipped with matching wall, base and drawer units and features a ceramic sink with a drainer. French doors lead to the terrace, offering garden views and ample space for a cooker, creating an ideal space for family meals and gatherings. Adjacent to the kitchen, the utility room includes tiled floors, splash backs and a practical cloakroom, offering additional storage and space for managing day-to-day household tasks.









## The snug/office

This cosy and versatile space features a brick inglenook fireplace, ceiling beams and large windows to the front and side, offering a peaceful retreat or a study area.



## The principal bedroom & en suite

The front-facing double bedroom benefits from an en suite with a modern white suite, including a shower cubicle, pedestal basin and Velux window. Character beams and tasteful tiling enhance the room's appeal.





## Bedroom two

A generously sized double bedroom with built-in wardrobes and charming ceiling beams, offering plenty of storage and a warm, rustic feel.



## Bedroom three

This double bedroom features a Velux window with a fitted blind, creating a light-filled space with views over the grounds.



## The shower room

The shower room is another well-appointed space that accommodated bedrooms two and three. The space features a large walk-in shower, a WC, a washbasin and a Velux window, creating a sleek and stylish space.



## The garden

The landscaped gardens are a standout feature of the property, with expansive lawns ideal for families, mature trees and abundant planting. Terraced areas provide perfect spots for al fresco dining and relaxation amidst beautiful surroundings.





## The stables & land

Set in approximately 1.5 acres, the property includes two stables, a tack room and a beautiful paddock area with its own entrance. This space is ideal for equine enthusiasts, or for those that want to enjoy their own slice of countryside right at your doorstep.





## The driveway & garage

The property also benefits from a generously sized double garage with two spacious rooms above, creating the perfect opportunity for an annexe, a guest house or an entertainment space, suiting the needs of any homeowner. In front, there is ample off-street parking space, creating a private and enclosed space.



## Location

Belbroughton is a charming Worcestershire village, offering a peaceful rural lifestyle with great connections to nearby towns. The village features local amenities, including independent shops, traditional pubs like The Talbot and The Queens and a village shop and post office. For larger shopping needs, Hagley and Bromsgrove are but a short drive away.

Belbroughton CofE Primary School is well-regarded, while Haybridge High School and Hagley Catholic High School offer excellent secondary education options within the area. For independent schools, Bromsgrove School and RGS Worcester are within easy reach.

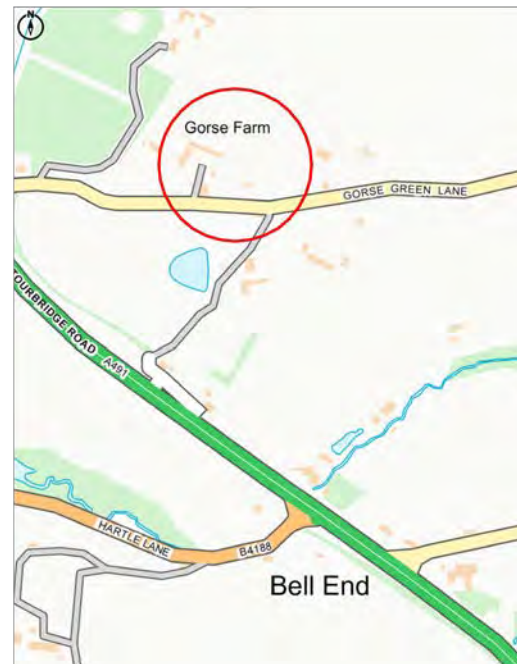
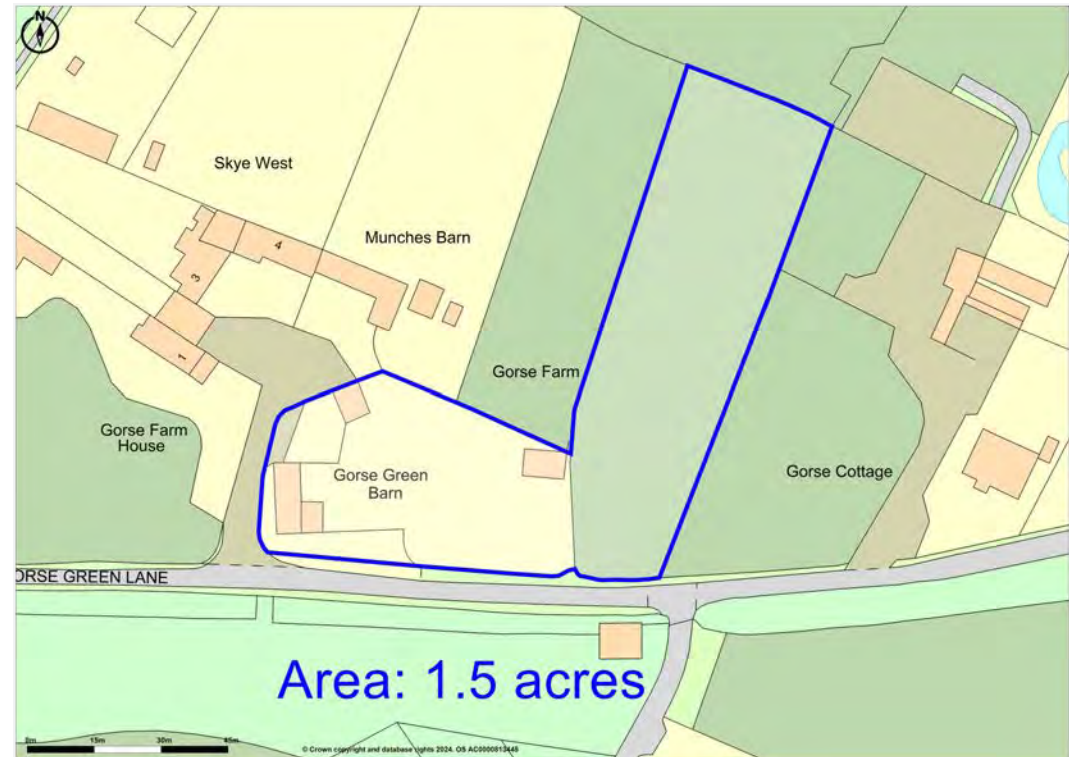
The village benefits from good transport links, with easy access to the M5 motorway for routes to Birmingham and Worcester. Hagley train station offers regular services to major cities, including London, making it ideal for commuters. Local bus services provide further connectivity to nearby towns, making Belbroughton a sought-after location, combining countryside tranquillity with modern convenience.

## Services

This property benefits from LPC fired heating, mains water and electricity, a BioDisc sewage system and broadband.

## Council Tax

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

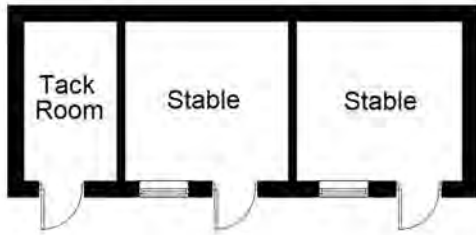


# Gorse Green Barn, Gorse Green Lane, Belbroughton

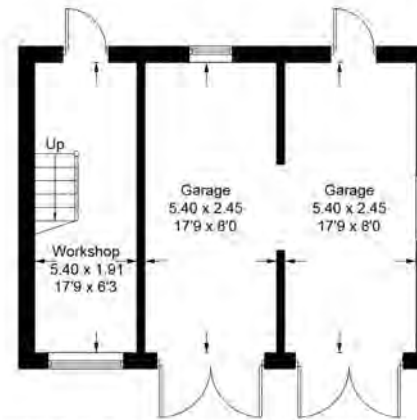
Approximate Gross Internal Area = 1965 sq ft / 182.6 sq m

Outbuilding = 834 sq ft / 77.5 sq m

Total = 2799 sq ft / 260.1 sq m

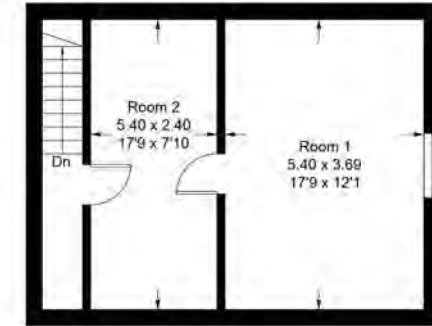


**Stables**



(Not Shown In Actual Location / Orientation)

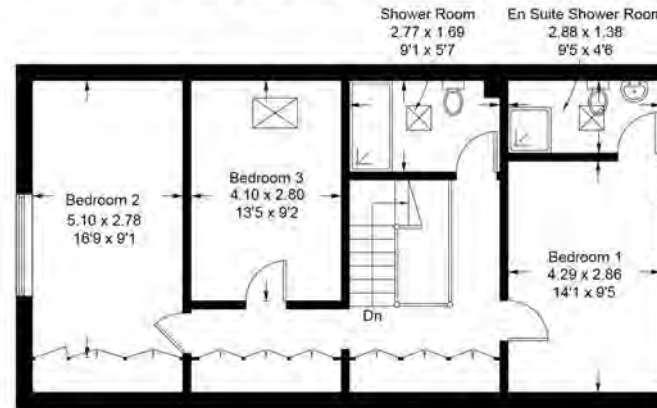
**Outbuilding - Ground Floor**



**Outbuilding - First Floor (Above Garage)**



**Ground Floor**



**First Floor**

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



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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