



## Hill Farm

Dodford B61 9DY

Andrew Grant



# Hill Farm

Kidderminster Road, Dodford B61 9DY

**4 Bedrooms    2 Bathrooms    2 Reception Rooms**

A rare opportunity to acquire a farmhouse with breathtaking views over 1.5 acres.

- A characterful farmhouse in need of modernisation, offering versatile accommodation with significant potential.
- Stunning panoramic views stretching across some of Worcestershire's most picturesque landscapes.
- A collection of barns and outbuildings, including a former pigsty, ideal for various uses.
- Expansive gardens with mature trees and open spaces, perfect for outdoor enjoyment.
- Private driveway with ample parking and a carport, set within a highly desirable village of Dodford.

This historic farmhouse, owned by the same family since the 1960s, presents an exciting opportunity for those seeking a character home in a peaceful countryside setting. Originally part of a larger estate, it is now set within 1.6 acres of countryside, enjoying far-reaching views. The accommodation includes generous reception rooms, a traditional farmhouse kitchen, four bedrooms and multiple bathrooms. Several outbuildings, including barns and a former pigsty, provide useful additional space. A private driveway offers ample parking, enhancing the home's accessibility and rural charm. With modernisation required, this is a rare chance to create a bespoke home in a peaceful yet well-connected location.

**2056 sq ft (191 sq m)**







## The approach

A private gated entrance leads onto a sweeping driveway, providing an inviting approach to the property. The drive is bordered by well-established hedgerows, enhancing privacy and seclusion. As you enter, the farmhouse is positioned prominently, offering an elevated setting that maximises the stunning countryside views. The approach sets the tone for this unique property, combining accessibility with a sense of exclusivity and tranquillity.





## The reception room

This spacious reception room is the heart of the home, a central wood-burning stove sits within an exposed brick fireplace, creating a cosy focal point. Large windows flood the room with natural light and frame spectacular countryside views, enhancing the feeling of openness. Terracotta floor tiles contribute to the farmhouse character, while access points to the kitchen, dining room and outdoor areas make this a functional living space.







A glass-paneled door leads directly to the garden, providing a seamless transition to outdoor entertaining. With ample space for multiple seating arrangements, this room has the potential to become a warm and welcoming family hub, retaining its original features while offering scope for modernisation.







## The kitchen

The kitchen enjoys expansive windows that offer views of the surrounding landscape. A mix of traditional and open storage is available, with a range cooker and an Aga serving as focal points. The tiled splash-back complements the rustic feel. Adjoining the kitchen, the utility room offers additional worktop space and provisions for appliances. With scope for refurbishment, these spaces present an exciting opportunity to design a bespoke country kitchen tailored to modern needs.











## The dining room

A well-proportioned space with large windows that frame picturesque countryside views. This versatile room is well suited for family dining or entertaining, with ample space for a substantial dining table. A wood-burning stove within a feature fireplace adds character and warmth and the dual aspect windows allow natural light to fill the room throughout the day.







## The ground floor bathroom

This ground-floor bathroom features a bath with an overhead electric shower, a basin set within a wooden vanity unit and a WC. Adjoining the bathroom is another versatile space featuring wall and base units, a sink and a large window allowing for natural light.

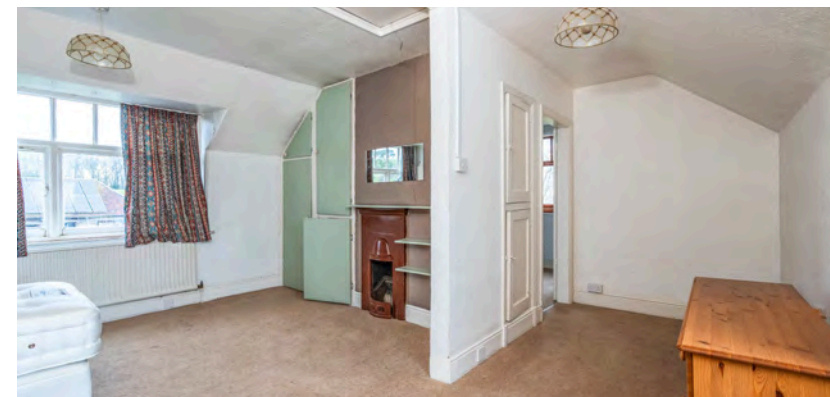






## The primary bedroom

A spacious double bedroom with a large windows that offer stunning rural views. The room features a built-in fireplace, adding to its period charm. A separate dressing area with built-in storage provides practicality, while the overall space offers scope for creating a luxurious main bedroom suite. The high ceilings and natural light further enhance its appeal.







## The second bedroom

A well-proportioned bedroom with sloped ceiling adds character, while a large window frames scenic views of the rolling hills. Ideal as a guest room or home office, this space has great potential to be transformed into a cosy retreat.







## The third and fourth bedrooms

Bedroom three is a well-proportioned space featuring built-in storage concealed behind curtain panels, making it a practical choice for a bedroom or home office. A large window fills the room with natural light, offering views of the surrounding countryside. Bedroom four, features extensive shelving and a fitted alcove, providing ample room for organisation. Both rooms offer the flexibility to be reimagined to suit various needs.







## The shower room

Situated on the first floor, this shower room includes a curved glass shower enclosure with an electric shower, a pedestal basin and a WC. A window allows natural light to enter, brightening the space. Though functional, it offers an opportunity for modernisation to enhance its comfort and style.





## The gardens

The gardens offer a serene and private outdoor space, perfect for relaxation and outdoor living. Encompassing expansive lawns, mature trees and well-established hedgerows, the setting is both picturesque and practical. The gardens seamlessly blend into the surrounding countryside, providing uninterrupted views of rolling hills and open fields. To the rear, a gently sloping lawn is bordered by fencing, separating the formal garden from the wider land.







Throughout the garden, thoughtful planting creates an ever-changing display of seasonal interest, making this an ideal outdoor space for those who appreciate nature and tranquility. The garden offers both privacy and a connection to the natural beauty of the surrounding countryside, making it a perfect complement to the farmhouse's rural charm.







## The grounds

Set within over 1.5 acres, the grounds of this historic farmhouse offer a unique blend of open green spaces, mature trees and functional outbuildings, making it ideal for multi-generational living, self-sufficiency projects, or equestrian pursuits. The property boasts some of the best views in Bromsgrove, with breathtaking panoramic views stretching across the Worcestershire countryside.









## The outbuildings

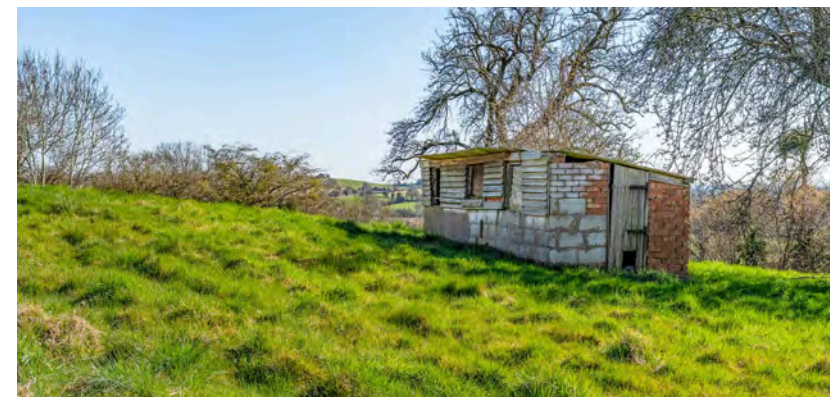
A substantial brick and timber barn, this outbuilding offers multiple uses. The structure features original wooden doors, windows and a spacious courtyard enclosed by brick walls. Additionally, two further standalone structures with a mix of timber and block construction provide flexible use options.







Positioned near the driveway, a further outbuilding provides covered parking and additional storage space. The carport provides shelter for vehicles or equipment, while the adjacent storage units are ideal for gardening tools, firewood, or workshop use. The combination of enclosed and open spaces ensures practical functionality for everyday rural living. Additionally there is a further outbuilding in the field to the front of the property.









## Location

Situated in a highly sought-after Bromsgrove setting, this farmhouse enjoys a prime position with outstanding views. The location provides excellent connectivity to the M5 and M42 motorways, ensuring accessibility to Birmingham, Worcester and beyond. Bromsgrove School, one of the country's leading independent schools, is a key draw for families.

The surrounding countryside offers endless opportunities for walking, cycling and outdoor pursuits. Local amenities, including shops, restaurants and healthcare facilities, are within easy reach, while the town centre provides further conveniences. The area's rich history and National Trust-protected landscapes enhance its appeal. This is a rare opportunity to secure a home with significant potential in an unrivalled setting.

## Services

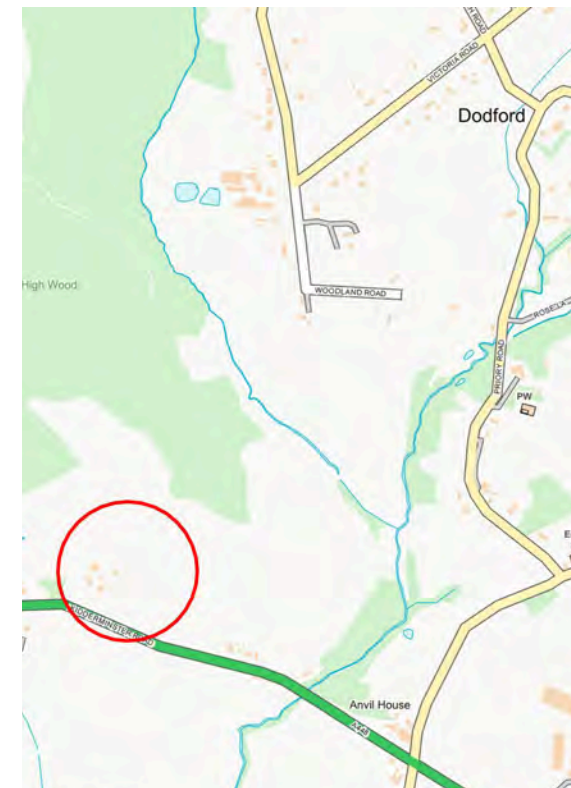
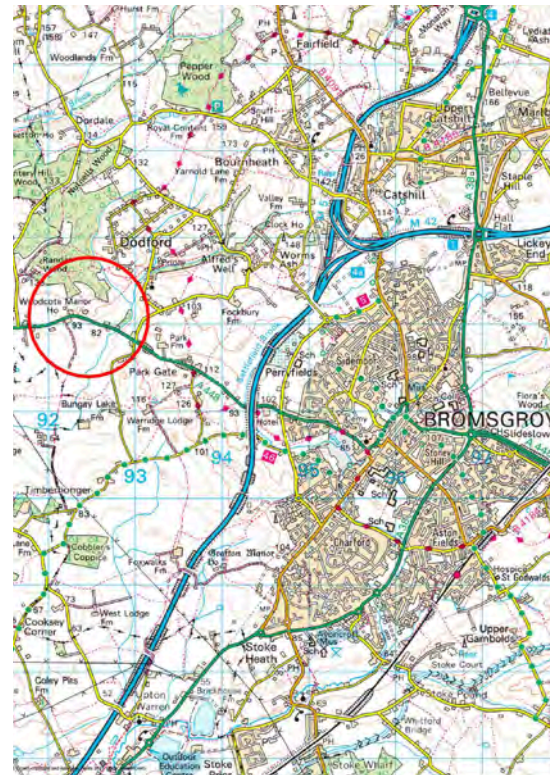
Services are TBC.

## Council Tax

The Council Tax for this property is Band G.

## Agent Note

The property is subject to a covenant held by the National Trust, for more information please contact us.





# Kidderminster Road, Bromsgrove, B61

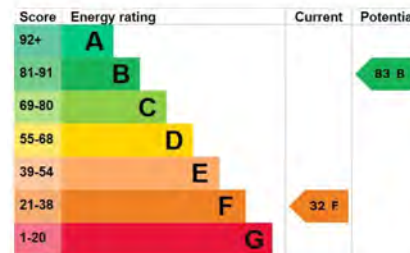
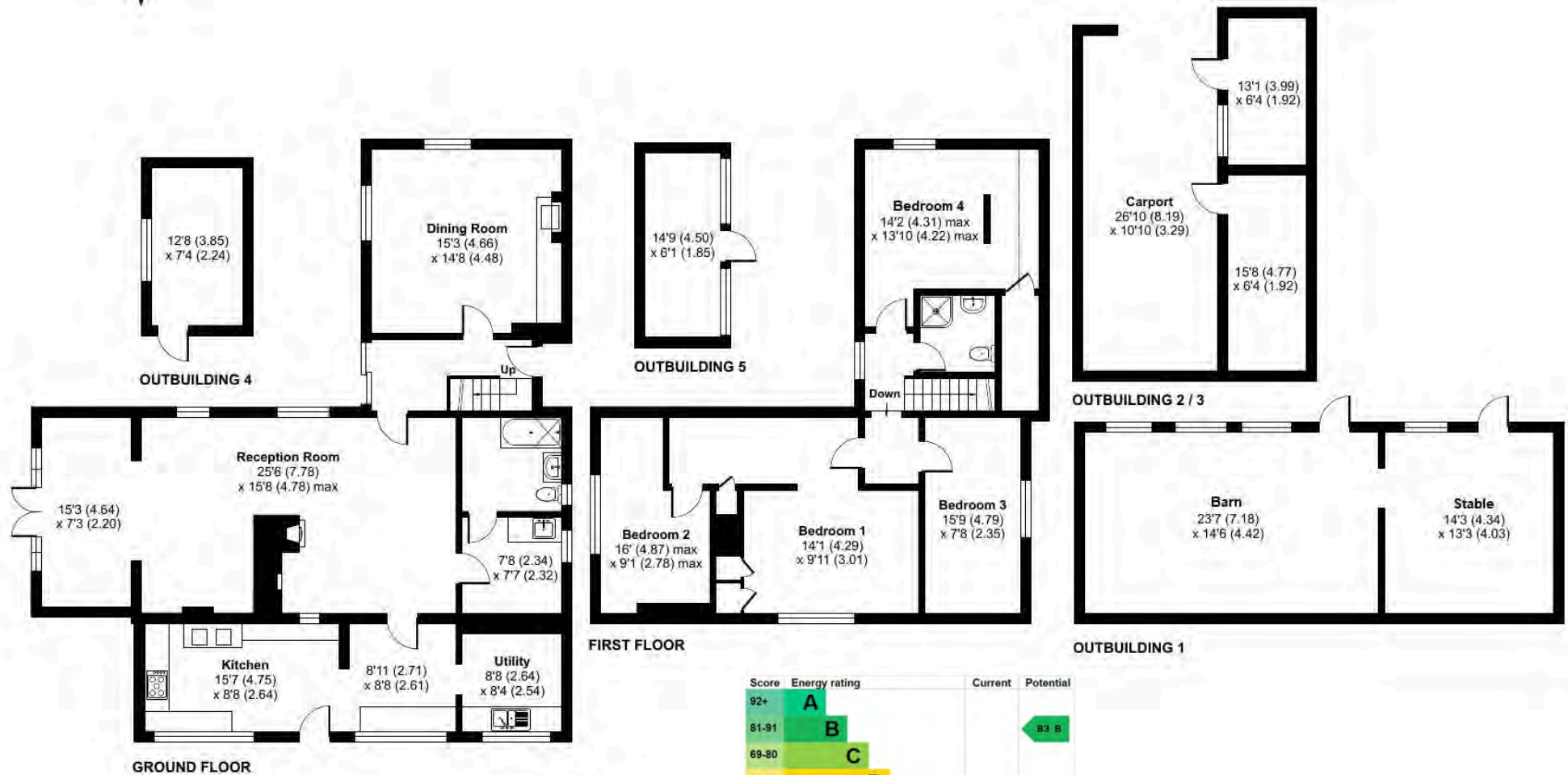
Approximate Area = 2056 sq ft / 191 sq m (excludes carport)

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Outbuildings = 901 sq ft / 83.7 sq m

Total = 3010 sq ft / 279.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Andrew Grant. REF: 1248327



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Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)