



Bissell Lodge

Blakedown, DY10 3NN

Andrew Grant

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Deansford Lane, Blakedown, DY10 3NN

5 Bedrooms 3 Bathrooms 3 Reception Rooms 7.5 Acres

A rare opportunity to acquire a Victorian country home with extensive equestrian facilities, beautiful woodland and far-reaching views, ideally positioned on the edge of Blakedown village.

- Nineteenth century home with five bedrooms and modern extension.
- Stunning master suite with floor to ceiling window, balcony and en suite.
- Over seven acres including paddocks, woodland, stables and outbuildings.
- Gravel driveway with parking for several vehicles and a detached double garage.
- Peaceful rural setting on the edge of Blakedown village with excellent transport links.

An exciting and rare opportunity to purchase a property with land within the highly regarded village of Blakedown. The property is ideally suited for those with animals and particularly horses, featuring over seven acres of grounds including three paddocks with various outbuildings and stabling with woodland providing riding potential. The property is a delightful mid-Victorian home, including a two storey extension featuring a stunning floor to ceiling window to the master suite opening on to a glass and steel balcony overlooking the paddocks, complete with en suite shower room and walk-in wardrobe. Three additional bedrooms are serviced by a tasteful family bathroom. On the ground floor a versatile room with en suite is ideal as a fifth bedroom. At the heart of the home is a fantastic kitchen diner with central island and French doors flowing out to the garden. To complete the ground floor is a formal dining room and a light and airy living room.

3156 sq ft (293.2 sq m)





The kitchen

At the heart of the ground floor is a wonderfully spacious kitchen. In the middle of this contemporary space is a central island topped with black granite and surrounded by modern light grey wall and base units. Nicely tucked away in one corner is a 'Stanley' oil fired cooker which also fires the central heating, complimented by a standard oven along with an induction hob, integrated dishwasher and washing machine.



A brushed steel designer vertical radiator along with mosaic style flooring add some pleasing decorative touches. To the rear of the kitchen is a large bay window which floods the property with light and provides the ideal space for housing a table and chairs, with French doors leading out to the garden and a stable door accessing the side lobby/boot room.





The living room

The beautifully light and airy living room adjoins the kitchen via a square archway and centres around an attractive working fireplace. This hugely inviting reception room features some stylish decorative touches including oak flooring and two brushed steel designer radiators, whilst French doors lead nicely out on to the rear garden.





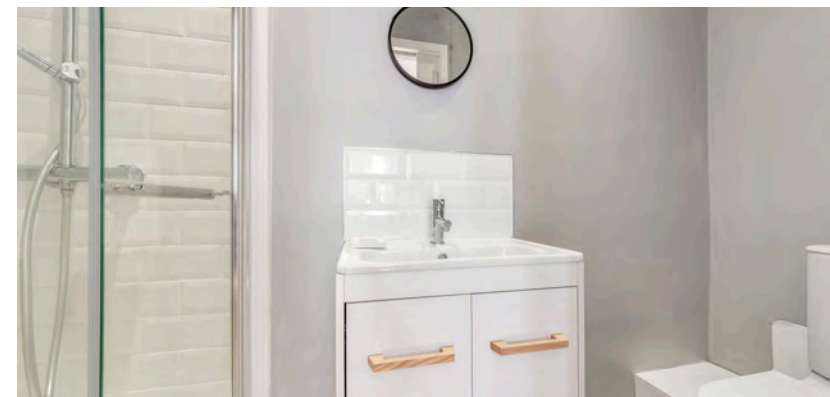
The dining room

The dining room offers an inviting setting for both family meals and formal occasions. Its generous proportions allow for a large table, making it ideal for entertaining guests or enjoying relaxed dinners together. A feature fireplace adds character to the room, while the front-facing window draws in natural light and provides a pleasant outlook. The space is finished with Karndean flooring, combining practicality with style.



The office

Tucked away in a quiet corner of the ground floor is a hugely versatile room ideal as an office, snug or fifth bedroom for guests or relatives. This delightful downstairs room has French doors flowing out to the rear garden and benefits from an adjoining shower room with down lighters, shower cubicle and vanity unit.





The hallway

Once through the door an inviting hallway awaits, creating an immediate sense of space and character. Natural light enhances the setting, while features include a brushed steel column radiator, underfloor heating and a useful under stairs cupboard. From here, doors lead to the principal reception rooms and the rear garden with the staircase rising to the first floor. A cloakroom is conveniently positioned off the hallway, complete with fitted suite, offering a practical addition for both guests and everyday use.

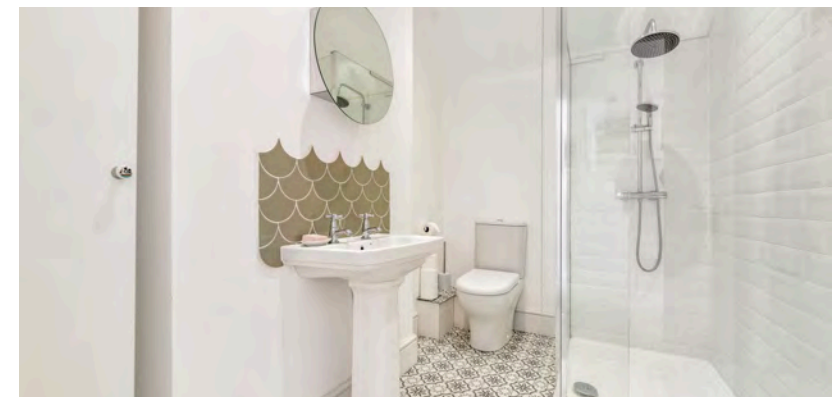


The primary bedroom

The primary bedroom forms a striking centrepiece on the first floor, designed to highlight both space and light. A vaulted ceiling with two skylights and full-height glazing draws in natural brightness throughout the day and creates a sense of openness. French doors lead directly to a glass and steel balcony, providing an elevated vantage point over the gardens, paddocks and woodland belonging to the property, perfectly suited for moments of quiet relaxation.



Practicality has been carefully considered, with a large built-in wardrobe offering ample storage while maintaining clean lines within the room. The arrangement of the suite ensures both elegance and everyday ease. Adjoining the bedroom is a stylish en suite, fitted with a large modern walk-in shower, wash basin and WC. This en suite enhances the convenience of the primary bedroom and delivers a private space finished to a high standard. Altogether, this combination of thoughtful design and functionality creates a refined retreat within the home.





The second bedroom

The second bedroom is a spacious double room with a southerly facing aspect overlooking the rear grounds and further enhanced by fitted wardrobes and drawers. A fitted wash basin adds convenience, making the space practical for everyday living. Well suited as a principal guest bedroom or for family use, it offers both comfort and functionality.





The third bedroom

The third bedroom is a generously sized double situated on the first floor, offering an inviting retreat with pleasant views over the surroundings. A bank of built-in wardrobes provides excellent storage, allowing the space to remain uncluttered and practical. Its position within the home makes it a versatile choice for family use, offering comfort and functionality in equal measure.



The fourth bedroom

The fourth bedroom offers a peaceful setting with dual windows drawing in natural light. Its layout makes it a flexible choice for use as a child's room, guest space or study if required. The position at the side of the property provides both privacy and a pleasant outlook, adding to its appeal as part of the home's accommodation.



The family bathroom

A nicely styled and well equipped bathroom completes the first floor accommodation, centred around a freestanding rolltop bath which adds character to the room along with a vintage style wash basin. This room also features a corner shower enclosure along with down lighters and a stylish designer radiator.



The rear garden

At the rear of the property lies a formal garden enjoying a sunny southerly aspect and a high degree of privacy. A paved terrace and a covered seating area with space for barbeque create excellent opportunities for entertaining, with direct access from the kitchen enhancing its practicality. The garden extends with sweeping lawns framed by mature hedging and trees, giving both structure and natural beauty.





Gates open from here into the paddocks and land, making the garden a natural link between the house and its wider grounds. A charming pergola and sheltered seating area add further appeal, perfect for enjoying the outlook across the grounds. Thoughtfully laid paths guide you through the garden, leading towards the stable block and paddocks beyond, making the most of the property's idyllic setting. With its generous proportions and direct connection to the surrounding land, the rear garden is ideally suited for both peaceful enjoyment and entertaining on a larger scale.



The land and woodland

The land is exceptionally well arranged for equestrian and outdoor pursuits, beginning with a pony paddock positioned to the side of the main garden and extending to two larger fields at the rear. Enclosed by post and rail fencing, the paddocks provide excellent grazing for horses or other animals, with the added benefit of a field shelter in one of the enclosures. Beyond the fields lies a section of land with a range of practical outbuildings, including a stable block with power and lighting, comprising three bays and a tack room.





A large open-fronted tractor shed sits alongside, ideal for machinery and equipment, with further storage sheds completing the facilities. The area is also served by gated access directly from the lane, ensuring ease of use for vehicles and horses alike. A gate from the stables leads naturally to private woodland, a picturesque setting with a mix of deciduous and coniferous trees and intersected by pathways. This enchanting woodland offers scope for cross country riding or peaceful walks, creating a superb complement to the paddocks and outbuildings.





The driveway and parking

The property is approached via a gated entrance that opens to a generous gravel driveway, offering ample space for multiple vehicles. The layout ensures easy access to both the house and detached double garage, providing secure storage and practical convenience. The spacious garage is accessed from the front via an electric up and over door and benefits from a large loft space with ladder which could quite readily be adapted in to a studio or office.

Location

The property enjoys a secluded rural setting on the southern fringes of Blakedown village, directly bordering countryside at the rear and benefiting from utmost privacy and seclusion from neighbouring properties.

Blakedown is less than a mile from Bissell Lodge and is a wonderful village to have on the doorstep, featuring a number of amenities including two country pubs, a village stores, a primary school and recreational fields home to a pavilion and lots of sporting facilities. The village also has a train station on the Birmingham line, ideal for regular travellers and commuters to the city and beyond.

Kidderminster and Stourbridge are less than four miles from here and very convenient to have on the doorstep, home to a wide range of supermarkets and high street stores in addition to pubs, restaurants and waterfront bistros.

Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is via a septic tank.

Council Tax

The Council Tax for this property is Band G.





Deansford Lane

Approximate Gross Internal Area

Ground Floor = 108.2 sq m / 1165 sq ft

First Floor = 84.1 sq m / 905 sq ft

Outbuildings = 100.9 sq m / 1086 sq ft

Total = 293.2 sq m / 3156 sq ft

(Excluding Barn)



Illustration for identification purposes only, measurements are approximate, not to scale.



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