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FIND YOUR HOME

Walton Hill Farm Walton Hill, Clent, Stourbridge DY9 9RU
£3,000 Per Month

Home with a view

A Rare Rental Opportunity – Character Farmhouse in 8 Acres:



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Details

A Rare Rental Opportunity – Character Farmhouse in 8 Acres

Set within approximately 8 acres of gardens, paddock, pasture and woodland, this exceptional former farmhouse offers a rare chance to rent a truly unique rural home. Believed to date back around 300 years and thoughtfully extended over time, the property combines original charm with flexible living spaces – ideal for families and those seeking multi-generational accommodation.

Inside, the home is full of character features, from exposed beams and flagstone floors to two welcoming log-burning stoves. The spacious lounge enjoys views across the gardens and countryside, while the impressive orangery-style sunroom with bi-fold doors on three sides makes the most of the breathtaking surroundings – the perfect space to relax or entertain. The farmhouse kitchen is well-equipped with shaker-style units, fitted appliances and a quarry-tiled floor, complemented by a second kitchen/utility area, storage rooms, boot rooms and useful outbuildings.

Upstairs, the versatile layout offers up to five bedrooms, an interlinking study and two bathrooms. The master bedroom is a standout feature, with floor-to-ceiling glazing that frames uninterrupted views of the grounds. With two staircases and adaptable living spaces, the property lends itself well to those needing separate wings of accommodation.

Outside, the land provides gardens, paddocks, and stables set in a peaceful countryside setting.

This is a very special property that blends rustic charm with flexibility, and offers tenants a rare lifestyle opportunity in an outstanding rural location.

Location

Walton Hill Farm occupies an elevated and private position in the rolling countryside of the Clent Hills, offering a peaceful rural setting without sacrificing accessibility. The property is within easy reach of National Trust land and public footpaths across the Clent Hills, allowing direct access to extensive walking, bridleway and nature-walking routes.

Walton Hill itself is the highest point in the local range, affording panoramic views across the Worcestershire and West Midlands landscape – on clear days, you can enjoy views that extend to the Malvern Hills, the Wrekin and even the Peak District. Despite its tranquil setting, the farm is within a convenient radius of nearby villages and towns. Clent village is approximately 1.6 miles distance, with amenities including a primary school, local pubs, a church and village shops. Belbroughton, Hagley and Stourbridge are also nearby, providing further schooling, retail and transport links. For commuters, the property benefits from good road access: the nearby M5 motorway (junctions 3 and 4) provides connections toward Birmingham, Worcester and the West Midlands corridor.



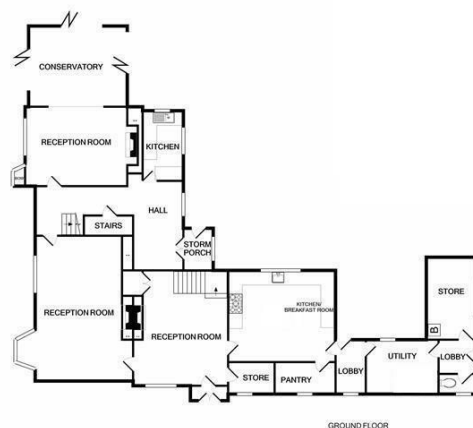




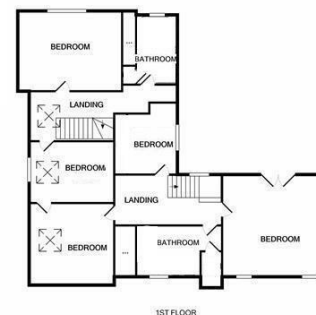








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given.
Made with Floorplan 12.0.115

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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