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Old Mill Farm House, Bromsgrove Road, DY9 9QB

Guide Price £1,400,000

Old Mill Farm House

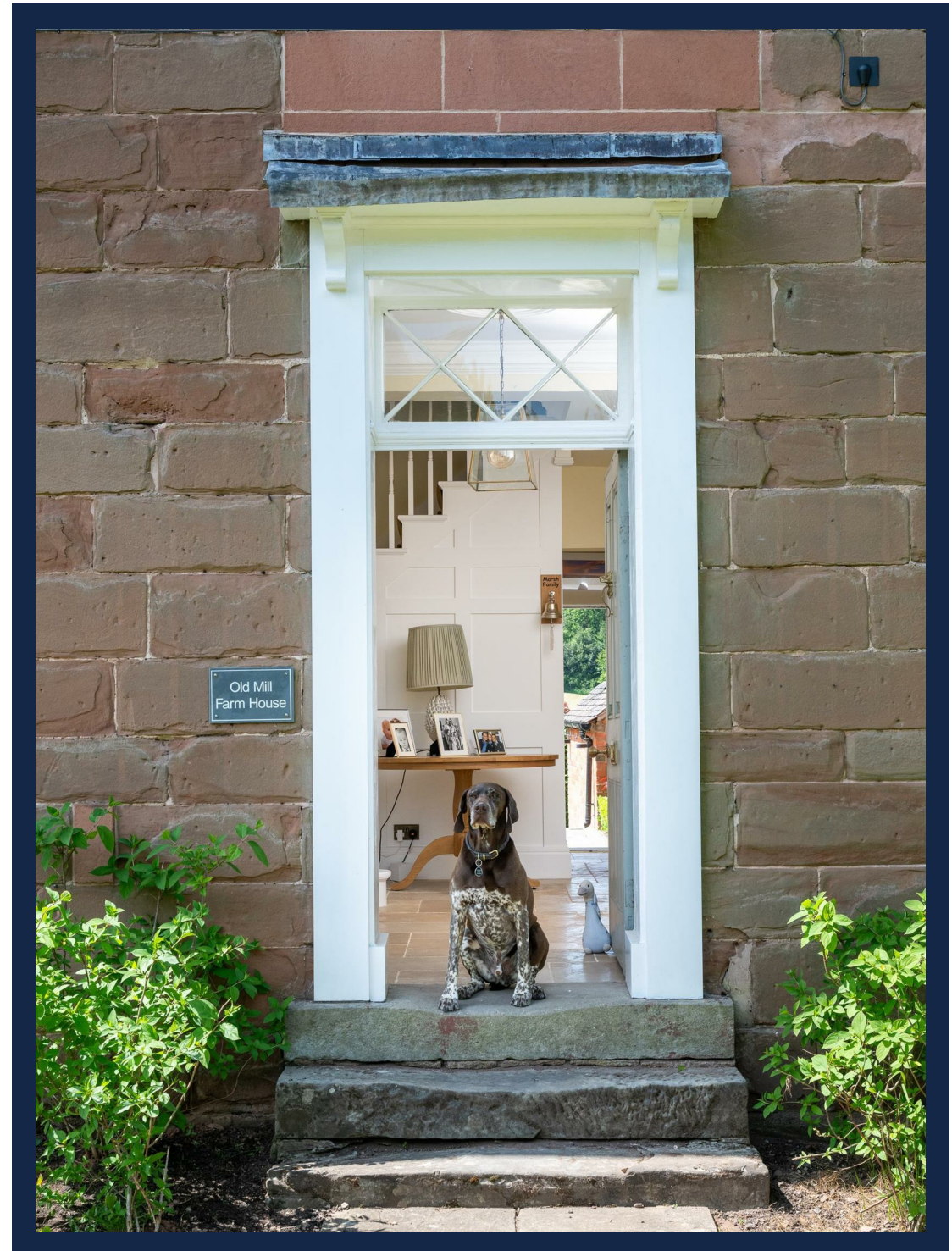
Welcome to Old Mill Farm House, located in the picturesque village of Clent. This stunning Grade II listed Georgian house offers a perfect blend of historical charm and modern living. With five spacious bedrooms and four well-appointed bathrooms, this residence is ideal for families seeking both comfort and elegance.

The property boasts three inviting reception rooms, providing ample space for relaxation and entertaining. Each room is beautifully presented, showcasing the exquisite period features that define Georgian architecture. The generous layout allows for a seamless flow throughout the home, making it perfect for both intimate gatherings and larger celebrations.

Set within an impressive five acres of landscaped grounds, this home offers a tranquil retreat from the hustle and bustle of everyday life. The expansive outdoor space is perfect for children to play, or for hosting summer barbecues with friends and family. Additionally, the property includes parking for up to six vehicles, ensuring convenience for residents and guests alike.

For families, the location is particularly appealing, as it is situated close to a local primary school and nursery, along with being in catchment for the local high schools in the nearby village of Hagley. Furthermore, the renovated garage, complete with a kitchenette and bathroom, presents an excellent opportunity for a home office, guest accommodation, or a creative studio.

This Georgian gem is not just a house; it is a lifestyle choice, offering a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Do not miss the chance to make this exceptional property your new home.







Approach

Approached via driveway leading to gated private parking. Gate leads through the garden to rear doors giving access to the entry hall.

Entry Hall

With travertine tiling to floor, two central heating radiators and traditional oak staircase to first floor landing. Doors lead to:

Living Room 15'8" x 12'9" (4.8 x 3.9)

With dual aspect window to front and sash to side, central heating radiator, solid oak wood flooring throughout and beams overhead. There is a feature fireplace with log burner, slate hearth and wood beam mantle over.

Family Room 15'8" x 15'1" (4.8 x 4.6)

With dual aspect window to front and sash to side, central heating radiator and solid oak wood flooring throughout. There is a feature fireplace with log burner and slate hearth, along with built in shelving and cupboards to either side for storage.

Dining Room 16'0" max 2'11" min x 13'5" max 10'2" min (4.9 max 0.9 min x 4.1 max 3.1 min)

With window to side, central heating radiator, solid oak flooring throughout and beams overhead.

W.C.

With heated towel radiator, tiling to floor, fitted vanity sink with storage and w.c.

Kitchen 16'0" x 12'5" (4.9 x 3.8)

With dual aspect windows to side and rear, central heating radiator and travertine tiling to floor. Featuring a variety of fitted bespoke wall and base units with quartz worksurface over and matching island. Fitted Belfast sink with drainage and boiler tap, space for a large range cooker with extractor fan overhead and various integrated appliances such as fridge freezer, wine fridge and AEG dishwasher. Doorway leads through into the utility.

Utility 5'10" x 9'10" (1.8 x 3.0)

With window to side and door to rear, travertine tiling to floor and fitted wall and base units with worksurface over. There is also space and plumbing for white goods.







Cellar-Middle 11'1" x 11'9" (3.4 x 3.6)

With lighting overhead, housing boiler, hot water tank and duty point pressure system. There are openings either side to the left and right cellars.

Cellar- Left 15'8" x 11'9" (4.8 x 3.6)

With door to side and lighting overhead.

Cellar- Right 15'8" x 11'9" (4.8 x 3.6)

With lighting overhead.

First Floor Landing

With window to front, central heating radiator and beams overhead. Stairs lead to the second floor landing and doors radiate to:

Master Suite- Dressing Area

With window to rear, central heating radiator and original beam overhead. Doors to either side lead to the bedroom and bathroom.

Master Suite- Bedroom 16'0" max 6'2" min x 16'0" max 14'5" min (4.9 max 1.9 min x 4.9 max 4.4 min)

With window to rear, central heating radiator and beams overhead.

Master Suite- Bathroom 14'1" max 9'6" min x 10'9" (4.3 max 2.9 min x 3.3)

With obscured window to rear, central heating radiator and further chrome heated towel rail, herringbone wood flooring, panelling to walls and tiling to shower floor and walls.

Bedroom Two 15'8" max 11'1" min x 16'4" max 7'2" min (4.8 max 3.4 min x 5.0 max 2.2 min)

With window to front, central heating radiator and feature fireplace. Door leads to ensuite.

Ensuite

With tiling to floor and walls, chrome heated towel radiator, low level w.c., floating vanity sink and shower cubicle with hand held and drench head over.

Bedroom Three 15'8" max 10'2" min x 12'9" max 9'6" min (4.8 max 3.1 min x 3.9 max 2.9 min)

With window to front, central heating radiator and feature fireplace. Doors lead to the large storage cupboard and ensuite.





Ensuite

With subway tiling to walls and slate tiles to floor, chrome heated towel rail, low level w.c., floating vanity sink and walk in shower with hand held and drench head over.

Second Floor Landing

With central heating radiator and doors leading to:

Bedroom Four 16'0" x 13'9" (4.9 x 4.2)

With window to front, central heating radiator and overhead beams. There are two large storage cupboards with double doors.

Bedroom Five 15'8" x 14'1" (4.8 x 4.3)

With window to front, central heating radiator, overhead beams and two storage cupboards.

Bathroom

With obscured window to front, heated towel rail, tiling to floor and part subway tile, part brick walls. Low level w.c., floating vanity sink with storage, fitted bath with hand held shower and shower cubicle with handheld and drench head.

Office 12'1" x 8'2" (3.7 x 2.5)

With window to side and electric heater.

Outbuildings

There are various outbuildings to include a large store with electric and lighting overhead and three further storage spaces.

Double Garage 20'11" max 14'5" min 19'0" max 13'9" min (6.4 max 4.4 min 5.8 max 4.2 min)

With double glazing window to side, electric roller garage doors, two radiators and lighting overhead. There are fitted base units with worksurface over, sink, two ring induction hob and space for white goods. With access to loft space via hatch and door leading to shower room.

Garage- Shower Room

With chrome heated towel rail, tiling to floor and splashback, low level w.c., sink and corner shower with drench head over.

Garden

With paved patio and pathway wrapping around to the front of the property, steps down lead to path giving access to the driveway and outbuildings. There is a wraparound lawn to the side with hedge borders for privacy and various mature planter beds.

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Land

Approximately five acres to the rear of the property, accessed via gate with established borders and mature trees. This space is excellent for enjoying the warmer months with friends and family or as equestrian space.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is F.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the











solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







TOTAL FLOOR AREA : 4424 sq.ft. (411.0 sq.m.) approx.

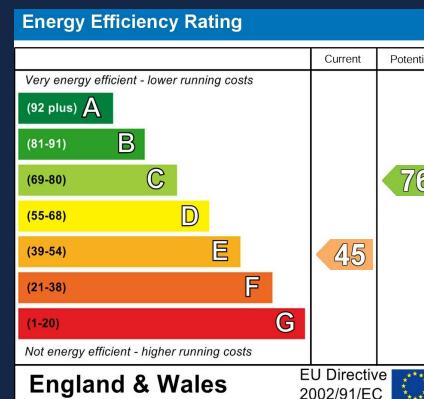
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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