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Brake Mill Farm
Stakenbridge Lane, Hagley

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Brake Mill Farm Stakenbridge Lane Hagley DY8 2XY

An elegant yet homely period house in a magnificent peaceful setting.

With 5 bedrooms, 3 bathrooms, and 4 reception rooms plus home office suite with its own separate access and flexible outbuildings/stables. The plot includes delightful formal gardens together with a paddock which in total extend to just over an acre.

Approached from Stakenbridge Lane on the edge of Hagley, the property is conveniently placed for not only local amenities within Hagley itself including its highly regarded schooling, village railway station with direct services to Worcester, Birmingham and also access to London. There is easy motorway access at either junction 3 or 4 of the M5.

Although it has quick and easy access to local amenities and services on the south-eastern fringe of the West Midlands conurbation, Brake Mill Farm sits conveniently away from it all in a quiet, magical rural setting surrounded by open countryside together with a few barn conversions and beside a delightful lake. It really does provide a haven from busy commercial life.

The classical styling of the house with its double fronted facade with rose and honeysuckle covered porch and front door lead to a central reception hall with oak floor. The Drawing Room is a very atmospheric room and like much of the house has been enlarged by the current owners in a very sympathetic style when it was extended in around 2001. A focal point of this room is the beautiful Cotswold stone fireplace making it extremely cosy in the winter months.

There is a separate dining room with Cotswold stone fireplace, oak flooring with views over lake and a large bay window giving a different aspect to the side garden.

A separate snug with oak flooring and bay window to the rear provides another lovely breakout space ideal for family living.









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French doors to the breakfast room give access to the side garden. The breakfast room in turn leads to the kitchen with its two oven Aga together with electric companion unit. There is a Belfast sink, vaulted ceiling, granite work surfaces, solid oak units and dresser all in keeping with the classical style of the house.

There is also a functional guest cloakroom from the hall with wc and vanity wash basin in marble top and fitted cupboards plus a separate utility room with plumbing for two washing machines and a tumble dryer which keeps the washing functions out of the kitchen. It also has a sink and fitted units.

The beautifully panelled hall and staircase leads to the first floor, with central landing, master bedroom with lovely views over lake. It has an antique fireplace and fitted wardrobes with dressing area which links through to a particularly large and impressive en-suite bathroom with large Air Bath, two vanity wash basins, shower, fridge for champagne, wc and bidet.

Bedroom 2 features fitted wardrobes and antique fireplace and has a Jack and Jill en-suite with bath, low-level wc and wash basin which links to bedroom 5 which also has an antique fireplace together with fitted wardrobes and desk.







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Bedroom 3 has views over lake and fields with fitted wardrobes and Jack and Jill shower room. With a dual-aspect bedroom 4 is located at the rear again with fitted wardrobes and lovely views over fields and surrounding woodland.

Perfect as a work from home facility, the property has a fully fitted basement office suite with Amtico flooring comprising a general office and reception office with independent external access ideal, if clients need to visit and there is a separate wc and useful store room. This could also be easily converted to a granny flat.

The property is approached towards the end of a private drive, by a gravel driveway with plenty of parking and turning space and beyond this is the paddock together with five timber stables laid out as four stables plus tack room/feed room with wc and washing machine/dryer. One of the stables is a double and one is currently used as a gym and one as a sound/film recording studio which are sound insulated for this purpose.

Formal gardens to the house are a delight with paddocks the dream for any child wanting a pony.

This idyllic lifestyle home offers perfect family living and scope for entertaining. During lockdown it was the completely perfect retreat. There are some fantastic local walks to local pubs and public footpaths and bridle paths to explore.

Tenure – Freehold

EPC rating - E

Council Tax - F

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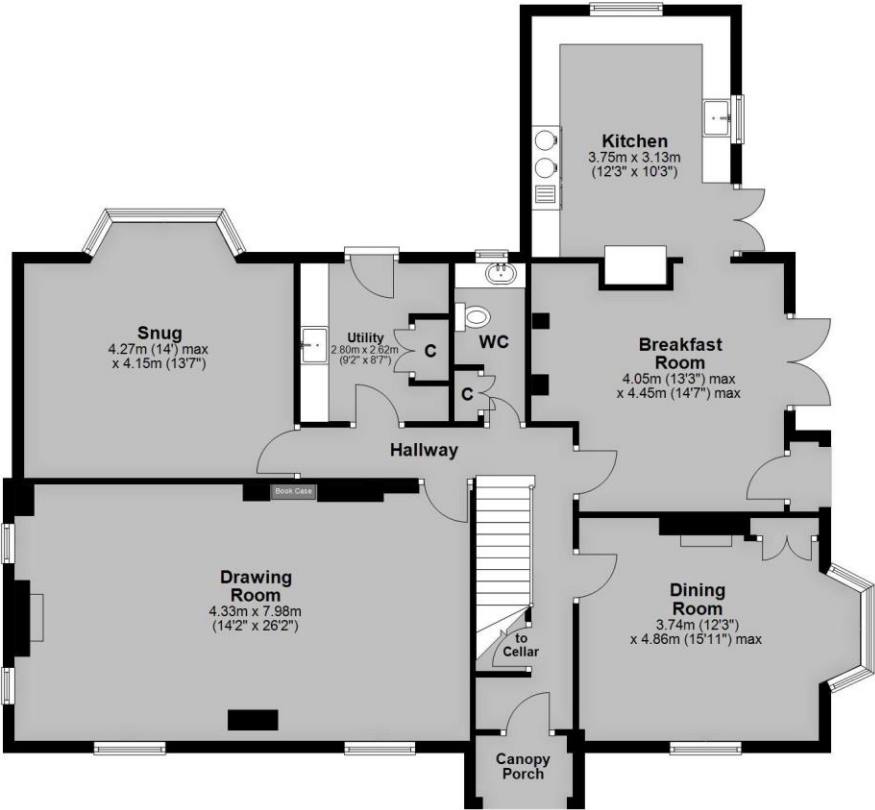
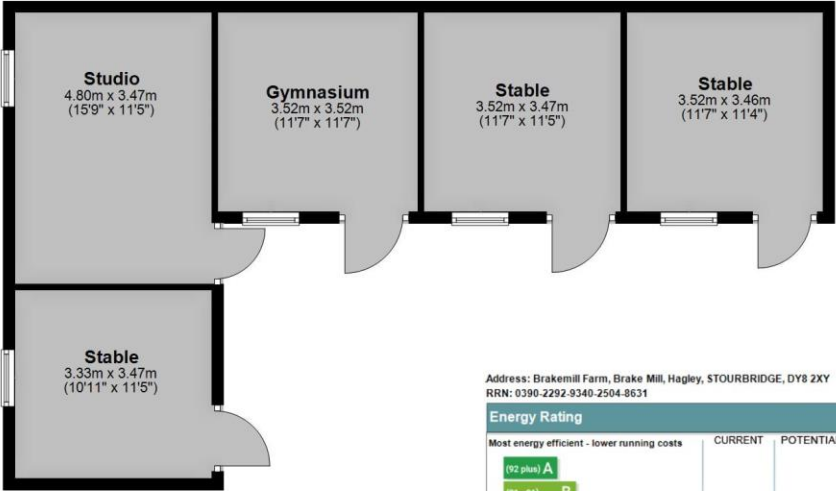
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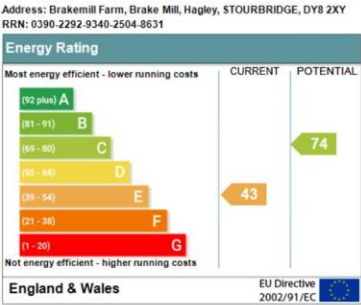


FLOOR PLANS

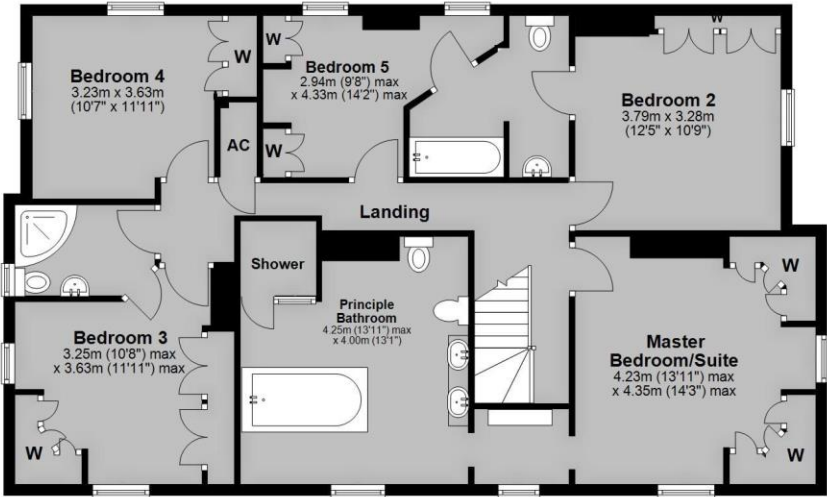
Ground Floor area excludes Stable Block
Approx. 120.9 sq. metres (1301.0 sq. feet)



Basement
Approx. 43.0 sq. metres (462.6 sq. feet)



First Floor
Approx. 106.1 sq. metres (1142.2 sq. feet)



Total area: approx. 270.0 sq. metres (2905.8 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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