



Insetton House
Dordale Road | Belbroughton | Stourbridge | West Midlands | DY9 0BA

FINE & COUNTRY

INSETTON HOUSE

Insetton House is an elegant period property which has a wealth of character and original features. Standing atop a hill this beautifully located property has history dating back to the 1700's and was remodelled and extended in 1847, creating an exceptional family home which has not been on the market in almost 50 years. Set in 14 acres of grounds and paddocks, Insetton House is perfect for those interested in the equestrian life and has stunning views across the Dordale Valley - which is a very distinct zone of ancient countryside. Boasting seven bedrooms, three reception rooms (one is a lounge/dining room) and a delightful open plan kitchen/breakfast room, this spacious property is ideal for a family.



Ground Floor:

The property is approached through a porch which leads to double doors and into the spacious hallway which has attractive tiled flooring. Off the hallway is a large WC and cloaks area.

The morning room is located off the hallway which has double aspect windows with original shutters and delightful views across the rear gardens. This room has attractive oak flooring a feature brick fireplace.

The impressive lounge/dining room with a large Portuguese Limestone fireplace and French windows which lead to the rear gardens and patio areas. This spacious room is ideal for entertaining, and the dining room can seat up to 16 people in the current configuration.

The main staircase is located in the hallway and a tiled area leads to a lovely arched oak door which opens out into the garden.

As in any home the hub of the house is the kitchen and that is especially true at Insetton House - a handmade wooden kitchen with oak worktops and attractive Italian ceramic tiling and flooring is an excellent space for family living. As well as a cream Aga, there are Neff electric ovens and a Miele electric hob and Franke triple sinks with an under-counter fridge. Bay windows give exceptional views across the open countryside to the front of the property and wooden patio doors lead to the rear gardens and patio area. A handy pantry is located next to the kitchen as well as a utility room with cream storage cupboards and space for a washing machine and tumble dryer.

A rear hallway, with ample storage cupboards, leads to further rooms including the snug which has original parquet flooring including a feature fireplace and a log burner. There is a large boot room which has a Belfast sink and a cloaks area and a gardener's WC. The second set of stairs are found in this area as well as a back door which leads outside to the garaging and outbuildings.

The property also has spacious dry cellaring which can be used for wine and other types of storage.

















Seller Insight

“ The original part of Insetton House dates back to pre-1755, when the property and its land were gifted to Thomas Hartle, blacksmith of Catshill, under the terms of a Will. When in the ownership of John Badley, in 1847, the house was extended and, at the same time, the façade was remodelled in the mock-Elizabethan style, popular in that period. Additions on the front elevation were undertaken during the late 1800s, or early 1900s.

We outgrew our first home with one boy and two girls (both keen riders), so we started looking for a larger property with stables and ample grazing land within 25 minutes' drive from work (Brierley Hill). After searching for 2/3 years, we stumbled on Insetton House after visiting a smaller property at Dordale Green.

We were captivated by its superb position with fantastic views over the surrounding countryside, approximately 12 acres of grazing land, stables for 3 horses/ponies and ample garage facilities were an added bonus.

The property was ideally placed for the childrens' schooling – the Belbroughton Church of England primary school, which has an excellent reputation, and is a feeder for Haybridge High School in Hagley, again a very good educational establishment. In addition, there are very good public schools at Bromsgrove and in Worcester, which are within easy reach.

We have lived at Insetton House for 49 very happy years and, during our period of occupation, we engaged Workmens of Cradley Heath to replace the bitumen-cloth covered slate roof with welsh slate. The kitchen has been extended and refurbished, the work being undertaken by Thomas Broad of Malvern. The bathrooms have also been refurbished.

We have many friends in Belbroughton, Clent and Hagley. The social life in these village communities is active, with clubs and societies catering for diverse ages and interests and we hope to settle within easy travelling distance of the area so that we can maintain our existing ties with this part of Worcestershire.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

The main staircase leads to the bedroom accommodation and has a split landing which leads to the right to the principle three bedrooms, all of which are of a large size and have double aspect windows enjoying views of the gardens. All of the bedrooms have original feature fireplaces and built-in wardrobes are found in bedrooms one and two.

The family bathroom has a range of fitted storage units, a bath with shower over, sink, WC and a large airing cupboard.

The further four bedrooms are found in the left-hand wing of the property, as well as the second bathroom, the attic room and the back stairs. Bedroom four has beams and a sink unit with a mirror and built-in wardrobes. The views of the rear lawns and summer house from this room are outstanding. Bedroom five has a feature fireplace and a large walk-in storage room/wardrobe and is being used by the current owners as a home office. Bedroom six is a light and airy double room. Bedroom seven is the smallest of the bedrooms and has a couple of built-in cupboards and is being used as a hobby room at present.

The second bathroom has been renovated and has a heated towel rail, a bath with a shower over, sink and WC. An attic room has its own set of stairs and is a very useful storage area.











Outside

The approach to Insetton House is via a large driveway with a turning circle and the most breathtaking views of the rolling countryside. The property sits in gardens and grounds of 2 acres (to include the driveway) with a further 12 acres made up of paddocks and grazing land. The rear gardens include lawns and flower beds and have a variety of fruit trees and growing areas. Mature trees and shrubs and a fabulous wisteria tree complement the whole vista of the property.

There is an oak framed carport with parking for two cars and a lockable garage and a further lockable double garage, former stabling which is used for storage and two brick built sheds in the garden, one of which is used as an art room.





LOCATION

Insetton House is located in the sought after village of Belbroughton. This is a charming village that exudes timeless beauty and tranquillity. Its quintessential English charm is evident in the quaint cottages, historic buildings, and winding lanes that invite leisurely strolls. There is an array of amenities in the village including traditional pubs, restaurants, shop/post office, deli, cricket club, tennis club, village hall, primary school and parish church. For more extensive amenities, these can be found in the nearby towns of Bromsgrove, Stourbridge and Kidderminster.

Bromsgrove town (5.2 miles) has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose.

Central Birmingham is 15 miles to the north-east. It is a city of international importance, both commercially and culturally, as defined by its magnificent library, Town Hall and Symphony Hall; the home of the Birmingham Symphony Orchestra.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 18 miles south, providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

There are direct train lines to London from Birmingham and Worcester, both of which can be accessed directly from Bromsgrove Train Station, Hagley Train Station and Stourbridge Train Station. The M5 is accessed at Lydiate Ash junction 4 (10 minutes away), or Halesowen junction 3, provides for ready access to the north, east and south-east, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5, enables for onward travel to the M40 and London (120 miles). The M5 provides access to the south-west, Cheltenham and its racecourse (44 miles), Gloucester and Bristol (80 miles). The M42 also offers access to Birmingham International Airport (23 miles).

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include the Old Swinford Hospital School at Stourbridge, Heathfield School at Wolverley, Bromsgrove School (bus collection from Insetton House driveway), Malvern College, The Kings Schools and Royal Grammar School at Worcester, and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 5 miles south-west.





Services, Utilities & Property Information

Utilities - Mains electricity and water. Oil-fired central heating. Private drainage via a cesspool.
Mobile Phone Coverage - 4G/5G available in the area - we advise you to check with your provider.
Broadband Availability - Ultrafast fibre broadband available.
Property Information - Wayleave payment from Western Power Distribution - power supply runs across grazing land belonging to Insetton House.
Maintenance of private driveway shared between Insetton House (50%), Insetton Orchards (25%) and Apple Cottage (25%) - applies only to the area of driveway used by all three properties.
Rights of Access to main the mains water supply which runs partially across land belonging to Insetton Orchards.
Severn Trent Water's predecessors (East Midlands Waterworks) installed a small diameter underground mains water supply along the bottom of the grazing land close to Hockley Brook, they have a right of access for maintenance/repairs etc which they have enacted two or three times since the current owners purchased the property in December 1974.

Tenure
Freehold

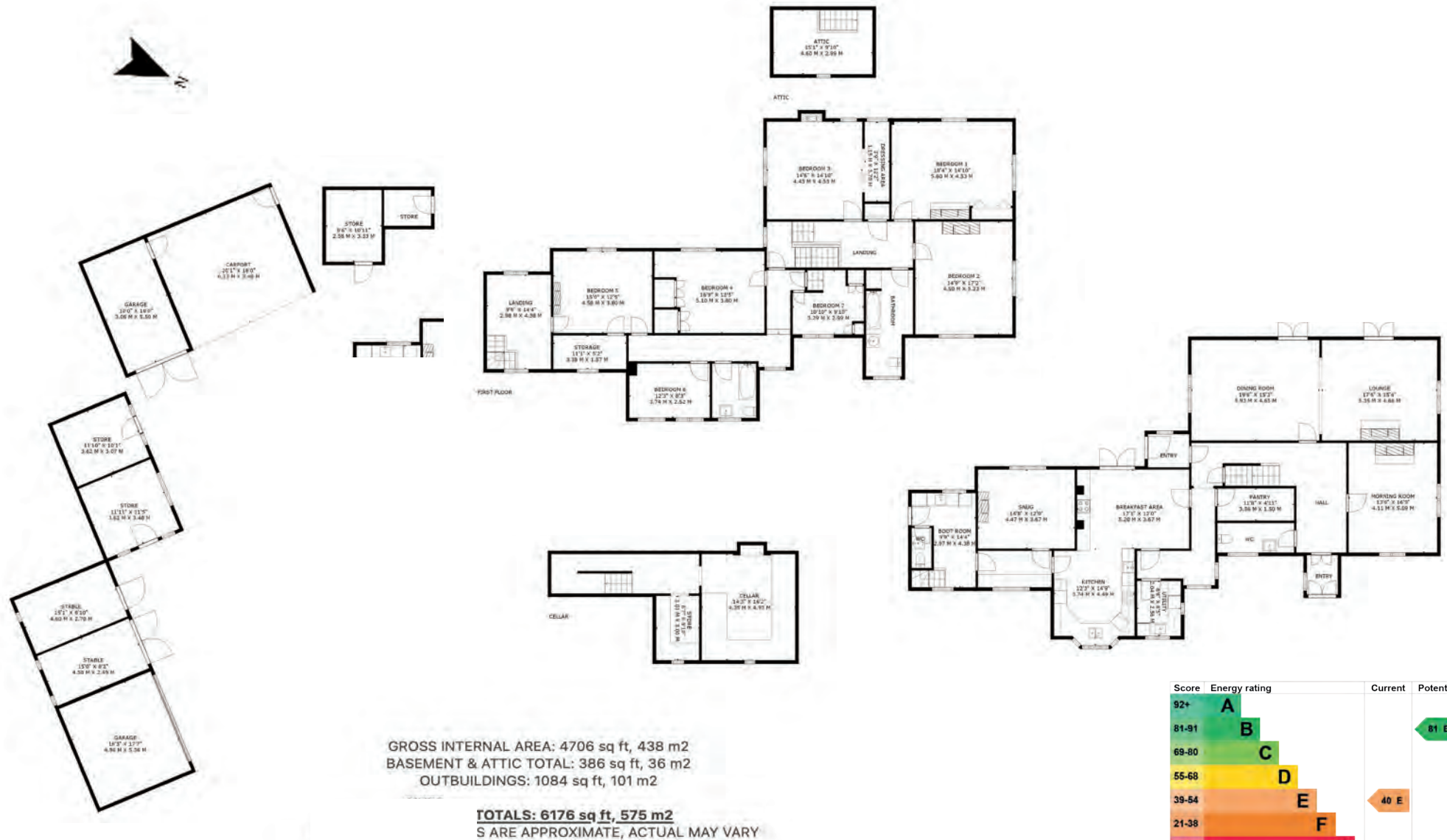
Local Authority
Bromsgrove
Council Tax Band H

Directions
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what3words: ///amounting.commander.graphic

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website
For more information visit www.fineandcountry.co.uk

Opening Hours
Monday to Friday 9.00am - 5.30pm
Saturday - 9.00am 1.00pm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		





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