

Bradford House, Belbroughton, Worcestershire



A fine listed country manor house in immaculate condition blending a mix of original features with modern accommodation positioned at the head of a long treeline drive within 33 acres of private grounds.

Summary of accommodation

Main House

Reception hall | Drawing/music room | Dining room

Sitting room | Kitchen/breakfast/living room | Garden room

Rear hall | Utility/boot room | Playroom with mezzanine study

Butler's pantry | Cloakrooms | Cellarage

Principal bedroom suite | Guest bedroom suite

Two further bedroom suites

Three further bedrooms and a further bathroom

Attic storage

Large converted Grade II listed Coach House

Four bedrooms | Two bathrooms | Gymnasium with sauna

Extensive storage | Large workshop

Five stables | Tack room

Grade II listed Cottage

Three bedrooms | Two bathrooms | Open plan living area

Kitchen/breakfast room with adjoining pantry and utility

Garage | Garden

Garden and Grounds

Impressive tree-lined avenue approach

Secondary access/drive | Stunning formal gardens

Large wildlife pond | Tennis court | Paddocks

In all about 32.5 acres

Main house: 8,755 sq ft

Coach House: 1,669 sq ft

The Cottage: 2,207 sq ft

Outbuildings: 5,395 sq ft

For Sale Freehold



Knight Frank Worcester
Kingsway House
40 Foregate Street
WR1 1EE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Charles Probert
01905 746884
charles.probert@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Peter Edwards
020 7861 1707
peter.edwards@knightfrank.com

Worcestershire

Bradford House is located off a quiet country lane close to the idyllic and popular village of Belbroughton. The village is well served by public houses and restaurants, shops, a post office, primary school, parish church and sports facilities. More extensive amenities for shopping, leisure and education can be found within the surrounding centres of Bromsgrove, Kidderminster and Stourbridge. There are quick and easy communication links via the M5 and M42 motorways and the property is well placed for access to Bromsgrove, Worcester and Birmingham (13 miles). Railway stations are available at Blakedown, Kidderminster and Bromsgrove.

Birmingham International Airport offers regular national and international flights and together with the National Exhibition Centre and Birmingham International Railway Station can be accessed off Junction 6 of the M42.

Schooling in the area for both state and private sectors is very strong with Winterfold School, Abberley Hall Prep school, Bromsgrove School to name a few are all within easy reach.

Distances

Blakedown 3 miles, Bromsgrove 5 miles, Stourbridge 5 miles, Kidderminster 7 miles, Worcester 15 miles, Birmingham central 13 miles, London 115 miles, M5 (Junction 4) 4 miles

(All mileages are approximate)





Bradford House

As referred to in Pevsner, Bradford House is an historic 17th century Manor House with later 18th century additions plus a magnificent drawing room extension designed by Robert Adam Architects. The house has retained its lovely period architectural features throughout, including tall ceilings with moulded cornicing over some flagstone floors. There is a broad returning staircase and extensive oak panelling together with numerous open fireplaces and yet it is a practical family home that has been improved and extended by the current owners. The balance of the accommodation and the room volumes throughout are exceptional and it is a house for everyday family living as well as being able to entertain on a large scale.

The main drive leads to a turning circle and parking area in front of the house and gives direct access to the front door and main entrance. The hallway is positioned centrally within the house and is a beautiful room with a part stone, part polished wood inlaid floor with an open fire to one side and wooden panelling on the walls. The Drawing room is a two part room being a music room at one end with the original flower room positioned immediately off it (now a useful glass store/servery) with the main entertaining room being set with a large open fire to one end, wooden parquet floor, curved glass French doors with access and views to the gardens and a beautiful elliptical sky light that floods the room with light.







Other rooms of note are the dining room, again with an open fire, panelling to the walls with built in cupboards and shelves on a wood floor, the garden room is a large, wonderfully light room and gives further access straight to the formal gardens. The Kitchen/breakfast/family room is an 'L' shaped room with a preparation island, Aga and all the expected appliances, a breakfast area at one end that flows immediately into the everyday family space again with outside access. Positioned immediately off the kitchen is the impressive and spacious sitting room with a stone floor, panelling and a beautiful polished stone mantelpiece and surround. The house is well served by essential other rooms such as the butlers' pantry, rear hall with adjoining utility/boot room and the play room that forms part of the home office suite.

The bedroom accommodation is as equally impressive as the ground floor spaces with seven bedrooms and five bathrooms over the first and second floors. Of particular note are both the principal bedroom suite with its vaulted double height ceiling, views of the gardens and generous ensuite bathroom as well as the main guest room being double aspect and light with views and lovely proportions. Bedrooms four and five also have large connecting bathrooms and the second floor bedrooms share a good sized shower room.







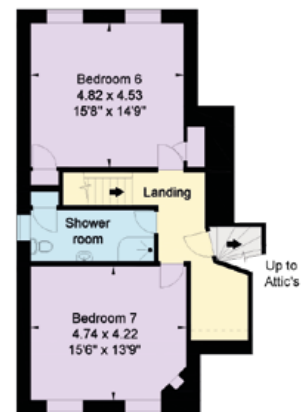








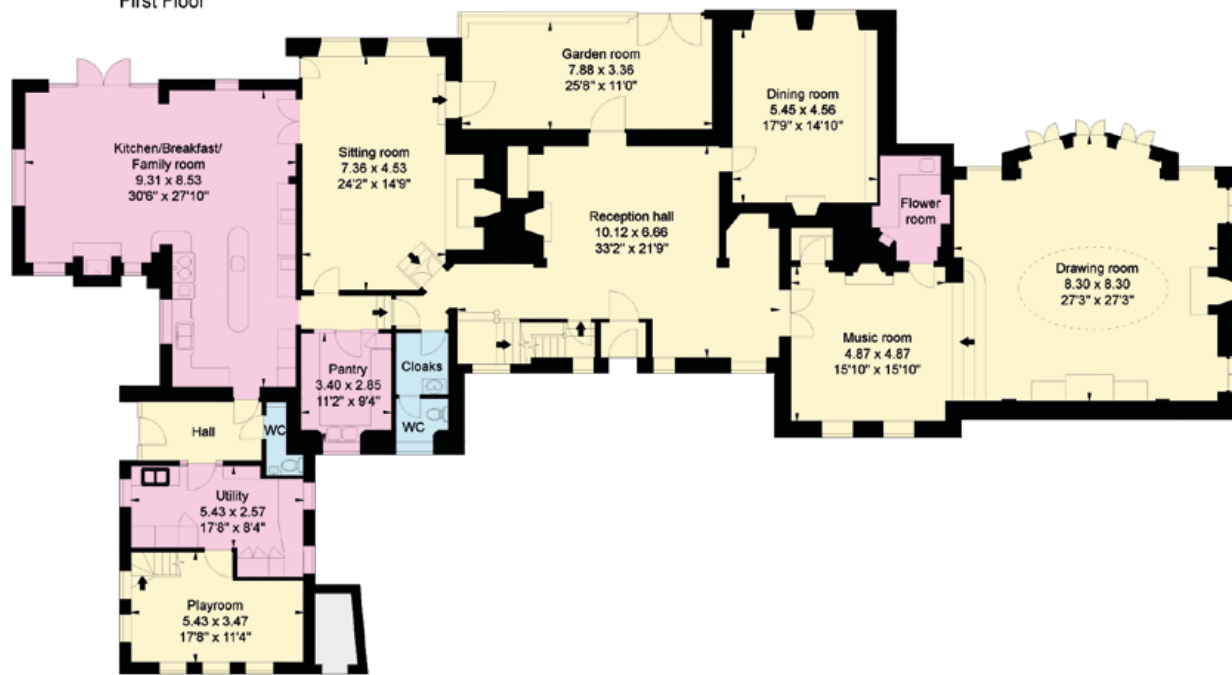
First Floor



Second Floor



Cellar



Ground Floor



The Coach House

Outside a former 18th century Coach House with later additions has been converted into a four bedroom, two bathroom house with two very spacious ground floor rooms being the living room and kitchen/dining room. Separate from the Coach House accommodation and at one end of the building is a good sized gym with a sauna, workshop, storage, tack room and a run of five stables along the rear of the building.





Cottage

Cottage

Positioned at the rear and behind the Coach House is a spacious additional cottage with three bedrooms and two bathrooms and a very large living room with adjacent kitchen, pantry and utility room. The cottage also has its own garage and garden at the rear accessed from the secondary drive.



Cottage



Cottage





Outside

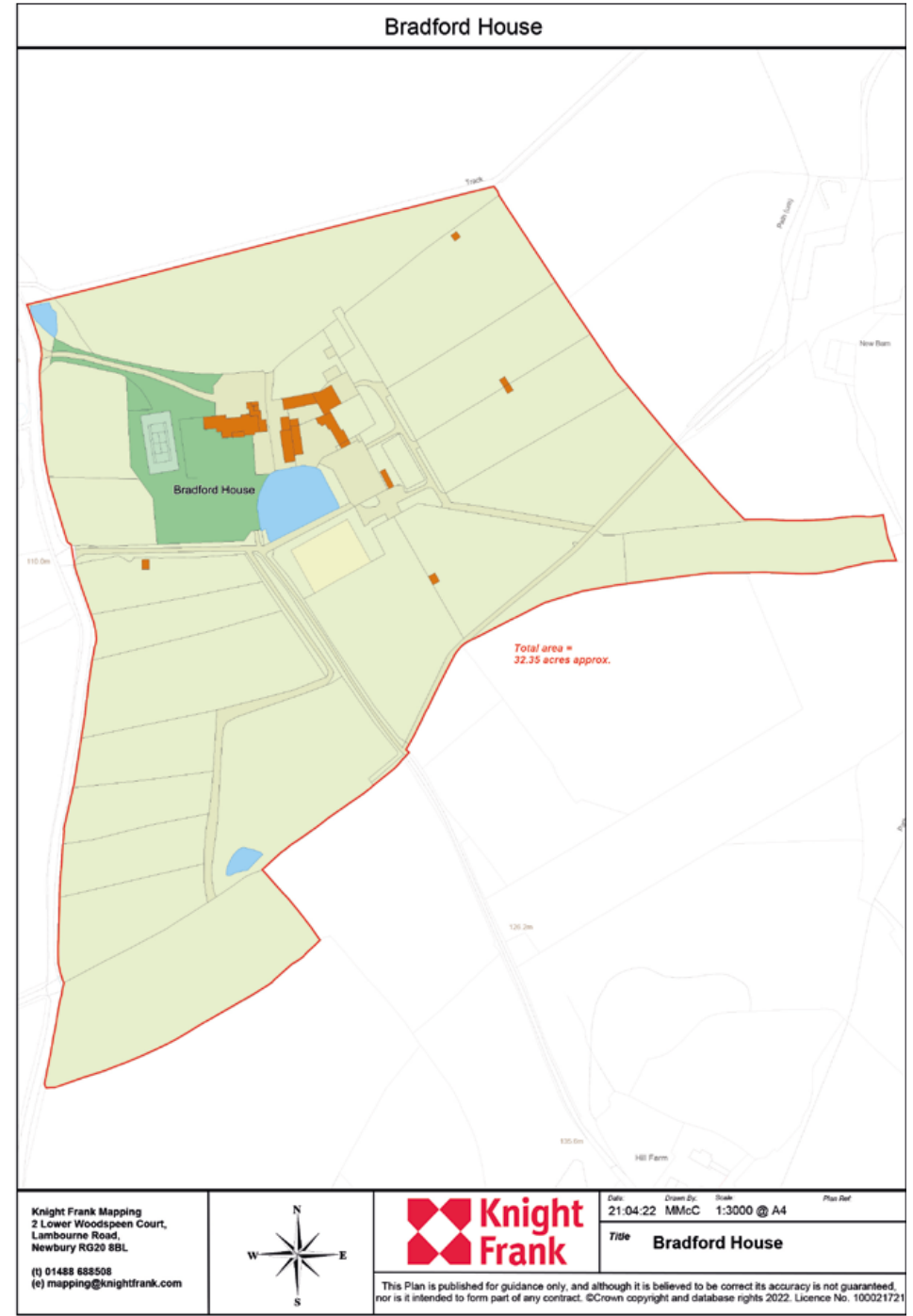
The house is entered through electric gates between stone pillars and down an impressive avenue of ancient beech, American red oak, lime, sweet chestnut and London plane. The formal gardens are very beautiful being predominantly laid to lawn interspersed with stunning trees, gravel paths, a south facing terrace with part walled garden, an orchard, discreetly positioned tennis court and a large pond that is teeming with wildlife. Additionally there is greenhouse, chicken run, ample parking and the house sits beautifully within its nearly 33 acres of well-maintained land and surrounded by rolling countryside.

Equestrian facilities

The property is well organised and set up for equine use with 11 good sized stables as well as tack rooms, grooms tea room, fenced and watered paddocks and a recently refurbished manège.









Services

Mains electricity and water. Private drainage. Central heating for the main house and The Cottage from a Bio-mass boiler (installed in 2014) with RHI payments running to 2034. There is a back-up generator. The Coach House has mains electricity, water, private drainage and electric heating.

Local authority

Bromsgrove District Council. Tel 01527 881288

Postcode

DY9 0DP

Directions

What3Words [///sugar.headed.linem](https://www.what3words.com/sugar.headed.linem)

From Junction 4 of the M5 proceed north west on the A441 Stourbridge road. Turn left onto the B4188 signed Belbroughton. At a T junction by the Talbot public house turn left into High Street. Shortly after turn left again into Church Road. Proceed 0.3 of a mile and the property will be found on the left.

Viewings

Strictly by appointment with the sole selling agents Knight Frank LLP.

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Particulars dated May 2022. Photographs and videos dated April 2022.

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