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**Brampton, Broom Hill**  
Belbroughton

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**Brampton, Broom Hill, Belbroughton, Worcestershire, DY9  
0BB**

A beautifully refurbished and remodelled 1920s four-bedroom detached country home, offering a perfect blend of contemporary style and traditional charm, set within a delightful 0.44-acre plot with far-reaching rural views. The property boasts an impressive layout designed for modern family living, including a large open-plan kitchen/dining/family room, a bright lounge with bifold doors, utility, four spacious double bedrooms (two with en suites), and a luxurious family bathroom. Added versatility is provided by a substantial ground floor area with potential for business use or conversion to an annexe, alongside a double garage, carport, and ample parking.

**Location**

Ideally positioned just south of Belbroughton village and within easy reach of nearby Worcestershire gems such as Chaddesley Corbett, Drayton and Dodford, the property offers both tranquillity and convenience. The West Midlands conurbation, Worcester, and the motorway network are all within striking distance.

**Accommodation**

- Approached via twin gates and a sweeping driveway- the entrance features a central hall with a staircase, under-stairs storage, and an original stained-glass circular window.
- Guest Cloakroom – recently refitted with WC and wash basin.
- Lounge – a light-filled, dual-aspect room with part-vaulted ceiling, open fireplace, and bifold doors leading to the formal garden.
- Kitchen/Dining/Family Room – a showpiece of the home, recently fitted with pale grey shaker-style cabinetry, quartz worktops, double Belfast sink, Rangemaster dual-fuel cooker, two dishwashers, fridge/freezer, and wine chiller. Tiled flooring with electric underfloor heating creates a warm and inviting space, perfect for everyday living and entertaining.
- Boot Room & Utility – with additional storage and boiler room.
- Versatile Business/Annexe Space – currently licensed to the current owner as a dog day care/boarding facility, but ideal as a gym, cinema room, guest accommodation or self-contained annexe.





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## First Floor

Master Bedroom – with rural views and a stylish en suite shower room.  
Second Bedroom – also with en suite, ideal for guests or older children.  
Two Further Bedrooms – both doubles, sharing a beautifully refitted family bathroom with freestanding bath, separate shower, and vanity unit.

## Outside

Double Garage & Carport – with solar panels providing a feed-in tariff.  
Formal Garden – south-facing, private and established, with lawns, borders, and pond water feature.  
Additional Garden – large lawned area, perfect for children, entertaining, and even marquee events.  
This delightful country residence combines elegant interiors, flexible accommodation, and outdoor space, making it an ideal family home with scope for business/ home working or multi-generational living.

Services: Mains water, electricity and drainage  
Broadband: Fibre available nearby - <https://checker.ofcom.org.uk>  
Tenure: Freehold  
Construction: Flat and pitch tiles roof  
EPC: E  
Council tax: G  
Tenure: Freehold

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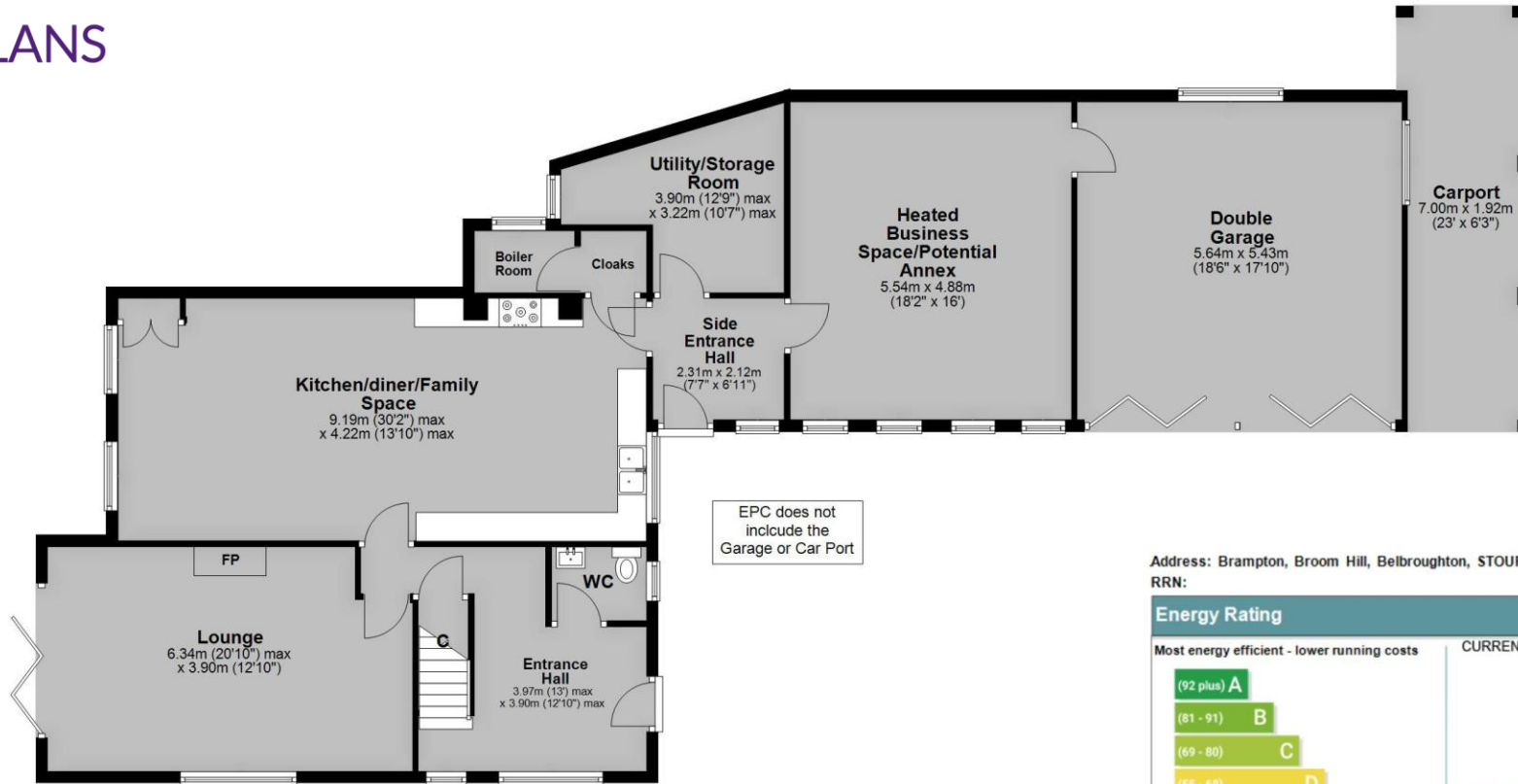
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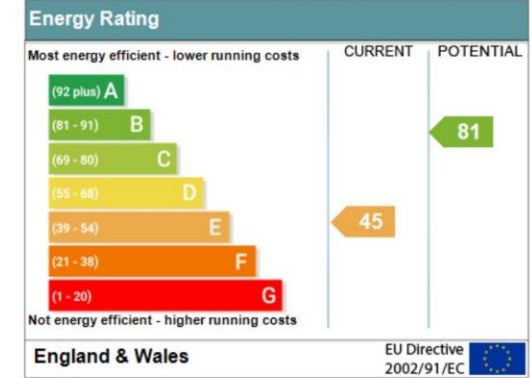


# FLOOR PLANS

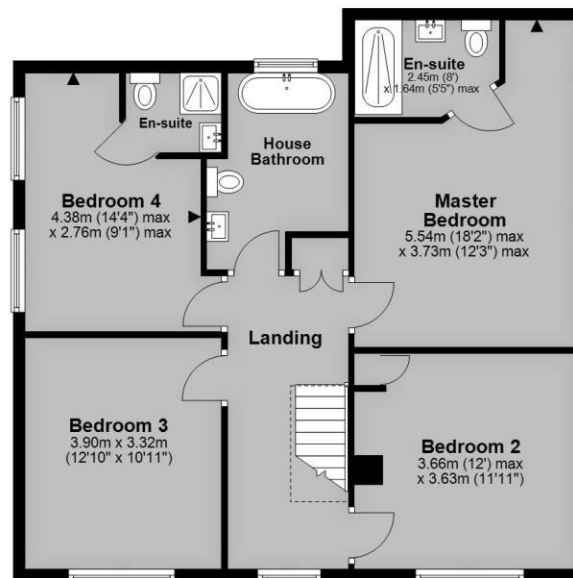
**Ground Floor**  
Approx. 171.9 sq. metres (1850.5 sq. feet)



Address: Brampton, Broom Hill, Belbroughton, STOURBRIDGE, DY9...  
RRN:



**First Floor**  
Approx. 81.2 sq. metres (874.2 sq. feet)



Total area: approx. 253.1 sq. metres (2724.7 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>

[www.leeshaw.com](http://www.leeshaw.com)





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### **SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks ([https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.