

Pool House Farm, Hockley Brook Lane

Belbroughton, Worcestershire DY9 0AG.

LexAllan Collection

LEX ALLAN COLLECTION welcomes you to

Pool House Farm

Proudly marketed by Lex Allan Collection, Pool House Farm is an exceptional four bedroom barn conversion set within approximately 4 acres, showcasing outstanding quality and character throughout. The property offers four en-suite bedrooms, a study, a beautifully appointed kitchen with breakfast area, and a stunning 'Prime Oak' orangery, alongside a spacious living room.

Externally, a charming courtyard garden is complimented by converted brick-built stables, now providing a laundry room, home office/studio, gym, wine room, and ample ancillary storage. The grounds also feature a picturesque pool stocked with over 200 fish, superb entertaining spaces and additional utility barn.

Accommodation:

Porch

Double wooden doors lead you into the entrance vestibule with tiled floor and entrance into the reception hallway.

Reception Hallway

Entrance hall with stairs rising to the first floor and doors leading to the guest cloakroom, kitchen, storage cupboard, and double doors opening into the living room. Finished with stone tiled flooring incorporating underfloor heating, complimented by two radiators. An understairs storage cupboard houses the underfloor heating manifolds.

Guest Cloakroom

Having low flush WC, pedestal wash hand basin, stone tiles with underfloor heating and central heating radiator.

Living Room *22′4″ x 22′4″*

Stunning living room featuring statement fireplace with log burner, creating a warm and inviting focal point. Oak-framed double-glazed patio doors overlook beautifully landscaped garden, while bi-folding oak double-glazed doors lead seamlessly into the charming courtyard. A distinctive round window adds character and natural light, complemented by exposed beams. The space is finished with a combination of underfloor heating and radiators, along with stylish wall lighting.

Kitchen *18′11″ max x 18′3″ max*

Fitted with an inset stainless steel sink and drainer set into oak effect worktops, complimented by a comprehensive range of wall and base units offering excellent storage, including a built-in bin and wine cooler.

Features include illuminated glass fronted cabinets, an integrated dishwasher and fridge freezer, and a built-in Siemens double oven and microwave.

A stand-out feature island incorporates a Siemens induction hob with integrated extractor, along with built-in power points to the side and on top.

The room is further enhanced by a charming inglenook fireplace with log burner, a brick surround, decorative iron fire guard and illuminated shelving to the reveal and a breakfast area bay overlooking courtyard.

Additional benefits include three double-glazed windows, tiled flooring with underfloor heating and a central heating radiator.







Study *8'3" x 11'0"*

Featuring double-glazed doors opening onto the garden patio, a feature vaulted ceiling with two skylights, and a double-glazed window. The room is finished with wooden flooring, underfloor heating, and a central heating radiator.

Bedroom Three (Ground Floor) *11'5" x 10'10"*

Bedroom three is conveniently located off the living room and features a stunning atrium with an oak framed double-glazed roof, allowing natural light to flood the space. An additional oak-framed double-glazed window overlooks the side aspect, underfloor heating and stylish wall lighting, door leads to en-suite shower room.

En-suite

The en-suite is fitted with a corner shower, a wooden heritage-style sink unit with integrated storage, and concealed cistern WC for a clean and modern finish. The space is tiled to all splashback areas, and benefits from underfloor heating, heated towel radiator and extractor fan, combining practicality with comfort and style.

Breakfast Room *14'8" x 14'5"*

Beautifully presented breakfast room featuring exposed beams and striking vaulted ceiling, enhanced by inset spot lighting and additional ceiling spotlights. The room benefits from underfloor heating and air conditioning for year-round comfort, while porcelain flooring adds sleek, practical finish. A charming round window with decorative stained glass, an oak-framed double-glazed window overlook the immaculate gardens, creating a bright and characterful setting.

Orangery *26'5" x 13'6"*

The stunning Prime Oak orangery, accessed from the breakfast room, is an absolutely fabulous addition to the home. Featuring York stone style flag flooring with underfloor heating, the space combines luxury with comfort. A striking lantern glass roof floods the room with natural light, while exposed beams add warmth and character. Double-glazed bi-folding doors, along with two further pairs of patio doors, create a seamless connection to the outdoors. The room is complimented with air conditioning unit, radiators and elegant wall lights.

Bedroom Four (Ground Floor) *11'11" x8'8"*

Bedroom four is another well - proportioned double bedroom, featuring an oak framed double-glazed atrium that fills the space with natural light. The room benefits from built-in double wardrobes and stylish wall lights.

Underfloor heating and en-suite shower room off.

En-suite

The en-suite is fitted with a single shower, pedestal wash hand basin, and low-level WC. The space is complemented by tasteful tiling to splashback areas, heated towel radiator, extractor fan, and spotlights.







Landing
A split staircase rises beneath a vaulted ceiling with exposed beams, enhanced by two skylights. Additional features include two double-glazed windows with secondary glazing and a central heating radiator.

Master Bedroom Suite *14′7″ x13′11″*
The master suite is truly impressive space, featuring double-glazed oak framed windows, including distinctive round window and three highly practical sky lights, alongside additional windows overlooking both the courtyard and the rear garden. A stunning decorative fireplace provides a beautiful focal point, while exposed beams and vaulted ceiling and stylish wall lights add warmth and ambience, the room leads to well-appointed dressing room. The room benefits from underfloor heating and air conditioning unit.

Dressing Room
The dressing room is thoughtfully designed with an extensive range of fitted wardrobes and drawers, providing ample storage. A double-glazed oak framed window overlooks the courtyard allowing natural light to flood in, while inset spot lighting enhances the space. The room benefits from underfloor heating and leads to en-suite.

En-suite
En-suite to the master bedroom is luxuriously appointed. Spacious walk-in double shower, wash basin and WC is set within fitted furniture, providing sleek, modern finish. The room is enhanced by inset spot lighting, an airing cupboard and further storage/wardrobe. A double-glazed oak framed Velux window provides natural light, while an extractor fan ensures ventilation. Complementary tiling throughout completes this stylish and well-designed space.

Bedroom Two *16′2″ x 14′6″*
A stunning vaulted ceiling with exposed beams creates a real sense of space, complimented by four skylights and two feature circular windows. The room also benefits from two double-glazed windows with secondary glazing, three central heating radiators, a storage cupboard, and an en-suite.

En-suite
Fitted with a panelled bath with shower fitting, tiled walls and flooring. Features include a chrome heated towel radiator, low-flush WC, and a contemporary composite wash hand basin set within a stone feature. The room is enhanced by an exposed beam, skylight, spot lighting, and an extractor fan.

Outside:

Courtyard Garden
A walled courtyard garden with block-paved pathways, bordered by mature flowering shrubs and gravelled areas. The space offers a haven of tranquillity with seating area under a pergola, a feature water fountain with a pebbled surround, and a separate al fresco dining area. The courtyard is enclosed by converted brick-built stables, retaining their original stable doors for added character.

The Courtyard Accommodation Includes:-

Garden Store
Situated next to the Wine Room.

Wine Room *12′5″ x 8′1″*
Ideal for outdoor entertaining, the wine room features a ‘Wine Master’ air conditioning unit, maintaining an appropriate consistent temperature for the very finest of wine collections.







Gym *18'11" x12'9"*

The gym offers great space for home exercise, yoga or Pilates, featuring double-glazed windows, tiled floor, lighting and electric sockets.

Office/Studio *22'10" x 13'2"*

The office, located within the outbuilding, is a generous and versatile space featuring exposed beams and a vaulted ceiling, creating a light and airy atmosphere. The room benefits from two Velux windows along with additional two further windows, allowing plenty of natural light. Further complemented by electric heating and lighting, this is an ideal space for home working or a variety of uses.

Laundry Room *8'6" x 6'7"*

The laundry room, located next to the office within one of the outbuildings, is a spacious and practical area. It features a traditional Belfast sink, a range of storage units and complementary worktop surfaces, space for washing machine and tumble dryer. Oak framed window overlooks the courtyard.

Plant Room

Situated behind the laundry room, with 'Worcester Bosch' boiler, under floor heating manifolds, pressurised hot water tank and CCTV System.

The Grounds

Approaching the property, you are greeted by electrically controlled 5 bar wooden gate that opens on to a stone driveway leading to the grounds and parking areas. To the left, there is a field home to alpacas, complete with purpose-built shelter. To the right, a thoughtfully planted area, adds character and charm to the approach. The driveway continues past the exquisite courtyard and former farm buildings, offering picturesque views across surrounding land. A vast lawned area stretches out, leading you to an ornamental pool stocked with around 200 fish, complete with two tranquil waterfall features and surrounded by beautifully planted, vibrant borders. Beyond this, a stunning summer house and spacious decking area provides the perfect setting for evening entertaining, whether hosting gatherings or enjoying relaxed summer barbecues.

The lawned area also leads to a charming barbecue hut, which comfortably seats up to 10 people. Designed with a central barbecue, it offers a unique and cosy setting for year-round dining and special gatherings.

Further is a wonderful patio area off the orangery with steps up onto neat lawn with a central ivy-covered archway and surrounded by well-trimmed conifer hedges for privacy.

Carport

A double carport with two electric car charge points.

Barn (Left) *Approximately 4,500 sq.ft. (418m²)*

Barn (Right) *Approximately 4,000 sq.ft. (371m²)*

With additional space to the side having solar panels max output 15kw and 4 x Tesla storage batteries giving a capacity of 50kw.














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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. Made with Metropix ©2026

Agents Note

The property sale will be subject to an Overage relating to the potential future development of all or part of the utility barn. For further details contact the agent.

Council Tax Band: F

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.

Money Laundering Regulations

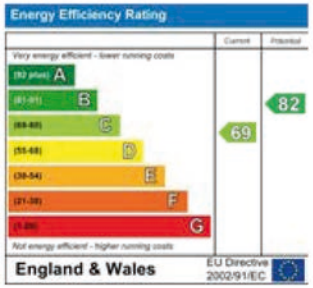
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc. VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

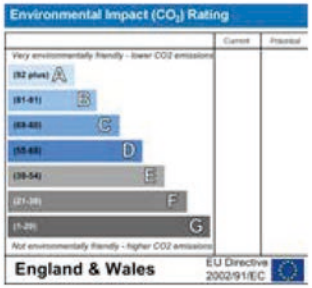
Referral Fees

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 £300 inc. VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc.VAT. This referral fee does not impact the actual fee that you would pay had you approached them direct 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.













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VIEWING: View by appointment only with Lex Allan.

Opening times: Monday - Friday 9:00am to 5:30pm. Saturday 9:00am to 1:00pm.

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