Brakemill Farmhouse

Brake Mill | Stakenbridge Lane | nr. Hagley | Worcestershire | DY8 2XY

Grove.

FIND YOUR HOME

Brakemill Farmhouse

...a tranquil Worcestershire haven

Brakemill Farmhouse is a truly exceptional double-fronted country residence, blending timeless traditional charm with the comforts of modern family living. Nestled within the picturesque hamlet of Brake Mill and approached via a private residents-only driveway with beautiful woodland and lakeside views, this remarkable home offers an enviable lifestyle in a peaceful yet highly convenient location.

Featuring five bedrooms, three bathrooms, three reception rooms, a substantial stable block and a versatile office suite with separate access, the property provides outstanding flexibility for growing families, home working, entertaining guests or potential annexe accommodation.

The beautifully maintained gardens, paddock and extensive outdoor space create a safe and secure environment for children and pets to enjoy, while also offering excellent opportunities for equestrian pursuits and outdoor living.

Despite its idyllic rural setting, Brakemill Farmhouse enjoys excellent connectivity, with motorway links, well-regarded schools, welcoming village pubs and train stations all within easy reach, many accessible on foot. Whether hosting family gatherings, entertaining friends, enjoying countryside walks or simply relaxing in the tranquillity of the grounds, this is a home that perfectly balances character, convenience and lifestyle in one of the area's most sought-after locations.

...a statement family home

Brakemill Farmhouse
at a glance...

- Five bedroom double-fronted country residence
- Residents-only driveway
- Beautiful woodland & lakeside views
- Excellent primary & secondary schools nearby
- Convenient commuter links to the rest of the UK

Grove loves...

...this truly stunning, statement home in its private setting with versatile accommodation and grounds, providing something for the whole family and every occasion.

reception rooms & dining room

Step through the charming front porch, framed by mature climbing roses and honeysuckle, into the welcoming oak-floored **entrance hall** *(below left)*. From the moment you enter, the home's character and elegance are immediately apparent.

To the left is the impressive **drawing room** *(opposite left & below middle pics)*, a wonderfully inviting reception room centred around a striking Cotswold stone fireplace.

Beyond lies the versatile **snug** *(below right)*, offering a peaceful retreat for work or relaxation.

To the right of the hall is the elegant **dining room** *(right)*. Filled with natural light from the front window and side bay, this beautifully proportioned space features oak flooring, a Cotswold stone fireplace, and ample room for formal dining and entertaining.

AGA

breakfast room & kitchen

At the end of the hall on the right is the **breakfast room** *(opposite left & below left)*, a light and airy space for less formal gatherings and family meals. Double doors open out onto the **dining terrace** *(below middle-left)*, seamlessly blending outdoor living with this family room.

The quarry-tiled floor continues through an opening to the **kitchen** *(right and below right)*. The fabulous wooden-beamed vaulted ceiling gives this room a homely, countryside feel; further enhanced by the Belfast sink, tailor-made oak kitchen units with granite worksurfaces and gas-fired two-oven AGA with additional AGA side module providing electric fan double oven with gas hob providing the ultimate cooking flexibility. With integrated appliances including a microwave and a dishwasher, and space for a fridge/freezer, this is a wonderful space for culinary creations.

utility & basement

The **utility** *(right)* and cloakroom lie at the rear of the hall, between the breakfast room and snug. The utility is fitted with wall and base units for storage, a *'one & a half'* bowl stainless steel sink, space & plumbing for white goods and the two house boilers. A stable door leads out to the **dog proof yard** *(below right)*.

A doorway to the left of the hall leads you to stairs down to the **basement office suite** *(opposite left & below)*. The office suite is a spacious and secluded area in which to work away from the *'hustle & bustle'* of family life. There's two office areas with Amtico flooring throughout and their own WC for convenience. A good-sized storeroom also provides useful storage.

master bedroom suite

At the head of the **landing** *(below left)* the elegance continues as you enter the **master bedroom** *(opposite left & below middle)*. Naturally lit by windows to the front and side, a feature fireplace adds to the character of this sumptuous space. Tailor-made wardrobes and matching vanity desk frame the side window.

An arched opening leads to a dressing area with and integral Champagne fridge. Beyond this is the beautiful **en-suite bathroom** *(right & below right)*. There is a large *'His & Hers'* vanity with hand wash basins, a WC, bidet, shower cubicle and steps up to a large jacuzzi air bath and its own feature fireplace.

bedrooms two to five

Adjacent to the master bedroom, **bedroom two** *(opposite & below left)* is a spacious double filled with natural light, featuring a fireplace, fitted storage and loft access.

A door leads to the *'Jack & Jill'* bathroom, finished with tiled flooring and half-height wall tiling, a pedestal sink, WC and bath with shower. A second door opens into Bedroom Five, which benefits from two windows, fitted wardrobes and additional loft access.

Further along the landing is **bedroom three** *(right & below middle-left)*. Dual-aspect windows flood the room with natural light, while fitted storage, shelving and a desk provide practicality. A door leads to a bathroom with pedestal sink, WC and shower cubicle, with a second door connecting to **bedroom four** *(below middle-right)*. Complete with a fitted wardrobe and matching desk, this suite of rooms is ideal for younger family members.

view from first floor window

outbuildings & grounds

The **outbuildings** *(opposite left)* house several rooms that could be used for an array of interests, including:

- Useful workshop.
- Feed & tack room - with fitted base units, stainless steel sink, space & plumbing for white goods and a WC.
- Double stable, now sound insulated and used as a studio.
- Gymnasium - previously a stable, but converted to an insulated gym with lighting overhead and electrics.
- Stable - with stable door to front and window to rear.

The grounds include a large paved patio area with pathway leading to lawns, established planter beds with a variety of plants, shrubs and greenery. A water feature to the front adds to the tranquil setting and an abundance of birds and wildlife is evidence of an idyllic rural setting. The generous paddock with gated access from the driveway is an excellent addition and would be ideal for equestrian lovers, or as an additional space for children to enjoy.

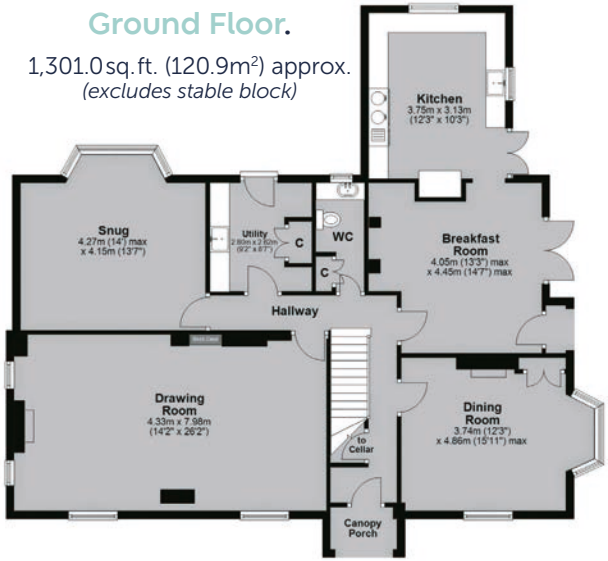
dimensions

Entrance Hall	
Dining Room	15'8" max 4'3" min x 13'9" max 12'1" min (4.8m max 1.3m min x 4.2m max 3.7m min)
Breakfast Room	14'1" max 5'10" min x 13'1" max 9'2" min (4.3m max 1.8m min x 4.0m max 2.8m min)
Kitchen	10'2" x 12'1" (3.1m x 3.7m)
Snug	14'1" max 12'5" min x 13'9" max 4'11" min (4.3m max 3.8m min x 4.2m max 1.5m min)
Living Room	14'1" max 11'5" min x 25'7" max 11'1" min (4.3m max 3.5m min x 7.8m max 3.4m min)
Utility	9'2" x 8'10" (2.8m x 2.7m)
WC	
First Floor Landing	
Bedroom One	14'1" max 4'3" min x 13'9" max 12'9" min (4.3m max 1.3m min x 4.2m max 3.9m min)
En-suite	
Bedroom Two	10'9" max 5'2" min x 12'5" max (not into wardrobes) (3.3m max 1.6m min x 3.8m max (")
***'Jack & Jill'* Bathroom**	
Bedroom Five	9'6" max 3'7" min x 14'1" max 3'3" min (2.9m max 1.1m min x 4.3m max 1.0 min)
Bedroom Three	12'5" max 10'5" min x 11'9" max 5'10" min (3.8m max 3.2m min x 3.6m max 1.8m min)
Bathroom	
Bedroom Four	10'5" max 4'7" min x 13'1" max 7'6" min (3.2m max 1.4m min x 4.0m max 2.3m min)
Study	12'5" max 3'7" min x 9'2" max 4'3" min (3.8m max 1.1m min x 2.8m max 1.3m min)
WC	
Office	11'1" max 2'11" min x 22'3" max 12'5" min (3.4m max 0.9 min x 6.8 max 3.8 min)
Store	4'7" x 10'5" (1.4m x 3.2m)
Workshop	11'5" x 11'5" (3.5m x 3.5m)
Feed/Tack Room	11'9" max x 11'5" max (3.6m max x 3.5m max)
Gym	11'9" x 11'5" (3.6m x 3.5m)
Studio	15'8" x 11'5" (4.8m x 3.5m)
Stable	11'5" x 10'9" (3.5m x 3.3m)

floorplans & epc

Ground Floor.

1,301.0 sq.ft. (120.9m²) approx.
(excludes stable block)

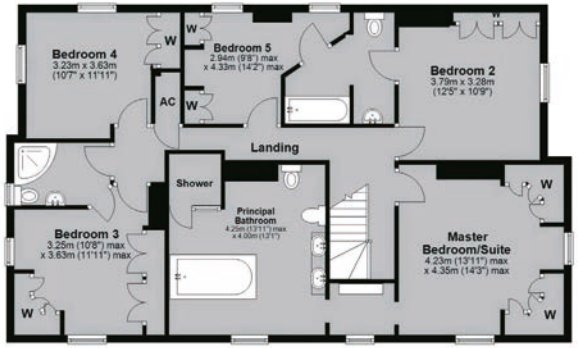


TOTAL FLOOR AREA.

2,905.8 sq.ft. (270.0m²) approx.

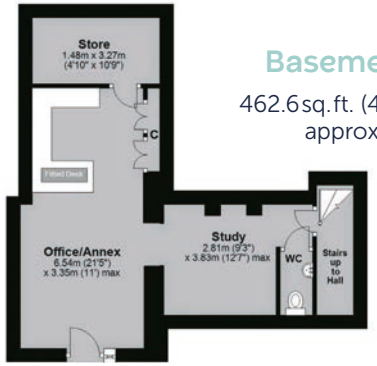
First Floor.

1,142.2 sq.ft. (106.1m²) approx.

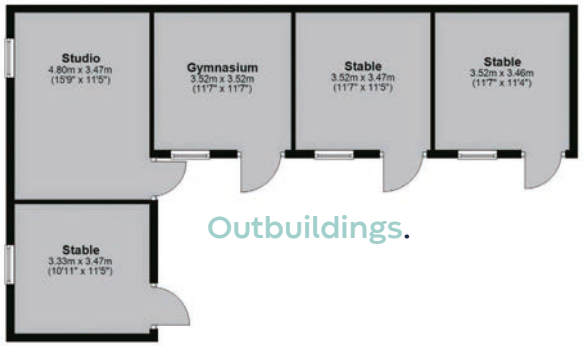


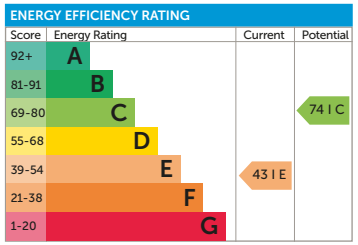
Basement.

462.6 sq.ft. (43.0m²) approx.



Outbuildings.



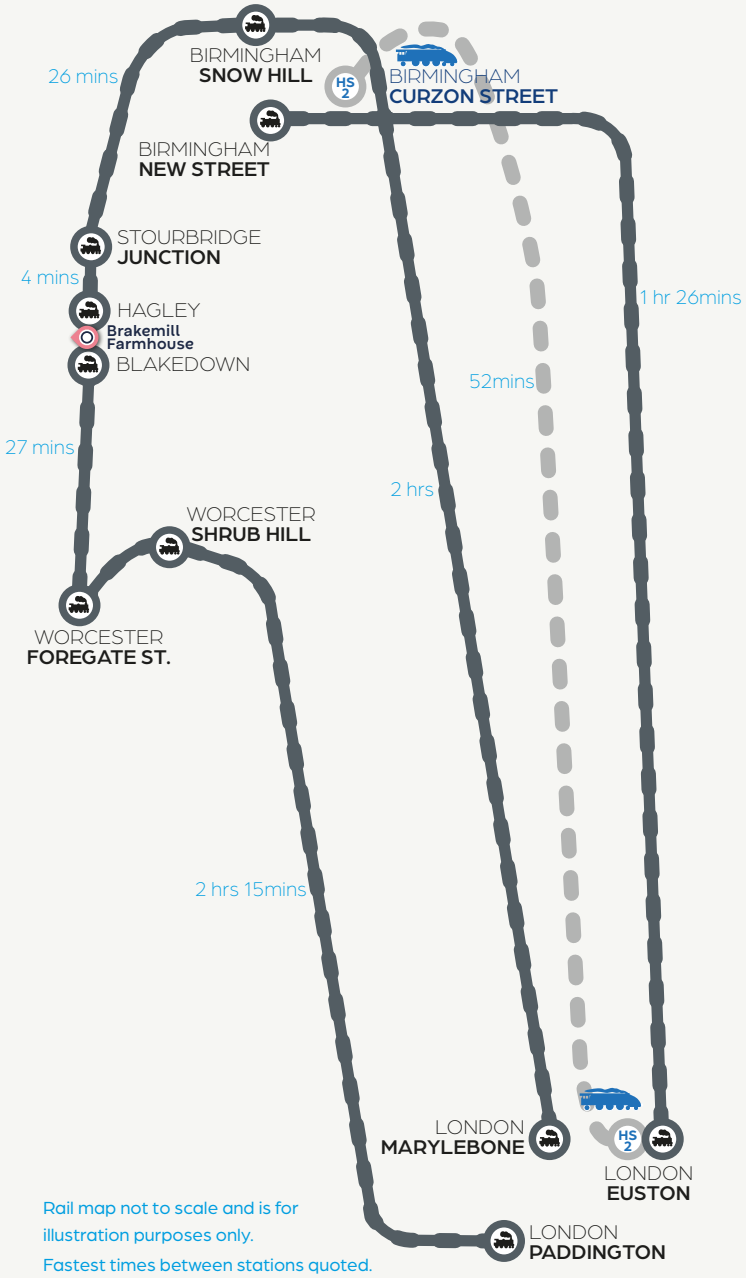


location

BRAKEMILL FARMHOUSE is situated on a secluded and private road off Stakenbridge Lane near Hagley.

There is a wide choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are on your doorstep.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from Blakedown and Hagley train stations. M5 junction 4 and the Midlands Motorway Network are also a short drive away.



Rail map not to scale and is for illustration purposes only.
Fastest times between stations quoted.

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Grove Properties Group
129 Worcester Road, Hagley, Worcestershire DY9 0NN
01562 270270
hagley@grovepropertiesgroup.co.uk
www.grovepropertiesgroup.co.uk

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